

Sewage Facilities Planning Module

prepared for

Proposed Matson Mill Apartment Development

on behalf of

High Street Conshohocken I, LLC

Site situated at:

Washington Street & Oak Street
Conshohocken Borough
Montgomery County, PA
BEPA #PC181274

January 31, 2020

BOHLER //

Bohler Engineering PA, LLC
New Britain Corporate Center
1600 Manor Drive, Suite 200
Chalfont, PA 18914
Phone: (215) 996-9100 • Fax: (215) 996-9102

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June 7, 2019

Ms. Kate Johnson
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

Re: Application for Planning Modules
Riverfront Apartments Development
DEP Code No. 1-46006-113-3J
Conshohocken Borough
Montgomery County

Dear Ms. Johnson:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (“DEP”) as a complete module packet for the proposed development. The project proposes 296 apartment units that will be served by a connection to public sewer. The project is located at the intersection of Washington Street and Oak Street, in Conshohocken Borough, Montgomery County.

Sewage Facilities Planning Module forms are available online at www.dep.pa.gov. At the top of the page, select Businesses, then Water. On the right-side of the page, select the following: Bureau of Clean Water; Wastewater Management; Act 537; and Sewage Facilities Planning. Select the appropriate forms from the center of the page.

Please select the following forms for this project and enter the above referenced DEP Code Number on the first page of each form:

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355
Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356
Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B
- 4C-County or Joint Health Department Review, Form 3850-FM-BCW0362C

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 3 copies of the completed planning module. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer. For this project, optional section J must be completed.

Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter below to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If you have any questions concerning the information required, please contact me at 484.250.5182.

Sincerely,



Kelly A. Sweeney
Sewage Planning Specialist 2
Clean Water

cc: Montgomery County Health Department
Montgomery County Planning Commission
Conshohocken Borough
High Street Conshohocken I, LLC
Conshohocken Borough Authority
Planning Section
Re 30

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
✓	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3800-FM-BPNPSM0355)		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
✓	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3800-FM-BPNPSM0356)		
✓	Resolution of Adoption is attached and completed	
✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)		
✓	Component 4A is attached, completed and signed	
N/A	Municipal Responses to Component 4A comments are included	
Component 4B - County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
✓	Component 4B is attached, completed and signed	
✓	Municipal Responses to Component 4B comments are included	
Component 4C - County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
✓	Component 4C is attached, completed and signed	
✓	Municipal Responses to Component 4C comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
✓	Site Information is completed	
✓	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>		
✓	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
✓	The appropriate box is checked in Section E	

✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	
✓	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.1.a. The collection system boxes are checked	
✓	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
	Section G.1.b. The questions on the collection system are completed	
✓	Section G.2.a. The appropriate treatment facility box is checked	
✓	For existing treatment facilities, the name is provided	
✓	For existing treatment facilities, the NPDES permit number is provided	
✓	For existing treatment facilities, the CSL permit number is provided	
N/A	For new treatment facilities, the discharge location is provided	
✓	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
✓	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
✓	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
N/A	Copies of easement(s) or right-of-way(s) are attached	
N/A ✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
SHPO Form attached	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
SHPO Form attached	A return receipt for its submission to the PHMC is attached	
✓	The PHMC review letter is attached	
✓	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	

✓	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
N/A	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
✓	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and 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 H: Alternative Sewage Facilities Analysis</i>		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
N/A	The box is checked regarding Waters Designated for Special Protection	
N/A	The Social or Economic Justification is attached	
N/A	The box is checked regarding Pennsylvania Waters Designated As Impaired	
N/A	The box is checked regarding Interstate and International Waters	
N/A	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
N/A	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
N/A	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
✓	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
✓	Section J.1. The Project Flows are provided	
✓	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
✓	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
✓	Section J.3.b. The Collection System information is completed, signed and dated	
✓	Section J.3.b. The Conveyance System information is completed, signed and dated	

✓	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
✓	Section J.4.b. The Treatment Facility information is completed, signed and dated	
	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
N/A	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
N/A	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
N/A	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
N/A	The Permeability Testing information is attached	
<i>Section M: 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 N: Detailed Hydrogeologic Study</i>		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
✓	Section O.1. The box is checked indicating municipal or private facilities	
	If municipal, the remainder of Section O is not applicable	
	If private, the required analysis and evaluation of sewage management options is attached	
	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
	Section O.3. The Project Flows for the private facilities are provided	
	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	

	Section O.4.b. The private Collection System information is completed, signed and dated	
	Section O.4.c. The private Conveyance System information is completed, signed and dated	
	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
✓	All Public Notification boxes in this section are checked	
✓	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
✓	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
✓	The correct fee has been calculated	
✓	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
✓	The module completeness checklist is included	
✓	All completeness items have been checked as included by the municipality, as appropriate	
✓	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:

Samuel Bryn
Project Manager

Date:

11/31/2020

Applicant (or Applicant's authorized representative)

Signed: _____

Municipal Secretary

Stephanie Leco

Date: _____

4/1/20



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the 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.

Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable). - Proof to be provided to Borough upon receipt from Times Herald
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- Permeability information (if applicable).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

Colleen L. Leonard

Signature of Municipal Official

4/1/20

Date submittal determined complete

Section 2



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
1-46006-113-3J				

TO: Approving Agency (DEP or delegated local agency)
PADEP Southeast Regional Office
2 East Main Street
Norristown, PA 19401-4915

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by William R. Rearden, P.E., Principal
(Name/Title)
at Bohler Engineering PA, LLC, on behalf of the Applicant, High Street Conshohocken I, LLC for the proposed
Matson Mill Apartment Development *(Name)* a residential subdivision, ~~commercial~~, or industrial facility located in
Conshohocken Borough, Montgomery County, PA.
(City, Borough, Township)

Check one

- (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

Stephanie Cooco
Municipal Secretary (print)

Stephanie Cooco
Signature

4/1/20
Date

Section 3

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Conshohocken
~~(TOWNSHIP)~~(BOROUGH) ~~(CITY)~~, Montgomery 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 (DEP) 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 High Street Conshohocken I, LLC has proposed the development of a parcel of land identified as
land developer

the Matson Mill Apartment Development, 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, The Borough of Conshohocken 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 Conshohocken hereby adopt and submit to DEP 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.

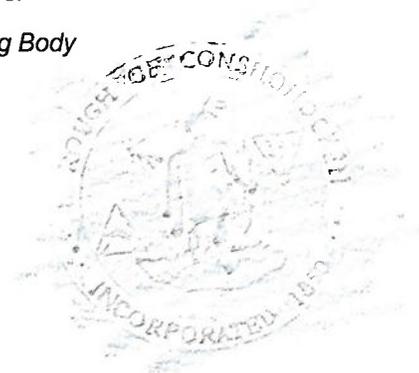
I, Colleen L. Leonard, Secretary, Conshohocken
(Signature)

Borough Council, hereby certify that the foregoing is a true copy of the Borough Resolution # 2020-09, adopted,
April 1, 2020.

Municipal Address:

Conshohocken Borough
400 Fayette Street, Suite 200
Conshohocken, PA 19428
Telephone (610) 828-1092

Seal of
Governing Body



Section 4



DEP Code #:

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of Instructions)

Project Name
 Proposed Matson Mill Apartments

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency September 5, 2019
2. Date review completed by agency October 9, 2019

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)		
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section:		
Name: <u>Stacy Ellam</u>		
Title: <u>Chair, Conshohocken Borough Planning Commission</u>		
Signature: 		
Date: <u>1/16/2020</u>		
Name of Municipal Planning Agency: <u>Conshohocken Borough Planning Commission</u>		
Address: <u>400 Fayette Street, Suite 200, Conshohocken, PA 19428</u>		
Telephone Number: <u>610.828.1092 (Borough Administrative Offices)</u>		

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)
This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.
The planning agency must complete this component within 60 days.
This component and any additional comments are to be returned to the applicant.

Additional comments:

The Planning Commission deadlocked regarding offering additional comments to the Planning Module, and therefore offers no additional comments hereto.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4b - COUNTY PLANNING AGENCY REVIEW**

January 6, 2020

Conshohocken Borough
Attn: Stephanie Cecco
400 Fayette Street, Suite 200
Conshohocken PA 19428-2187

Re: MCPC 537 #: 19-2277
Matson Mill Apartments
Conshohocken Borough
Date Received: 12/09/2019

Dear Ms. Cecco,

We have reviewed this proposed revision to the Township's Sewage Facilities Plan in accordance with regulations issued under Act 537, "The Pennsylvania Sewage Facilities Act," as requested. We are forwarding this letter as a report of our review and recommendations.

