

Executive Summary for Act 537 Plan, Dated 6-1-2010

SUMMARY OF ACT 537 PLAN

The area considered in this 537 Plan Study is located in Newtown Township, Delaware County, within the Boundaries of the C.D.C.A. Service Area.

The Township is proposing an amendment to the Act 537 Plan in order to protect the health, welfare and safety of the public property, namely, environmentally sensitive areas of watercourses, streams, creeks and wetland areas. The proposed plan will provide public sewer to replace aging systems that were installed prior to the 1972 PADEP rules and regulations. A number of these systems are no longer permissible according to the regulations found in Title 25, Chapter 73, standards for on-site sewage disposal systems.

The alternate of choice is for the Township to construct a sanitary sewer system to convey flow to the Central Delaware County Authority System, for eventual treatment at the Delaware County Regional Authority.

The Sewer Services Areas and Proposed Infrastructure are described in greater detail below.

Currently the Township has a 961,975 flow allocation with the Central Delaware County Authority. The Township is contracting with the Central Delaware County Authority to obtain an additional 103,000 gallons of flow for the proposed Sewer Service Areas. The total capacity to the Central Delaware County Authority system will be 1,064,975 gallons per day (average daily flow).

As per an agreement with Aqua Pennsylvania, the Springton Pointe Wastewater Treatment Facility will remain operational and not be connected to public sewer.

“EDU” is term used for planning purposes for each residential unit, and is set at 262.5 gallons per day. Applicants for future developments, that is, non-existing homes and buildings, have submitted flow projections base on the type of use, structures or needs of their sites. As applied to this 537 plan, the term “EDU” and associated flow value is most appropriate for existing homes.

As a response to the numerous requests from residents and property owners, Newtown Township passed an ordinance amending the original duty-to-connect ordinance. This amendment enables residents to “opt out” of connecting if their current on-site disposal system is functioning adequately according to PADEP regulations.

This ordinance is effective Township-wide, not particular to any one district or sewer service area. In the event a resident or property owners were to “opt out”,

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he or she is still required to pay the proportionate share of infrastructure as determined by the Newtown Township Municipal Authority.

Flow from Edgmont will be routed through Newtown; separate agreements must be executed as part of the planning process. 117,000 gallons per day is proposed to flow through the West Chester Pike Pump Station and 233,000 gallons per day is proposed to flow through the Gradyville Pump Station.

Newtown Township is currently a member of the Central Delaware County Authority.

Sewer Service Areas & Descriptions

The Melmark School

The owners of the Melmark School property have requested 25,000 gallons per day of flow based on their existing buildings and future build out requirements.

A pump station will be constructed on the site to convey flow into the proposed system. The network of piping will be routed through Hunt Valley Lane and Hunt Valley Circle, where it will pass through an existing easement to connect with Echo Valley. Piping will eventually route through Echo Valley, through Spring Water Lane, to connect to the Pump Station located on the Ashford Development.

Hunt Valley Lane & Circle Properties

The flow allocation for the Hunt Valley Lane & Circle Properties is 7,875 gallons per day.

The properties along Hunt Valley Lane and Hunt Valley Circle will be connected to the proposed network of piping via a low pressure sanitary sewer system, where it will pass through an existing easement to connect with Echo Valley Lane. Piping will eventually route through Echo Valley, through Spring Water Lane, to connect to the Pump Station located on the Ashford Development.

The Episcopal Academy

The owners of the Episcopal Academy property have requested 11,000 gallons per day of flow.

A gravity system is proposed to convey flow from the Episcopal Academy across the campus to the property line of the Ashford Development. The gravity main will continue across the Ashford site, crossing Lewis Run, to connect to the Pump Station at the Ashford Development.

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The Ashford Subdivision

The applicant for the Ashford Subdivision has requested 115,000 gallons per day of flow.