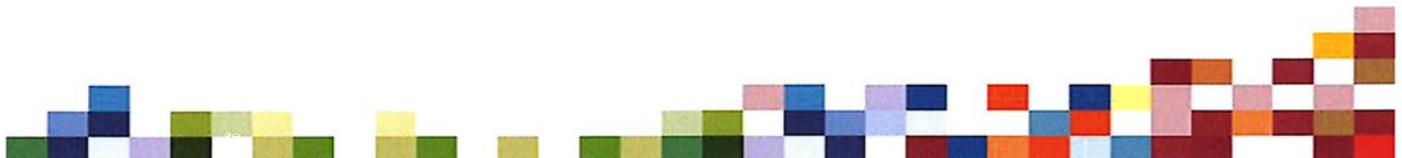
BACKGROUND

The applicant, High Street Conshohocken I, LLC., proposed the provision of sewage service to a +/- 113,754 SF apartment building containing 296 units and amenity spaces on a +/- 6.041 acre parcel in Conshohocken Borough. The project proposes to extend a 12" PVC sanitary main along Washington Street, past Fayette Street, and connect to the exiting 12" system in Harry Street. The proposed sewer extension will be allocated 308 EDUs or 80,850 GPD, based on the proposed residential use of 77,700 GPD and the amenity space use of 3,150 GPD. All proposed flows will be conveyed to via the Borough of Conshohocken Authority Collection System and Sewer Interceptor to the Borough of Conshohocken Authority Wastewater Treatment Plant. The apartment building will be provided water service by Aqua PA.

COMMENTS & RECOMMENDATIONS

Amenity Space Capacity Determination: The applicant has not submitted a methodology for calculating the proposed flows (GPD) of the amenity spaces – public restroom, dog washroom, and minor kitchen facilities – to be constructed within the Matson Mill Apartments. We recommend that the applicant clarify their methods for determining the allocated 3,150 GPD for amenity space use to the satisfaction of the Borough and DEP.

Future Septa Use Capacity: The Planning Module submitted information indicating that Lot 2 is intended for future SEPTA use. That said, the Planning Commission recommends that the proposed sewer extension be situated efficiently for extension to Lot 2 and have the capacity to accept additional flows to the satisfaction of the Borough and DEP.



Zoning and Subdivision: Questions 9, 10, 11, 12, and 13 on the DEP form pertain to zoning and subdivision ordinances, and compliance of the proposal to these ordinances. The Township maintains both a zoning and subdivision ordinance. We defer to the municipality for ensuring consistency with the subdivision and land development ordinances and designating zoning approvals.

RECOMMENDATION

Once these comments have been addressed to the satisfaction of the municipality and DEP, we have no objection to this 537 Planning Module. Should there be any questions regarding the content of this letter, please contact me at (610) 278-3729.

Sincerely,



Ellis Foley, Environmental Planner
efoley@montcopa.org - 610-278-3729

- c: Elizabeth Mahoney, DEP Southeast Regional Office
- William Rearden, Bohler Engineering PA, LLC.
- Kate Johnson, Bohler Engineering PA, LLC.
- Chris Sencindiver, High Street Conshohocken I, LLC.





COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP # 1-46006-113-#J

MCPC # 19-2277

SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
 (or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this **Planning Agency Review Component** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
 Matson Mill Apartments

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency _____ 12/09/19
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency _____ 01/06/2020

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known historical or archeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? If no, describe inconsistencies _____

Kate Johnson

From: Kate Johnson
Sent: Wednesday, January 15, 2020 3:22 PM
To: Foley, Ellis
Cc: Brittany Rogers; scecco@conshohockenpa.gov; Lindsey Breylinger; PC181274@nf.bohlereng.com
Subject: RE: Matson Mill Apartments - Planning Module Component 4
Attachments: PC181274_2019-09-03-Water Bills - April thru June - King of Prussia.pdf

Good afternoon, Ellis –

We wanted to respond to your recommendations to the Borough as the Borough is also in receipt of the municipal Component 4 that must be completed and signed.

Amenity Space Capacity: The methodology for the calculation of the amenity spaces was based on sample water bills provided by the Applicant which will be submitted to Conshohocken Borough and PADEP upon completion of the planning module package. The average of the domestic water usage was calculated in gallons per day. Based on the water usage not associated with the tenant areas, which is approximately 20% of the total average, the difference was found to be approximately 3,150 gallons per day, rounded for margin of safety.

Future SEPTA Use Capacity: As stated in the Project Narrative, the future SEPTA use on the Lot 2 area is not part of the Matson Mill apartments application and any future work will be permitted separately by SEPTA.

Zoning and Subdivision: Acknowledged.

Kate Johnson

Project Coordinator

1600 Manor Drive, Suite 200

Chalfont, PA 18914

o 215-996-9100 / kjohnson@bohlereng.com

[Check out our new website](#)

BOHLER //

Confidentiality Note: This e-mail, and any attachment to it, contains confidential information intended only for the use of the designated recipients, which information may also be privileged. If the reader of this e-mail is not the intended recipient, the document has been received in error and any use, review, dissemination, distribution, disclosure or copying of this message is strictly prohibited. If you have received this e-mail in error, please notify the sender via reply e-mail and immediately delete this e-mail from your system.

From: Foley, Ellis <EFoley@montcopa.org>
Sent: Friday, January 10, 2020 8:11 AM
To: Kate Johnson <kjohnson@bohlereng.com>
Subject: FW: Matson Mill Apartments - Planning Module Component 4

EXTERNAL: Use caution with attachments and links.

Hi Kate,

Attached is the Planning Commission's response to the Matson Mill Apartment project. We've mailed out all the response's yesterday so you should receive hard copies sometimes next week. Please let me know if there is anything else you need.

Thank you,
Ellis

From: Foley, Ellis
Sent: Monday, January 06, 2020 8:41 AM
To: Kate Johnson
Subject: Matson Mill Apartments - Planning Module Component 4

Good Morning Kate,

We should be able to send out the Planning Commission's response to the Matson Mill Apartment project by mid-week. Would you like us to email you a copy in addition to the mailed copy?

Thank you,
Ellis

Ellis Foley
ENV SP, LEED Green Associate
Environmental Planner
Montgomery County Planning Commission
Email: efoley@montcopa.org
Tele: 610-278-3729
Pronouns: she/her/hers



 Please consider the environment before printing this e-mail.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY DEPARTMENT
OF HEALTH & HUMAN SERVICES**

OFFICE OF PUBLIC HEALTH
PO Box 311 • NORRISTOWN, PA 19404-0311

610-278-5117

FAX: 610-278-5167

WWW.MONTCOPA.ORG/HHS

BRENDA K. WEIS, MSPH, PHD

ADMINISTRATOR

RICHARD S. LORRAINE, MD, FACP
MEDICAL DIRECTOR

December 19, 2019

Conshohocken Borough
Stephanie Cecco, Manager
400 Fayette Street Suite 200
Conshohocken, PA 19428

Re: Matson Mill Apartments
Sewage Facilities Planning Module Component 4C
Conshohocken Borough, Montgomery County, PA

Dear Ms. Cecco:

The Montgomery County Department of Health & Human Services, Office of Public Health (OPH) has reviewed the Sewage Facilities Planning Module for Washington & Oak Street in Conshohocken Borough. The module was prepared by Bohler Engineering PA, LLC. and a complete copy was received by OPH on December 16, 2019.

The Module proposes a 296 unit apartment building. This proposal will generate 80,850 gallons per day of additional sewage flow that will be treated by the Borough of Conshohocken Authority Wastewater Treatment Plant. Drinking water will be provided by Aqua Pennsylvania.

OPH has no objections to the proposed Sewage Facilities Planning Module, provided approval for increased flows is granted by the existing collection system.

If you have any further questions, please contact me at (610) 278-5117 ext. 6729.

Sincerely,

Dennis Tidwell
Environmental Health Specialist/SEO
Division of Water Quality Management
dtidwell@montcopa.org

Enclosures

XC: Department of Environmental Protection
Bohler Engineering PA, LLC
John Peffer, Field Supervisor
File

OFFICE OF PUBLIC HEALTH LOCATIONS

1430 DEKALB STREET • NORRISTOWN, PA 19404-0311 • PHONE: 610-278-5145 • FAX: 610-278-5166

364 KING STREET • POTTSTOWN, PA 19464 • PHONE: 610-970-5040 • FAX: 610-970-5048

102 YORK ROAD, SUITE 401 • WILLOW GROVE, PA 19090 • PHONE: 215-784-5415 • FAX: 215-784-5524

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the county or joint county health department for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
Proposed Matson Mill Apartments

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county or joint county health department DECEMBER 16 2019
 Agency name MONTGOMERY COUNTY DEPT. OF HEALTH + HUMAN SERVICES
2. Date review completed by agency DECEMBER 19 2019

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
If no, what are the inconsistencies? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal?
If yes, describe _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>OIL TO "ROADS"</u> |
| | | 5. Name, title and signature of person completing this section:
Name: <u>DENNIS TOWELL</u>
Title: <u>SEWAGE ENFORCEMENT OFFICER</u>
Signature: 
Date: <u>12/19/19</u>
Name of County Health Department: <u>OFFICE OF PUBLIC HEALTH</u>
Address: <u>P.O. BOX 311 NORRISTOWN PA 19404</u>
Telephone Number: <u>610-278-5117 X 6729</u> |

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.
 This component and any additional comments are to be returned to the applicant.

Section 5



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.
1-46006-113-3J

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
1-46006-113-3J				

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Matson Mill Apartments

2. Brief Project Description High Street Conshohocken I, LLC proposes to develop the parcels of land located along Washington Street on the northwest side of Fayette Street (SR 3016) in Conshohocken Borough, Montgomery County, PA. The overall site, comprised of APNs 05-00-00052-006, 05-00-00040-00-9, 05-00-00048-00-1, and 05-00-00036-00-4, is proposed to be consolidated into two (2) lots. The apartment building will be situated on the eastern side of the site, proposed as Lot 1, and will consist of 6.039 acres and is the focus of the proposed apartment development application. The 6.317-acre proposed Lot 2 area is intended as future SEPTA use and is not part of the Matson Mill Apartments application, meaning the Lot 2 SEPTA area will be permitted separately by SEPTA. The remaining acres will be dedicated to the Borough for the proposed Oak Street Ultimate Right-of-Way.

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

Municipality Name	County	City	Boro	Twp
Conshohocken	Montgomery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Cecco	Stephanie			Borough Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
400 Fayette Street, Suite 200				
Address Last Line -- City	State	ZIP+4		
Conshohocken	PA	19428-2187		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
(610) 828-1092	(610) 828-0920	scecco@conshohockenpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Proposed Matson Mill Apartment Development

Site Location Line 1 Washington Street & Oak Street		Site Location Line 2		
Site Location Last Line -- City Conshohocken	State PA	ZIP+4 19428- 2052	Latitude 40.072209	Longitude -75.310263

Detailed Written Directions to Site From north: Take 309 South to I-276 WPA Turnpike and I-476 S to Matsonford Rd in West Conshohocken. Take exit 16 from I-476 S. Continue on Matsonford Rd. Take Fayette St/Matsonford Bridge St to Washington St in Conshohocken. From south: Follow I-95 N and I-476 N to Matsonford Rd in West Conshohocken. Take exit 16A from I-476 N. Continue on Matsonford Rd. Take Fayette St/Matsonford Bridge St to Washington St in Conshohocken. From west: Take I-76 E to Matsonford Rd in West Conshohocken. Take exit 331B from I-76 E. Continue on Matsonford Rd. Take Fayette St/Matsonford Bridge St to Washington St in Conshohocken. From east: Take I-195 W, I-95 S and I-276 W to Matsonford Rd in West Conshohocken. Take exit 16 from I-476 S. Take Fayette St/Matsonford Bridge St to Washington St.

Description of Site As it exists today, the site currently includes a distribution factory with an additional concrete building, various cars and trucks, and abandoned railroad tracks to the west.

Site Contact (Developer/Owner)

Last Name Sencindiver	First Name Chris	MI	Suffix	Phone (484) 530-4700	Ext.
Site Contact Title Principal	Site Contact Firm (if none, leave blank) High Street Conshohocken I, LLC				
FAX (484) 530-4701	Email CSencindiver@trammellcrow.com				
Mailing Address Line 1 300 Conshohocken State Road	Mailing Address Line 2 Suite 250				
Mailing Address Last Line -- City West Conshohocken	State PA	ZIP+4 19428-3801			

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

Last Name Rearden	First Name William	MI R.	Suffix P.E.
Title Principal/Branch Manager	Consulting Firm Name Bohler Engineering PA, LLC		
Mailing Address Line 1 1600 Manor Drive	Mailing Address Line 2 Suite 200		
Address Last Line -- City Chalfont	State PA	ZIP+4 18914- 2278	Country USA
Email lbreylinger@bohlereng.com	Area Code + Phone (215) 996-9100	Ext.	Area Code + FAX (215) 996-9102

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: Aqua Pennsylvania

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number 4615407

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 307

Connections 1

Name of:

existing collection or conveyance system Borough of Conshohocken Authority Collection System

owner Borough of Conshohocken Authority

existing interceptor Borough of Conshohocken Authority Sewer Interceptor

owner Borough of Conshohocken Authority

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Borough of Conshohocken Authority Wastewater Treatment Plant

NPDES Permit Number for existing facility PA0026794

Clean Streams Law Permit Number 1068855

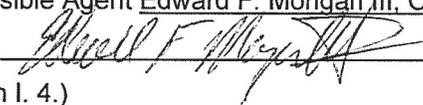
Location of discharge point for a new facility. Latitude _____ Longitude _____

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

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

Name of Permittee Agency, Authority, Municipality Borough of Conshohocken Authority

Name of Responsible Agent Edward F. Mongan III, Operations Manager

Agent Signature  Date 5/8/2020

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 80,588 gpd (based on Borough of Conshohocken Authority (BCA) definition of 262.5 GPD per unit)
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	418,498	1,046,244	0	0	161,438	172,738
Conveyance	1,985,629	4,964,072	944,800	1,010,936	1,143,710	1,223,769
Treatment	2,300,000	2,300,000	1,181,000	1,215,000	1,428,588	1,528,589

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Borough of Conshohocken Authority

Name of Responsible Agent Edward F. Mongan III, Operations Manager

Agent Signature  Date 5/8/2020

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

c. Conveyance System

Name of Agency, Authority, Municipality Borough of Conshohocken Authority

Name of Responsible Agent Edward F. Mongan III, Operations Manager

Agent Signature *Edward F. Mongan III*

Date 5/8/2020

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent Edward F. Mongan III, Operations Manager

Agent Signature *Edward F. Mongan III* / *Edward F. Mongan III*

Date 5/11/2020

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions) N/A

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions) N/A

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

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions) N/A

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

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions) N/A

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

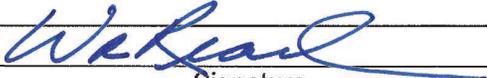
Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

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

William R. Rearden, P.E.
Name (Print)

Principal/Branch Manager
Title

1600 Manor Drive, Suite 200, Chalfont, PA 18914
Address


Signature

Date

(215) 996-9100
Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$14,800.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\#307 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 15,350.00$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

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

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

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

The fee is based upon:

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

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

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

Ebert Engineering, Inc.

Water and Wastewater Engineering

January 22, 2020

Mr. Stephen Clark
Borough of Conshohocken Authority
601 East Elm Street
Conshohocken, PA 19428



Subject: Matson Mill Apartments
101 Washington Street, Conshohocken Borough, Montgomery County
Re: Sanitary Wastewater Flow Verification Update
EE, Inc. No.: 070-055

Dear Mr. Clark:

As requested, on the behalf of the Borough of Conshohocken Authority, Ebert Engineering, Inc. (EE, Inc.) has conducted a review of the sanitary sewer flow estimate for the proposed Matson Mill Apartments located along Washington Street west of Fayette Street in Conshohocken Borough, Pennsylvania. It is noted that a previous sanitary wastewater flow verification letter was issued on October 18, 2019. Flows have since been revised to show a reduction in apartment units as well as additional flows that are associated with proposed building amenities. As a result of the revised flows a new sanitary wastewater flow verification letter is being issued.

The development site consists of tax parcels 05-00-00052-006, 05-00-00040-00-9, 05-00-00048-00-1, and 05-00-00036-00-4. High Street Conshohocken I, LLC proposes to consolidate the four existing parcels into two lots: The proposed apartment building will be situated on Lot 1 and will contain 295 apartment units opposed to the 296 units originally stated. Flows will also include amenity spaces, consisting of public restrooms, a dog wash, and minor kitchen facilities. Lot 2 is intended for future SEPTA use and is not part of the Matson Mill Apartments application.

EE, Inc. has calculated the required sanitary sewer capacity in accordance with the Borough of Conshohocken Authority Rules and Regulations (see attached). The proposed 295 apartment units have a projected wastewater flow of 77,438 gpd (295 apartments x 262.5 gpd/apartment). Amenity spaces have been calculated with previous water records and provide additional wastewater flows of 3,150 gpd. The combined 295 apartment units with amenity spaces require a total wastewater flow of 80,588 gpd (77,438 gpd + 3,150 gpd) and will require 307 edus.

Should you have any questions concerning the above, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Jonathan Vito". The signature is cursive and somewhat stylized.

Jonathan Vito
Project Engineer

Enclosure

Cc: Stephanie Cecco, Borough of Conshohocken
Brittany Rogers, Borough of Conshohocken
Ray Sokolowski, Borough of Conshohocken
Karen MacNair, Borough of Conshohocken Engineer
Lauren Gallagher, Esq., Authority Solicitor
Michael Peters, Esq.; Borough of Conshohocken Solicitor
Lindsey Breylinger, Bohler Engineering
Chris Sencindiver, High Street Conshohocken I, LLC

P.O. Box 540

610.584.6701

4397 Skippack Pike



Skippack, PA 19474

Fax 610.584.6704

**PBOROUGH OF CONSHOHOCKEN AUTHORITY
RULES & REGULATIONS
SECTION 9 – EQUIVALENT DWELLING UNIT**

CALCULATION OF EQUIVALENT DWELLING UNITS (EDU)