The Ashford Subdivision received preliminary approval of its subdivision / land development plan on September 17, 2009. The access to the pump station on the Ashford site, and the location of the pump station were conditions of the preliminary approval:

MOTION:

"Linda Houldin made a motion to approve the Ashford Preliminary Land Development conditioned upon David Pennoni's review letters, the Fire Marshall's plan review, and Paul Coy's plan review;

the pump station to be moved a minimum of 400 feet, the access road to the pump station to be within the Ashford development,

and the developer to provide adequate screening around the pump station; Waiver #8 and the other 25 waivers; Whitestone Road to satisfy the Fire Marshall's emergency requirements; the Design Standards Manual; a gate control for the homes on Whitestone Road; "Age-Targeted" to include no community playground, no kiddie pool, and no on-site day care facility; the walking trail on Rt. 252 will connect to the 50 acre preserve; the developer will contribute the 50 acres to the township as outlined on the plan upon execution of the final agreement; there will be a minimum of 20 feet from the back of the sidewalk to the garage, except for lots 11 through 22 on Wyola Farm Road and lots 50 through 53 on Meadowview Farm Road, which will be a minimum of 18 feet; all conditions are to be satisfied on the final plan and in the final Design Standards Manual, as revised and appropriate for each one. Ms. Makoulian clarified that there is to be no community playground or community kiddie pool and that the condition of an "age targeted" community is consistent with the design shown on the plan and the Design Standards Manual and there was no additional condition implied. George Wood seconded the motion and the vote was 4 to 1 with Jack DiPompeo voting against.

Mr. DiPompeo explained he voted against the motion because of two problems: the left-turn on Goshen Road and the potential traffic problem and the 18 feet instead of the 20 feet for the driveway."

The notable conditions are that the Pump Station is to be a minimum of 400 feet away from the closest rear property line of Echo Valley Lane and access for maintenance and construction is to occur through the internal network of roads of the Ashford Subdivision.

The associated forcemain from the pump station will traverse along the Ashford Property to Goshen Road, then following Goshen Road to Route 252. Then the forcemain will traverse along Route 252 to the BPG property. The forcemain will terminate at the Pump Station proposed for the BPG site. (See Berwind Property Group paragraph for more details.)

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Echo Valley Service Area

The flow allocation for the Echo Valley Service Area is 54,337.50 gallons per day.

The Echo Valley Service Area includes properties along Boot Road, Goshen Road, Phillips Lane, Wollman Drive, Echo Valley Lane, Battles Lane, Meadow Lane, Pheasant Lane, Crum Creek Lane, Partridge Lane, Spring Water Lane and Fox Hill Lane, Fox Trail Lane is a paper street with no existing infrastructure (the owner has indicated that the lots may be consolidated and a new application proposed).

The Echo Valley Service Area is to be sewered with a low-pressure sanitary system which will connect to the Ashford Pump Station, through Spring Water Lane.

Florida Park Area

The flow allocation for the Florida Park Service Area is 21,000 gallons per day.

The Florida Park Service Area includes properties along West Chester Pike, Pomona Avenue, Florida Avenue, Fairview Avenue, Tuxedo Avenue, Columbia Avenue and Park Avenue (Florida Park).

The Florida Park Service Area is to be sewered with a low-pressure sanitary system that will connect to the West Chester Pike Pump Station.

National Developers Realty, Inc.

National Developers Realty, Inc own properties along West Chester Pike (Marville Site & Olde Masters), and property along Gradyville Road (the "Four Seasons" – which is an unapproved plan). The owners of National Developers Realty, Inc. have expressed a desire to obtain a 250,000 gallons per day flow allocation which will be used for the properties located within the Newtown Township C.D.C.A.service area.

The Marville Property

The Marville Property is located on West Chester Pike and is one of several properties owned by National Developers Realty, Inc. The Marville site is comprised of several lots, each with separate zoning and different flow projections. Additionally, a Final Land Development for large retail stores was approved for lot "A". The "Leisure Village" received preliminary approval for lots "A-C". There are existing buildings on the site, namely the

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NBC complex. The site owner has an approved permit to construct a 50,000 gallon per day wastewater treatment plant at the site, but has expressed a desire to connect to public sewer in lieu of the construction of the plant. Currently, there are no final approved plans for the site development.

The Olde Masters Property

The Olde Masters Property is located on West Chester Pike and is one of several properties owned by National Developers Realty, Inc. The site owner has no sketch, preliminary or final plans submitted to the Township for the site. The owners have expressed a desire to connect to public sewer. This site has received no action by the Planning Commission or Supervisors.

Four Seasons – Gradyville Road

The owners of National Developers Realty, Inc. own the “Four Seasons” which is a concept plan with no subdivision or land development approval (preliminary or final) The owners have expressed a desire to connect to public sewer if the development of this site occurs.

The Berwind Property Group

The applicants for the Berwind Property Group (BPG) have requested 267,000 gallons of flow per day.