- A. In calculating tapping fees, connection fees and sewer rentals for non-residential parcels hereunder, Equivalent Dwelling Unit (“EDU”) shall mean 262.5 gallons per day. All residential uses, including single family residences, detached houses, row houses, duplexes, condominiums, townhouses, cooperatives, and residential trailers shall be considered one EDU for the purposes described herein. For apartment uses, all apartment units shall be considered one EDU. All common areas in apartment uses such as entranceways, hallways, mechanical rooms, etc. shall be considered as office use.
- B. If available, metered water consumption records from the subject facilities will be used to calculate the number of EDUs for a non-residential property, as follows: “Equivalent Dwelling Unit” (“EDU”) shall be the measure for non-residential sewer usage and shall be based upon the metered water consumption during the twelve (12) calendar months immediately preceding the calculation. It is within the Authority’s sole discretion to utilize more than twelve (12) months of records. Each monthly amount shall be divided by thirty (30) days and divided by 262.5 gallons per day. Every three (3) months shall constitute one (1) quarter. The highest quarterly value shall be utilized to calculate the number of EDUs for the subject property.
- C. If it is determined by the Authority, in its sole discretion, that the water meter data contains an unusually high month or quarter, the maximum monthly or quarterly usage may be compared to the second highest monthly or quarterly usage. If the maximum monthly or quarterly usage exceeds a factor of 1.25 times the second highest monthly or quarterly usage, the maximum usage may be discarded and the next highest usage may be utilized.
- D. A Dwelling Unit shall be charged for at the same rates as an Equivalent Dwelling Unit, and such rates shall include tapping fees, connection fees, and sewer rentals.
- E. Equivalent Dwelling Units calculated to exceed 0.1 EDUs shall be computed to the next higher whole number. Fractions or decimal parts of EDUs shall not be used. For example: 5.09 EDUs shall be rounded down to 5 EDUs; 5.10 EDUs shall be rounded up to 6 EDUs.
- F. In the event that water meter records are not available, the Authority shall have sole discretion to establish Equivalent Dwelling Units for any Building used, or intended to be used, in whole or in part for non-residential purposes. Such determination shall be based upon the schedule set forth in subsection H below.
- G. Sewer rates, as contrasted to tapping fees (regulated by Pennsylvania Act 57 of 2003), shall

be calculated on actual sewer usage as calculated by metered public water usage for all customers connected to a public water system.

H. EDU Calculation Schedule and Methodology

1. When water meter records are not available or not applicable, in the Authority's sole discretion, pursuant to Paragraph B above, the following schedule shall be used to determine estimated water usage for the purpose of computing EDUs:

Classification	BCA Definition
Residential	
Single Family Homes	262.5 gpd per unit
Single Family Attached (Twins, Duplexes)	262.5 gpd per unit
Townhomes	262.5 gpd per unit
Apartments / Condominiums	262.5 gpd per unit
Age Qualified	262.5 gpd per unit
Independent Living	262.5 gpd per unit
Modular Homes	262.5 gpd per unit
Mobile Homes	262.5 gpd per unit
THE USE OF WATER RECORDS WILL NOT BE PERMITTED FOR ANY RESIDENTIAL USE	
Accessory Uses for Residential	
Gym / Fitness Center	Water Records or 0.24 gpd/sf with a one edu minimum
Club House	0.1gpd/sf plus any food preparation flow allocation with a one edu minimum
Sales Office/ Property Management Office	0.1gpd/sf with a one edu minimum
Commercial	
Office Space	0.1 gpd/sf
Warehouse	0.05 gpd/sf
Medical Office (Dental, Doctor, Physical Therapy)	0.2 gpd/sf
Movie Theater/Theaters /Comedy Club	2 gpd/seat x number of seats x number of seatings
Dinner Theater Including Movie Theaters with Dinner /Lunch Service	10 gpd/seat x number of seats x number of seatings
Fitness Center/ Spa	0.24 gpd/sf or Water Records
Car Wash - Two Bays or Less	Water Records with a minimum of 262.5 gpd for every two car wash bays
Auto Repair/Gas Station/	0.1 gpd/sf
Convenience Store/ Mini Market	Water Records with 0.1 gpd/sf Minimum
Laundromat	Water Records

Retail	
Dry Retail Shops (less than 20,000 sf)	0.1 gpd / SF with a minimum of one EDU per Tenant Space (Tenant Space is an individual rentable space with or without store frontage)
Dry Retail Shops (more than 20,000 sf)	0.05 gpd / SF with a minimum of one EDU per Tenant Space (Tenant Space is an individual rentable space with or without store frontage)
Grocery Store	0.15 gpd/sf min with Water Records of Similar Facility
Pet Shop/Grooming	Water Records with a 0.1 gpd/sf minimum
Dry Cleaner	Water Records
Funeral Home	2 gpd/seat
Nail Salon	Water Records with a 0.1 gpd/sf minimum
Barber or Hair Salon - 4 Chairs or less	Water Records with a 0.1 gpd/sf minimum
Bowling Alley/Pool Hall	Water Records
Arcade/Recreation Center	Water Records
Hotels and Bed & Breakfast	
Hotel	100 gpd / room
Bed & Breakfast	150 gpd / room
Motel	100 gpd / room
Lobby and conference Center in Hotel	0.01 gpd/sf
Fitness Center in Hotel	0.24 gpd/sf
Banquet Facilities	10 gpd/seat x No of Seats x Seatings per Day
Restaurants	
Deli/Pizza	2 gpd/seat x number of seats x number of seatings
Pub/ Bar	8 gpd/seat (Restaurant) + 2gpd/seat (Bar) x number of seats x number of seatings
Restaurants (Except as Noted Below)	8gpd/seat x number of seats x number of seatings
Fine Dining	10 gpd/seat x number of seats x number of seatings
Café / Coffee Shop	1 gpd/seat x number of seats x number of seatings
Fast food	3 gpd/seat x number of seats x number of seatings
Restaurant Buffet	10 gpd/seat x number of seats x number of seatings
Bar (With No Food Service)	2 gpd/seat (Bar) x number of seats x number of seatings
Catering Service	Water Records

Social Hall	8 gpd/seat (Restaurant) + 2gpd/seat (Bar) x number of seats x number of seatings
Institutional	
Assisted Living	100 gpd per Resident plus 10 gpd per staff
Boarding School	100 gpd/resident
School (day)	25 gpd/Student and Employee (Permitted Occupancy)
Religious Institution	3 gpd/occupant (Permitted Occupancy)
Hospital	100 gpd/bed Plus Restaurant Uses
Urgent Care	0.2 gpd/sf
Municipal Uses	
Library	Water Records
Museum	Water Records
Fire Company or Ambulance	Water Records
Community Center	2 gpd/person
Banquet Hall	10 gpd/seat x No of Seats x Seatings per Day
Rehabilitation Facility	100 gpd/person
Detention Facility	100 gpd/person
Sports Complex	Water Records
Industrial	
Warehouse / Factory	0.05 gpd/sf
Brewery	Water Records
Winery	Water Records

- a. As noted in sub-section A above, the Borough of Conshohocken Authority defines an equivalent dwelling unit (EDU) as being equal to 262.5 gpd.
- b. Pursuant to sub-section B above, all EDUs for all non-residential usage shall be based upon the maximum quarterly water consumption.
- c. All individual tenant spaces of any use are assigned a minimum of one EDU. This includes individual tenant spaces inside of a larger building or strip center
- d. The Borough of Conshohocken Authority reserves the right to evaluate the number of EDUs originally purchased for a property based on the actual consumption figures at any time in the future after one year of actual usage and require the property owner to purchase any additional EDUs that are being used. The Authority is under no obligation to refund connection fee monies due to lower than anticipated wastewater flows, as the sewer capacity remains an asset of the property.
- e. The use of water records for a similar facility must be based upon at least one year of water records based upon the actual invoices from a public water supplier. The applicant must provide all information requested by the engineer to ensure that it is a comparable facility including but not limited to a comparison of the square

footage of the facility and the number of seats or employees. The Authority at its sole discretion may also evaluate flows from similar facilities as the basis of determining the required number of EDUs.

- f. The fact that the Pennsylvania Department of Environmental Protection or other agency may have accepted a lower flow per unit in another jurisdiction shall not set precedent or establish any reason for the Borough of Conshohocken Authority to adjust the above methodology.

2. All gross floor areas are based on structure outside wall dimensions. In combination office/warehouse facilities common areas such as entranceways, hallways, mechanical rooms, etc., shall be considered as office uses.

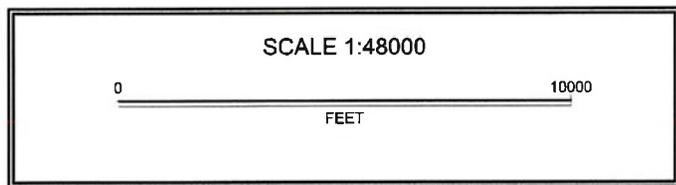
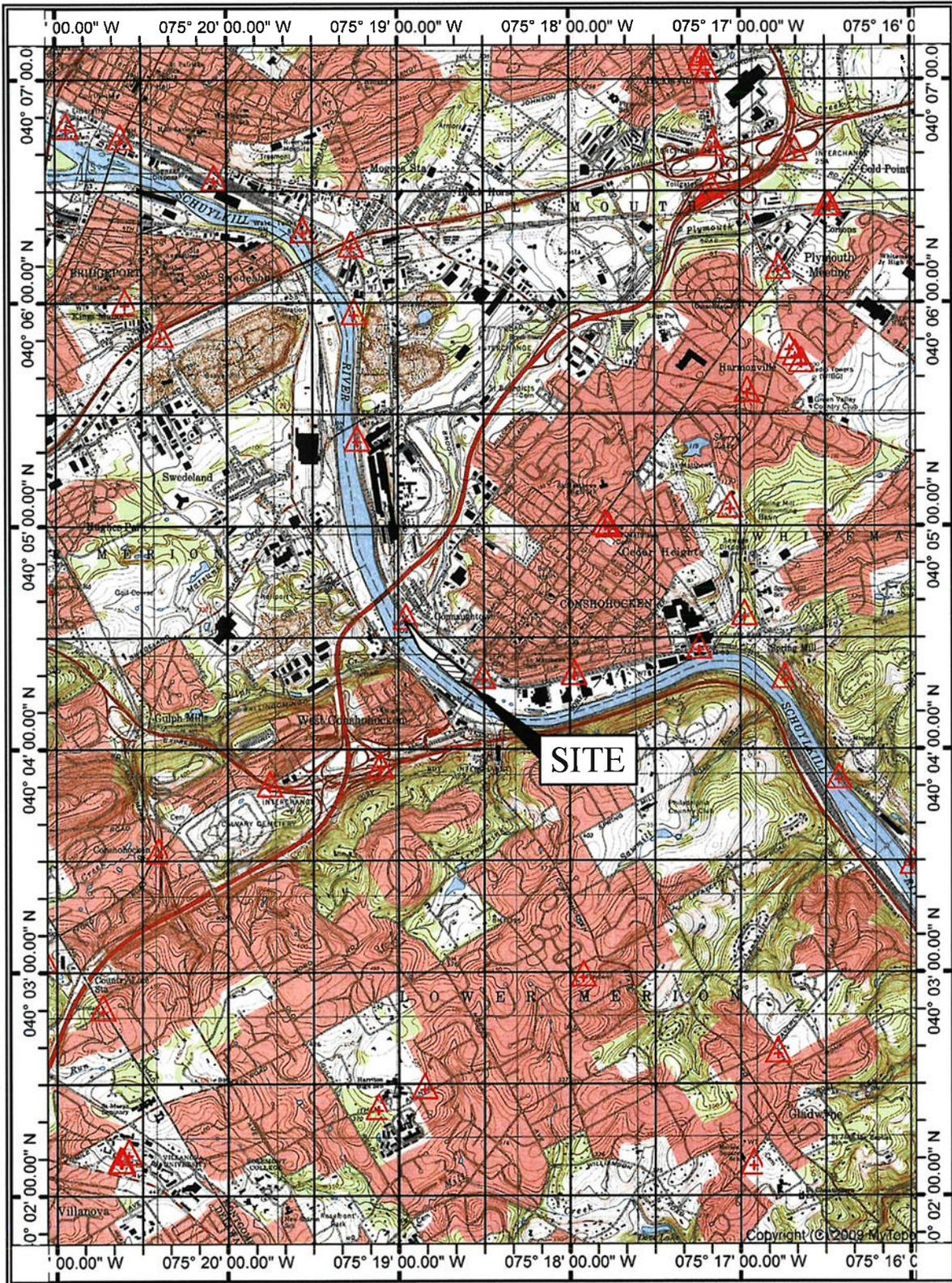
3. Other uses not classified herein shall be determined by the Authority in its sole discretion. Additional classifications or modifications of the above schedule may be established by the Authority, from time to time, as it deems necessary.

4. In a case of a combination of uses in any Building, each use shall be rated according to the foregoing schedule and Authority determination, and the EDUs for each use shall be totaled.

5. Whenever any building connected to the Sewer System is converted, enlarged or remodeled or additional buildings are constructed on a property so as to create or establish additional uses or an intensification of existing uses which result in a corresponding increase in the EDUs, additional tapping fees shall be payable to the Authority in accordance with the provisions of this Section. It is the Property Owner's responsibility to promptly notify the Authority of any change in use or potential intensification of use at the property.

6. Authority may, but shall not be required to, re-determine the number of EDUs for which each use in any structure will be rated in the future for Sewer Charges based upon the readings from the water meter for a period of twelve (12) consecutive months.

7. No reduction in tapping fees shall be made by Authority in the event that water meter readings reveal a lower indicated Tapping Fee than that estimated by Authority.





The document, and the ideas and designs incorporated herein, are the property of Ebert Engineering, Inc. and shall remain the property of Ebert Engineering, Inc. without the written authorization of Ebert Engineering, Inc. This project is intended to be used for the specific project and site conditions shown on the drawings. It is not to be used for any other project or site conditions without the written approval of Ebert Engineering, Inc.

OVERALL SEWER PLAN FOR THE 2018 CHAPTER 94 REPORT BOROUGH OF CONSHOHOCKEN AUTHORITY Ebert Engineering, Inc. Water and Wastewater Engineering 1000 Locust St., Suite 200 Conshohocken, PA 19381 Phone: (610) 824-8200 Fax: (610) 824-8201 Email: conshohocken@eberteng.com		Drawn By: ATC Project Eng.: TEE Checked By: TEE AS NOTED Job No.: 07D-035 Date: 02/08/19 Drawing No.: 1 OF 1
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Number	Description	Date

Section 6



October 3, 2019

Kyle Slack
Bohler Engineering
1600 Manor Drive, Suite 200
Chalfont, PA 18914

**Re: Water Availability for Matson Mill Apartments, Washington Street
Conshohocken Borough, Montgomery County, Pennsylvania**

Dear Mr. Slack:

This letter will serve as confirmation that the above referenced project is situated within Aqua Pennsylvania, Inc.'s service territory. Service would be provided in accordance with Aqua Pennsylvania Inc.'s Rules and Regulations.

Please contact Deanna Ciotti, Aqua Pennsylvania Inc.'s New Business Coordinator at 610-541-4160 for further information on service alternatives that will meet your domestic and fire service needs. Ms. Ciotti will provide you with the appropriate service applications.

Service to this project will require a main extension. Main extension projects are completed under a Builder's Extension Agreement. Under this agreement, the Builder is responsible for installing the main extension, including fire hydrants and service connections, with a pre-qualified contractor. In addition, the Builder is required to prepare main extension plans in accordance with Aqua Pennsylvania, Inc. plan specifications, and submit these plans to Aqua Pennsylvania, Inc. for review and approval. To proceed with this project please forward a full set of land development and main extension plans to my attention.

Once the requirements have been met and the main extension plans have been approved, the builder will be able to enter into a Builder's Extension Agreement.

Flow data information for this area, if required, can be obtained upon written request to Lisa Thomas-Oliva of our Production Department. If you have specific questions related to flow test requests, you may reach Mrs. Oliva at (610) 645-1067.

If you require further information, please contact me at (610) 645-4230.

Sincerely,


Michael Linkiewicz
New Business Representative

Sample Water Bills for Amenity Spaces:

The methodology for the calculation of the amenity spaces was based on the following sample water bills provided by the Applicant from a similar apartment facility. The average of the domestic water usage was calculated in gallons per day. Based on the water usage not associated with the tenant areas, which is approximately 20% of the total average, the difference was found to be approximately 3,150 gallons per day, rounded for margin of safety.



Service To:
MCP VALLEY FORGE LLC
300 VILLAGE DR BLDG VR-2
KING OF PRUSSIA, PA 19406

Account Number
002465606 1416808
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: 877.987.2782
Fax: 866.780.8292
www.aquaamerica.com

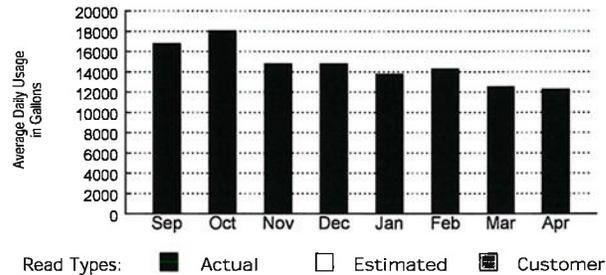
Questions about your water/sewer service?... Contact us before the due date.
Bill Date: April 22, 2019
Total Amount Due: \$ 5,515.48
Current Charges Due Date: May 14, 2019

Meter Data	Meter	Size	Billing Period	Days	Read Type / Meter Readings	Usage	Units
	16040634	6"	04/18/19 03/21/19	28	A 90000 A 1083100 A 90000 A 734800	348,300	Gallons
Average Daily Usage = 12,439 Gallons		Total Days: 28		* A = Actual E = Estimated		Total Usage: 348,300	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 5,879.81
Total Payments Received	5,879.81
Remaining Balance	0.00
Customer Charge Water	862.00
10,000 gallons @ \$0.01 per gallon	100.00
Next 23,300 gallons @ \$0.008785 per gallon.....	204.69
Next 300,000 gallons @ \$0.007288 per gallon	2,186.40
Next 15,000 gallons @ \$0.006668 per gallon.....	100.02
Current Water Charges.....	3,453.11
Customer Charge Sewer.....	498.46
348,300 gallons @ \$0.0035 per gallon.....	1,219.05
Current Sewer Charges.....	1,717.51
Distribution System Improvement Charge (Water)	258.98
Distribution System Improvement Charge (Sewer)	85.88
Amount Due.....	\$ 5,515.48

Water Usage History



Message Center (see reverse side for other information)

- Your March bill stated that your Distribution System Improvement Charge (DCIS) was 3.0% instead of 7.5%. Although we stated an inaccurate percentage, the actual amount of the DSIC charge, as well as the bill calculation, was correct. We apologize for any confusion.
- Effective April 1, 2016 the allowable wastewater Distribution System Improvement Charge (DSIC) is 5.00 percent, which recovers a portion of the cost of collection system improvements, including the replacement of aging wastewater pipes and other infrastructure projects to improve reliability. The Pennsylvania Public Utility Commission permits a maximum wastewater DSIC of 5 percent.