Berwind has tentative plan approval under the Township's PRD Ordinance.

Proposed for the site is a regional Pump Station receiving flow from the BPG site and the Ashford Pump Station. The effluent forcemain would traverse Route 252 to the terminus C.D.C.A. manhole located at Media Line Road and Route 252.

Campus Boulevard

The projected flow allocation for this site is 26,000 gallons per day. Presently, the properties along Campus Boulevard consist of fifteen (15) separate buildings, each with it's own on-site sewage disposal system.

The properties along Campus Boulevard are scheduled to be connected to the C.D.C.A. system. A proposed forcemain will route through the site to a gravity system, which will then convey flow to Stoney Brook Boulevard to a proposed Pump Station next to the Springton Pointe WWTP.

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Hunter's Run

The projected flow allocation for Hunter's Run is 19,950 gallons per day.

Hunter's Run is a community of 76 homes which currently uses on site septic treatment and disposal. The area of Hunter's Run is schedule to receive public sewers, via retiring and abandoning the existing system and installing a gravity line to the facilities in Stoney Brook Boulevard. Flow will then be routed to the Springton Pointe Pump Station and sent to the Central Delaware County Authority.

Existing properties and neighborhoods which are currently tied into the CDCA system include:

Newtown Heights

Properties along Hickory Lane, Main Street, Chestnut Street, Walnut Street, Locust Street, Pine Street, College Avenue, Tennis Avenue, Farview Avenue and Summit Avenue are currently tied into the C.D.C.A. system.

Newtown Woods

Properties along Newtown Woods, Ellis, Poplar and Clearbrook, Ellis Ave, Elgin Road, a portion of School Lane, Wisteria Drive, Bishop Hallow Road are currently tied into the C.D.C.A. system. No additional flow is proposed to be routed from new developments through the infrastructure in this area.

Dudie Drive, Greenbriar Lane, Mary Jane Drive

Properties along these streets are currently tied into the C.D.C.A. system.

The Springton Woods

Properties along Authur Court, Lancelot Lane, Merlin Road, Troop Farm Road and Guinevere Drive are currently tied into the C.D.C.A. system.

Commercial Areas associated with the Pulte Subdivision (Phase Five) along Route 252 are currently tied into the C.D.C.A. system.

The Camelot Pump Station is currently operational, and discharges flow to the C.D.C.A. System. No additional flow is scheduled to be routed into the Camelot Pump Station, aside from flows previously planned during its construction. No improvements or enhancements are proposed to the Camelot Pump Station.

Newtown Street Road (Route 252) Properties

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Several Properties along Newtown Street Road are currently connected to the C.D.C.A. System.

The Albertos Restaurant property is currently connected to the C.D.C.A. System.

The Terrazza Condominiums (108 Units) property is currently connected to the C.D.C.A. System. An additional (108) are proposed to be constructed.

The Office Building (formerly "Medstaff") is currently connected to the C.D.C.A. System.

The Office Building (formerly "Drexel Technical") is currently connected to the C.D.C.A. System.

The D.R. Horton Site is a proposed land development – **NOT** currently connected to the C.D.C.A. System.

The Springton Pointe Estates

The Springton Pointe Estates were developed by the Toll Brothers Company. The units are currently connected to a wastewater treatment plant located on site, which is rated for 35,000 gallons per day.

Properties include: units along Old Forest Road, Heather Way, Cherry Lane, Stoney Brook Boulevard, Maplewood Drive, Mill Court and Rose Glen Court.

Additional properties along Hempstead Road, Hempstead Circle, a portion of Bishop Hallow Road, Stoney Brook Boulevard and Wiltshire Lane are connected to the Springton Pointe WWTP.

The Springton Pointe Estates will use the treatment facility "for the foreseeable future" pursuant to the Settlement Agreement entered into between the Township and Aqua of PA and approved by the PADEP. The plant is to remain operational and will NOT be connected to the C.D.C.A. system.

Edgmont Township

Edgmont plans to route flow through Newtown Township.

Flow from Edgmont will be routed through Newtown; 117,000 gallons per day is proposed to flow through the West Chester Pike Pump Station and 233,000 gallons per day is proposed to flow through the Gradyville Pump Station.

Future Flow Areas:

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These properties are included in the Sewer Service Area of the C.D.C.A. system, however are not scheduled to be serviced with public sewer as part of this study:

The proposed future flow areas have adequate on-site systems and larger lot areas, which would be conducive to replacement systems if warranted.