RETURN THIS PORTION WITH YOUR PAYMENT



Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

MAKE CHECK PAYABLE TO:
Aqua PA

Account Number
002465606-1416808

DUE DATE
05/14/2019

TOTAL AMOUNT DUE
\$5,515.48

Please Do Not Remit Payment To The Above Address

Cyc=10WB 1up=2062848

Seq=40460

Amount Enclosed \$

|||||
MCP VALLEY FORGE LLC
PO BOX 4697
LOGAN UT 84323-4697

AQUA PENNSYLVANIA
PO BOX 70279
PHILADELPHIA PA 19176-0279



00246560614168080000005515480



Service To:
MCP VALLEY FORGE LLC
300 VILLAGE DR BLDG VR-2
KING OF PRUSSIA, PA 19406

Account Number
002465606 1416809
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: 877.987.2782
Fax: 866.780.8292
www.aquaamerica.com

Questions about your fire service?... Contact us before the due date.

Bill Date: April 22, 2019
Total Amount Due: \$ 374.10
Current Charges Due Date: May 14, 2019

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
18301092	8"	04/18/19 03/21/19	28	Actual Actual	2400 1100	1,300	Gallons
Average Daily Usage = 46 Gallons		Total Days: 28		Total Usage:		1,300	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 369.80
Total Payments Received	369.80
Remaining Balance	0.00
Customer Charge.....	335.00
1,300 gallons @ \$0.01 per gallon	13.00
Total Water Charges.....	348.00
Distribution System Improvement Charge (Water)	26.10
Amount Due.....	\$ 374.10

Message Center (see reverse side for other information)

- Your March bill stated that your Distribution System Improvement Charge (DCIS) was 3.0% instead of 7.5%. Although we stated an inaccurate percentage, the actual amount of the DSIC charge, as well as the bill calculation, was correct. We apologize for any confusion.
- Effective April 1, 2018, the allowable water Distribution System Improvement Charge (DSIC) is 7.50 percent, which recovers a portion of the cost of distribution system improvements, including the replacement of aging water pipes and other infrastructure, that can also improve water quality. The Pennsylvania Public Utility Commission permits a maximum water DSIC of 7.50 percent.

RETURN THIS PORTION WITH YOUR PAYMENT



Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

MAKE CHECK PAYABLE TO:
Aqua PA

Account Number
002465606-1416809

DUE DATE
05/14/2019

TOTAL AMOUNT DUE
\$374.10

Please Do Not Remit Payment To The Above Address

Cyc=10WB 1up=2062848

Seq=40465

Amount Enclosed \$.

|||||
MCP VALLEY FORGE LLC
PO BOX 4697
LOGAN UT 84323-4697

AQUA PENNSYLVANIA
PO BOX 70279
PHILADELPHIA PA 19176-0279



00246560614168090000000374104



Service To:
MCP VALLEY FORGE LLC
300 VILLAGE DR BLDG VR-2
KING OF PRUSSIA, PA 19406

Account Number
002465606 1416808
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: 877.987.2782
Fax: 866.780.8292
www.aquaamerica.com

Questions about your water/sewer service?... Contact us before the due date.
Bill Date: May 21, 2019
Total Amount Due: \$ 5,696.57
Current Charges Due Date: June 12, 2019

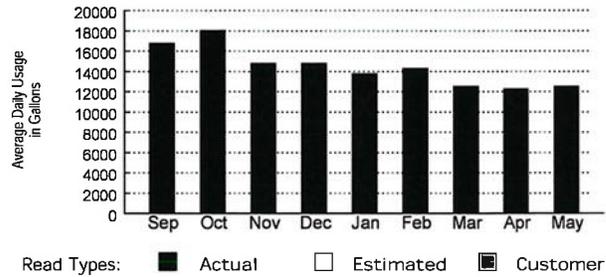
Meter Data

Meter	Size	Billing Period	Days	Read Type / Meter Readings	Usage	Units
16040634	6"	05/17/19 04/18/19	29	A 95000 A 1443100 A 90000 A 1083100	365,000	Gallons
Average Daily Usage = 12,586 Gallons		Total Days:	29	* A = Actual E = Estimated	Total Usage:	365,000 Gallons

Billing Detail

Amount Owed from Last Bill	\$ 5,515.48
Total Payments Received	5,515.48
Remaining Balance	0.00
Customer Charge Water	862.00
10,000 gallons @ \$0.01 per gallon	100.00
Next 23,300 gallons @ \$0.008785 per gallon.....	204.69
Next 300,000 gallons @ \$0.007288 per gallon	2,186.40
Next 31,700 gallons @ \$0.006668 per gallon.....	211.38
Current Water Charges.....	3,564.47
Customer Charge Sewer.....	498.46
365,000 gallons @ \$0.0035 per gallon.....	1,277.50
Current Sewer Charges.....	1,775.96
Distribution System Improvement Charge (Water)	267.34
Distribution System Improvement Charge (Sewer)	88.80
Amount Due.....	\$ 5,696.57

Water Usage History



Message Center (see reverse side for other information)

- Effective April 1, 2016 the allowable wastewater Distribution System Improvement Charge (DSIC) is 5.00 percent, which recovers a portion of the cost of collection system improvements, including the replacement of aging wastewater pipes and other infrastructure projects to improve reliability. The Pennsylvania Public Utility Commission permits a maximum wastewater DSIC of 5 percent.
- Effective April 1, 2018, the allowable water Distribution System Improvement Charge (DSIC) is 7.50 percent, which recovers a portion of the cost of distribution system improvements, including the replacement of aging water pipes and other infrastructure, that can also improve water quality. The Pennsylvania Public Utility Commission permits a maximum water DSIC of 7.50 percent.

RETURN THIS PORTION WITH YOUR PAYMENT



Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

MAKE CHECK PAYABLE TO:
Aqua PA

Account Number
002465606-1416808

Please Do Not Remit Payment To The Above Address

DUE DATE: 06/12/2019
TOTAL AMOUNT DUE: \$5,696.57

Cyc=10WB 1up=2072917

Seq=31167

Amount Enclosed \$



MCP VALLEY FORGE LLC
PO BOX 4697
LOGAN UT 84323-4697

AQUA PENNSYLVANIA
PO BOX 70279
PHILADELPHIA PA 19176-0279



00246560614168080000005696579



Service To:
MCP VALLEY FORGE LLC
300 VILLAGE DR BLDG VR-2
KING OF PRUSSIA, PA 19406

Account Number
002465606 1416809
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: 877.987.2782
Fax: 866.780.8292
www.aquaamerica.com

Questions about your fire service?... Contact us before the due date.
Bill Date: May 21, 2019
Total Amount Due: \$ 360.13
Current Charges Due Date: June 12, 2019

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
18301092	8"	05/17/19	29	Actual	2400	0	Gallons
		04/18/19		Actual	2400		
			Total Days:	29	Total Usage:		0 Gallons

Billing Detail

Amount Owed from Last Bill	\$ 374.10
Total Payments Received	374.10
Remaining Balance	0.00
Customer Charge.....	335.00
Total Water Charges.....	335.00
Distribution System Improvement Charge (Water)	25.13
Amount Due.....	\$ 360.13

Message Center (see reverse side for other information)

- Effective April 1, 2018, the allowable water Distribution System Improvement Charge (DSIC) is 7.50 percent, which recovers a portion of the cost of distribution system improvements, including the replacement of aging water pipes and other infrastructure, that can also improve water quality. The Pennsylvania Public Utility Commission permits a maximum water DSIC of 7.50 percent.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquaamerica.com.

RETURN THIS PORTION WITH YOUR PAYMENT



Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

MAKE CHECK PAYABLE TO:
Aqua PA

Account Number
002465606-1416809

Please Do Not Remit Payment To The Above Address

DUE DATE 06/12/2019 **TOTAL AMOUNT DUE \$360.13**

Cyc=10WB 1up=2072917

Seq=31168

Amount Enclosed \$

|||||
MCP VALLEY FORGE LLC
PO BOX 4697
LOGAN UT 84323-4697

AQUA PENNSYLVANIA
PO BOX 70279
PHILADELPHIA PA 19176-0279



00246560614168090000000360137



Service To:
MCP VALLEY FORGE LLC
300 VILLAGE DR BLDG VR-2
KING OF PRUSSIA, PA 19406

Account Number
002465606 1416808
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: 877.987.2782
Fax: 866.780.8292
www.aquaamerica.com

Questions about your water/sewer service?... Contact us before the due date.
Bill Date: June 24, 2019
Total Amount Due: \$ 8,801.67
Current Charges Due Date: July 16, 2019

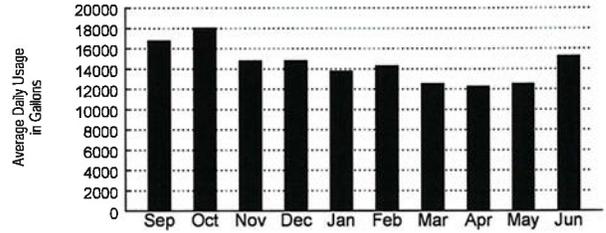
Meter Data

Meter	Size	Billing Period	Days	Read Type / Meter Readings	Usage	Units
16040634	6"	06/20/19 05/17/19	34	A 105000 A 1953900 A 95000 A 1443100	520,800	Gallons
Average Daily Usage = 15,317 Gallons		Total Days: 34		* A = Actual E = Estimated	Total Usage: 520,800	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 5,696.57
Total Payments Received	5,696.57
Remaining Balance	0.00
Current Water Charges	5,278.25
Current Sewer Charges	3,523.42
Amount Due	\$ 8,801.67

Water Usage History



Read Types: Actual Estimated Customer

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

RETURN THIS PORTION WITH YOUR PAYMENT



Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

MAKE CHECK PAYABLE TO:
Aqua PA

Account Number
002465606-1416808

DUE DATE
07/16/2019

TOTAL AMOUNT DUE
\$8,801.67

Please Do Not Remit Payment To The Above Address

Cyc=10WB 1up=2083693

Seq=49411

Amount Enclosed \$



MCP VALLEY FORGE LLC
PO BOX 4697
LOGAN UT 84323-4697

AQUA PENNSYLVANIA
PO BOX 70279
PHILADELPHIA PA 19176-0279



00246560614168080000008801673



Service To:
MCP VALLEY FORGE LLC
300 VILLAGE DR BLDG VR-2
KING OF PRUSSIA, PA 19406

Account Number
002465606 1416809
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: 877.987.2782
Fax: 866.780.8292
www.aquaamerica.com

Questions about your fire service?... Contact us before the due date.

Bill Date
June 24, 2019

Total Amount Due
\$ 355.67

Current Charges Due Date
July 16, 2019

Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
18301092	8"	06/20/19	34	Actual	2400	0	Gallons
		05/17/19		Actual	2400		
			Total Days:	34	Total Usage:		0
							Gallons

Billing Detail

Amount Owed from Last Bill	\$ 360.13
Total Payments Received	360.13
Remaining Balance	0.00
Total Water Charges.....	355.67
Amount Due.....	\$ 355.67

Message Center (see reverse side for other information)

- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquaamerica.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

RETURN THIS PORTION WITH YOUR PAYMENT



Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

MAKE CHECK PAYABLE TO:
Aqua PA

Account Number
002465606-1416809

Please Do Not Remit Payment To The Above Address

DUE DATE
07/16/2019

TOTAL AMOUNT DUE
\$355.67

Cyc=10WB 1up=2083693

Seq=49410

Amount Enclosed \$.



MCP VALLEY FORGE LLC
PO BOX 4697
LOGAN UT 84323-4697

AQUA PENNSYLVANIA
PO BOX 70279
PHILADELPHIA PA 19176-0279



00246560614168090000000355679

Section 7

Sewer Planning Narrative Matson Mill Apartments



**Proposed Matson Mill Apartments Development
for High Street Conshohocken I, LLC
Washington Street & Oak Street
Conshohocken Borough
Montgomery County, PA
PC181274
Last Revised 1/31/2020**

PROJECT DESCRIPTION

High Street Conshohocken I, LLC proposes to develop the parcels of land located along Washington Street on the northwest side of Fayette Street (SR 3016) in Conshohocken Borough, Montgomery County, PA. The overall site, comprised of APNs 05-00-00052-006, 05-00-00040-00-9, 05-00-00048-00-1, and 05-00-00036-00-4, is proposed to be consolidated into two (2) lots. The apartment building will be situated on the eastern side of the site, proposed as Lot 1, and will consist of 6.039 acres and is the focus of the proposed apartment development application. The 6.317-acre proposed Lot 2 area is intended as future SEPTA use and is not part of the Matson Mill Apartments application, meaning the Lot 2 SEPTA area will be permitted separately by SEPTA. The remaining acres will be dedicated to the Borough for the proposed Oak Street Ultimate Right-of-Way.

The Matson Mill Apartments proposal includes the installation of driveways, utilities, landscaping and stormwater management controls necessary to support the development. Approximately ± 5.00 acres will be disturbed as part of the proposed Lot 1 apartment building.

The project proposes to connect to a 12" sanitary main extension along Washington Street, past Fayette Street that will connect to a proposed 12" system in Harry Street.

The proposed apartment building will contain 295 units and is expected to produce approximately 77,438 gallons of sewage flows, based on the Borough of Conshohocken Authority (BCA) definition of 262.5 GPD per unit (295 apartments x 262.5 GPD/apartment). In addition, amenity spaces (consisting of public restrooms, a dog wash, and minor kitchen facilities) have been calculated with previous water records and are expected to produce an additional 3,150 GPD of wastewater flows. The combined 295 apartment units plus the 3,150 GPD amenity space flow results in a total wastewater flow of 80,588 GPD (77,438 GPD + 3,150 GPD) and will require 307 EDUs utilizing the BCA conversion.

ALTERNATIVE SEWAGE DISPOSAL INVESTIGATION

The decision to construct a sanitary sewer extension and connect to the existing sanitary sewer main is based on the analysis of the site and surrounding conditions. On-lot absorption, treatment and spray irrigation or stream discharge would be unfeasible due to the existing conditions of this site and administrative requirements of these alternatives. Therefore, connection to the existing public sanitary sewer system represents the most practical, environmentally sensitive, and economical alternative.

Alternative Sewage Facilities Analysis – Matson Mill



**Proposed Matson Mill Apartments Development
for High Street Conshohocken I, LLC
Washington Street & Oak Street
Conshohocken Borough
Montgomery County, PA
PC181274
Last Revised 1/24/2020**

1. High Street Conshohocken I, LLC proposes to develop the parcels of land located along Washington Street on the northwest side of Fayette Street (SR 3016) in Conshohocken Borough, Montgomery County, PA. The overall site, comprised of APNs 05-00-00052-006, 05-00-00040-00-9, 05-00-00048-00-1, and 05-00-00036-00-4, is proposed to be consolidated into two (2) lots. The apartment building will be situated on the eastern side of the site, proposed as Lot 1, and will consist of 6.039 acres and is the focus of the proposed apartment development application. The 6.317-acre proposed Lot 2 area is intended as future SEPTA use and is not part of the Matson Mill Apartments application, meaning the Lot 2 SEPTA area will be permitted separately by SEPTA. The remaining acres will be dedicated to the Borough for the proposed Oak Street Ultimate Right-of-Way.

The Matson Mill Apartments proposal includes the installation of driveways, utilities, landscaping and stormwater management controls necessary to support the development. Approximately \pm 5.00 acres will be disturbed as part of the proposed Lot 1 apartment building.

The project proposes to connect to a 12" sanitary main extension along Washington Street, past Fayette Street that will connect to a proposed 12" system in Harry Street.

The proposed apartment building will contain 295 units and is expected to produce approximately 77,438 gallons of sewage flows, based on the Borough of Conshohocken Authority (BCA) definition of 262.5 GPD per unit (295 apartments x 262.5 GPD/apartment). In addition, amenity spaces (consisting of public restrooms, a dog wash, and minor kitchen facilities) have been calculated with previous water records and are expected to produce an additional 3,150 GPD of wastewater flows. The combined 295 apartment units plus the 3,150 GPD amenity space flow results in a total wastewater flow of 80,588 GPD (77,438 GPD + 3,150 GPD) and will require 307 EDUs utilizing the BCA conversion and will be served by public sanitary sewer. This method is intended for ultimate use.

2. The subject project is located within the "SP-3 – Specially Planned District 3" zoning district, and the proposed use, "27-1603.4 Single and Multi-Family Residences," is permitted by Conditional Use. As they exist today, the subject parcels currently include a 1-story masonry and metal distribution facility and a 2-story masonry building (James J. Neve, Inc.), as well as various cars, trucks, and abandoned railroad tracks to the west. The areas surrounding the overall site to the north, west, east/northeast of the site are also designated as SP-3. The Schuylkill River borders the site to the south. The "SP-1 – Specially Planned District 1" zoning district is northeast of the site, across the Philadelphia Germantown and Norristown Railroad tracks. A residential apartment building development, the Grande at Riverview condominium complex, is northeast of the site across the Philadelphia Germantown and Norristown Railroad tracks. Immediately to the north of the site, also across Philadelphia Germantown and Norristown Railroad track, is currently an open space grass and wooded area. The eastern portion of the site is currently an open grassy area with paved areas and the subject of a separate land development application (not associated with the Matson Mill project). The eastern adjacent area also contains a SEPTA station. Public sanitary sewer serves the adjacent parcels that are developed and public sanitary sewer is proposed to serve the parcels that are currently undeveloped. These methods are intended for ultimate use.
3. The regional wastewater collection, conveyance, and treatment system for the service area is operated under the delegated responsibility of the Borough of Conshohocken Authority (BCA). The BCA operates and maintains the wastewater treatment plant and the collection and

conveyance system within the Borough of Conshohocken. The system presently has no significant operation or maintenance problems and consistently meets permit effluent limits provided for in the WWTP National Pollution Discharge Elimination System (NPDES) operating permit. The BCA WWTP is not currently subject to any Corrective Action Plans (CMP) developed under Title 25, Chapter 94 of the PA Code.