Undeveloped land on Whitehorse Road

Whitehorse Development, (The properties of Farrier Lane, Bridle Lane and Winthers Lane) (51 Residential Units).

The Springhouse Development - Springhouse Lane & Carriage Lane (17 Residential Units).

Garrett Williamson Tract

Sleepy Hallow, Frog Hallow, Springton Pointe Drive, Llangollen Lane (Some units in located in Marple Township).

Sewer Service Areas Infrastructure – Pump Stations, Sewer Mains and Routing

Proposed Pump Station No. One “Melmark”

This pump station is scheduled to convey 25,000 gallons per day from the site. The effluent forcemain will route through Hunt Valley Lane and Hunt Valley Circle, where it will pass through an existing easement for connection with Echo Valley Lane. Piping will eventually route through Echo Valley, through Spring Water Lane, to connect to the Pump Station on the Ashford Development.

Proposed Pump Station No. Two “Ashford”

This pump station is scheduled to convey 213,212.50 gallons per day from the site, receiving flow from Melmark (25,000), Echo Valley Service Area (54,337.50), Hunt Valley Circle Area (7,875), Episcopal (11,000) and the Ashford Development (115,000). The effluent forcemain from the pump station will traverse along the Ashford Property to Goshen Road, then again along Goshen Road to Route 252. The forcemain will terminate at the Pump Station proposed for the BPG site. In the event that the BPG PS is not developed, the applicants of the Ashford property will construct the forcemain to the terminus manhole of the Central Delaware County Authority. This and all pump stations, are to be positioned a minimum of four-

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hundred (400) feet away from property lines or residences to the maximum extent practicable.

Proposed Pump Station No. Three “BPG”

This pump station is scheduled to convey 480,212.50 gallons per day from the site. Proposed for the site is a regional Pump Station receiving from the BPG site and the Ashford Pump Station. The effluent forcemain would traverse Route 252 to the terminus C.D.C.A. manhole located at Media Line Road and Route 252.

This and all pump stations, are to be position a minimum of four-hundred (400) feet away from property lines or residences to the maximum extent practicable.

Proposed Pump Station No. Four “West Chester Pike”

This pump station is scheduled to convey 388,000 gallons per day from the site. Proposed for the site is a regional Pump Station receiving from the Edgmont, Marville, Olde Masters and Florida Park. The effluent forcemain would traverse West Chester Pike to the gravity lines proposed for Campus Boulevard, which then convey flow to the Proposed Springton Pointe Pump Station. The final pump station flows must be coordinated pending the final flow projections of the Marville, Olde Masters sites. The owners of the Marville and Olde Masters sites are allocated up to 250,000 gallons for the sites, the final distribution of flows will be determined by their future land development applications.

This and all pump stations, are to be position a minimum of four-hundred (400) feet away from property lines or residences to the maximum extent practicable.

Proposed Pump Station No. Five “Springton Pointe”

This pump station is scheduled to convey 433,950 gallons per day from the site. Proposed for the site is a regional Pump Station receiving from the West Chester Pike Pump Station, Campus Boulevard and Hunter’s Run. The effluent forcemain would traverse through an existing easement to Camelot Drive, then along Camelot Drive, then again along Route 252 to the terminus C.D.C.A. manhole.

This and all pump stations, are to be position a minimum of four-hundred (400) feet away from property lines or residences to the maximum extent practicable.

Proposed Pump Station No. Six “Gradyville Road”

This pump station is scheduled to convey 233,000 gallons per day from Edgmont, plus additional long term flow from Newtown Township. The effluent forcemain will traverse Gradyville Road to the terminus C.D.C.A. manhole.

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This and all pump stations, are to be position a minimum of four-hundred (400) feet away from property lines or residences to the maximum extent practicable.

Existing Camelot Pump Station

The Camelot Pump Station is currently operational, and discharges its flow to the C.D.C.A. System. No additional flow is scheduled to be routed into the Camelot Pump Station, aside from flows previously planned during its construction. No improvements or enhancements are proposed to the Camelot Pump Station.

Flow currently routed through Camelot includes: Newtown Heights, Newtown Woods, Springton Pointe Woods (residential and commercial) (phases three, four and five), Albertos, Terrazza, Sunrise Senior Living, Office Building – formerly “Drexel Technical”, Office Building – formerly “MedStaff”, the future D.R. Horton site (undeveloped).