4. The subject development area is proposed to be serviced by public sewage disposal per the municipal sewage facilities plan.
5. Per the Conshohocken Borough Act 537 Plan, the BCA WWTP is not currently subject to any Corrective Action Plans (CMP). However, per the Borough of Conshohocken Act 537 Plan, and as it relates to the Matson Mill Apartments proposal directly, the Borough of Conshohocken Comprehensive Plan proposes improvements to the existing treatment system. The Act 537 Plan states, "Renovating the BCA WWTP to meet anticipated nutrient loading requirement would be consistent with the objectives provided for in the Comprehensive Plan in that it would allow for continued growth in underutilized areas of Conshohocken and the remainder of the service area, in particular, the redevelopment of river front areas that reflect the region's industrial heritage. By development of these former industrial areas, the Comprehensive Plan Steering Committee has identified underutilized land as an important tool to expand the tax and employment base. The committee also recognizes the development of the riverfront area as an opportunity to enhance the natural environment and positively impact the overall quality of life for residents of the Borough."
- 6/7. Connection to an Existing Wastewater Treatment Facility – This option is the specified method of sewage disposal for this area in the Municipality's Official Sewage Facilities Act 537 Plan.

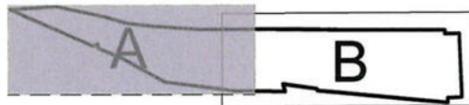
On-Lot Sewage Disposal – The development requires that the majority of the site be paved and developed to provide parking for the site. Given the amount of paving required for parking, insufficient area is available to support on-lot sewage disposal.

Sewage Treatment and Spray Irrigation Disposal – The current lot configuration does not allow for a sufficient area for storage and isolation distances or a sufficient area of constraints and the availability of public sewer for this time.

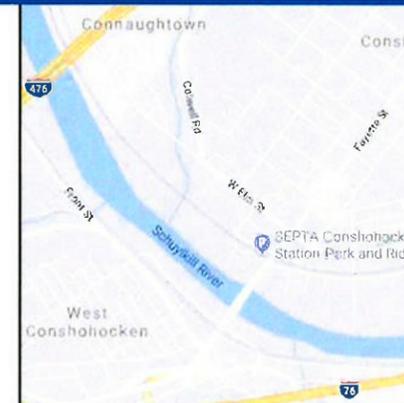
In conclusion, the proposed connection to the public sanitary sewer in accordance with Conshohocken Borough's Act 537 Plan has been evaluated to be the best method of sewage disposal for this project.

8. The Conshohocken Borough Authority will be responsible for the operation and maintenance of the existing off-site facilities in compliance with applicable water quality standards and effluent limitations, conveyance, and treatment facilities.

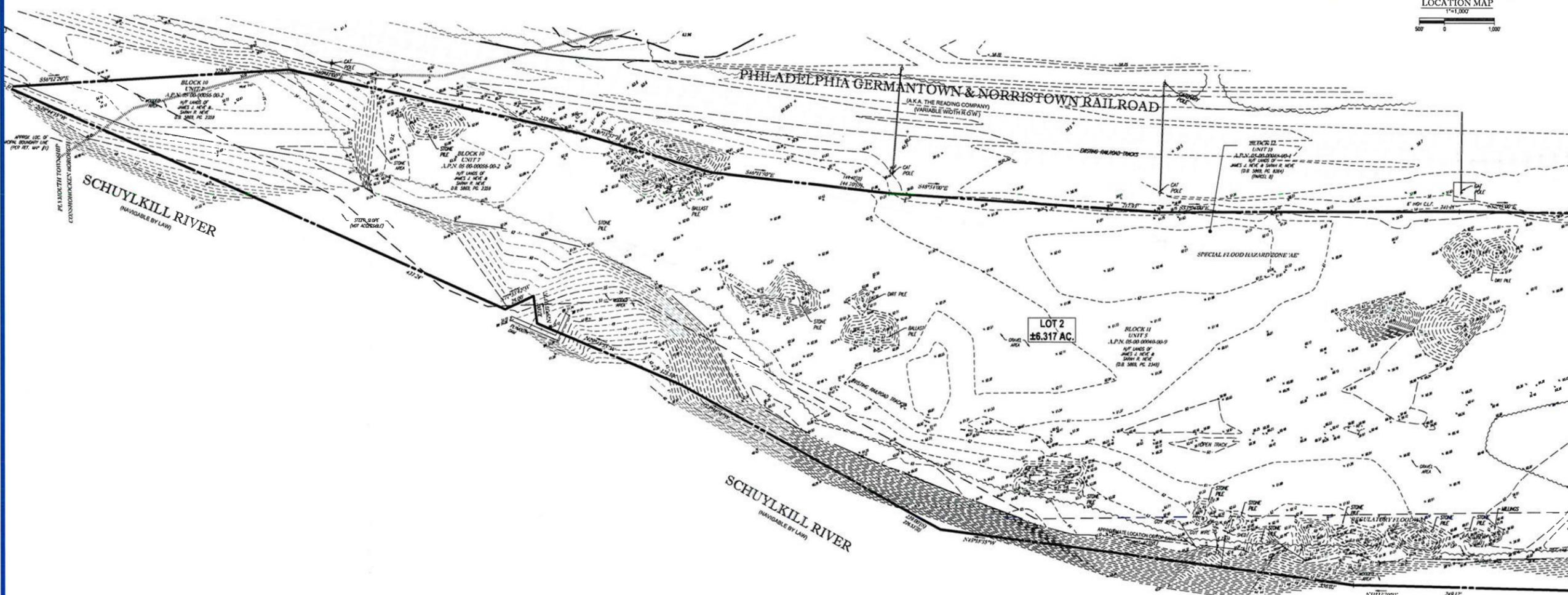
Section 8



KEY MAP



LOCATION MAP
1"=1,000'
500 0 1,000'



LINE LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING INTERIOR PROPERTY LINE
- EXISTING LEGAL ROW
- EXISTING CENTERLINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING ZONING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING WETLANDS
- EXISTING FLOODPLAIN
- EXISTING PROPERTY BOUNDARY TO BE EXTINGUISHED
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONCRETE CURB
- EXISTING BUILDING TO BE REMOVED
- EXISTING CURB TO BE REMOVED
- EXISTING RETAINING WALL TO BE REMOVED
- EXISTING TREE LINE TO BE REMOVED
- EXISTING CONTOUR

LEGEND

- △ EXISTING PARKING SPACE COUNT
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING WELL
- EXISTING ROOF DRAIN
- EXISTING CLEANOUT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING GAS METER
- EXISTING AC UNIT
- EXISTING LIGHT POLE
- EXISTING SIGN
- C.L.F. CHAIN LINK FENCE
- D.C. DEPRESSED CURB
- E.O.P. EDGE OF PAVEMENT
- L.S.A. LANDSCAPED AREA TO BE REMOVED
- (TBR) EXISTING TREES TO BE REMOVED
- EXISTING TREES

- △ EXISTING PARKING SPACE COUNT TO BE REMOVED
- EXISTING CONCRETE MONUMENT TO BE REMOVED
- EXISTING IRON PIN TO BE REMOVED
- EXISTING SANITARY MANHOLE TO BE REMOVED
- EXISTING STORM SEWER MANHOLE TO BE REMOVED
- EXISTING INLET TO BE REMOVED
- EXISTING WELL TO BE REMOVED
- EXISTING ROOF DRAIN TO BE REMOVED
- EXISTING CLEANOUT TO BE REMOVED
- EXISTING GAS VALVE TO BE REMOVED
- EXISTING WATER VALVE TO BE REMOVED
- EXISTING UTILITY POLE TO BE REMOVED
- EXISTING GAS METER TO BE REMOVED
- EXISTING AC UNIT TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING SIGN TO BE REMOVED
- EXISTING TREES TO BE REMOVED



BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROJECT ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	SHAW

811
 Know what's below.
 Call before you dig.
 PENNSYLVANIA
 YOU MUST CALL 811 BEFORE ANY EXCAVATION
 WHETHER IT'S ON PRIVATE OR PUBLIC LAND
 1-800-242-1776

PROJECT No.: PC181274
 DRAWN BY: WRR
 CHECKED BY: WRR
 DATE: 01/02/2020
 SCALE: AS SHOWN
 CAD I.D.: PC181274 PLOT PLAN-G

PROJECT:
 PLOT PLAN
 FOR
HIGH STREET CONSHOHOCKEN I, LLC
 MATSON MILL APARTMENTS
 WASHINGTON STREET & OAK STREET
 BOROUGH OF CONSHOHOCKEN
 MONTGOMERY COUNTY, PA

BOHLER ENGINEERING
 1800 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 995-9100
 Fax: (215) 995-9102
www.BohlerEngineering.com

W.R. REARDEN
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE073243
 NEW JERSEY LICENSE No. Z461048450

SHEET TITLE:
PLOT PLAN
 SHEET NUMBER:
1
 (1 OF 2)
 REVISION 0 - 01/30/2019

Section 9



PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

emailed 8/22/19

SHPO USE ONLY		Reviewers: <u>MIS</u> <u>EY</u>
DATE RECEIVED: <u>8/9/19</u>	DATE DUE: <u>8/23/19</u>	
ER NUMBER: <u>2019-2093-091-A</u>		HRSF: _____

REV: 06/2018

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal? YES NO OR This is additional information for ER Number:

Project Name Proposed Matson Mill Apartments County Montgomery Municipality Conshohocken Borough

Project Address Washington & Oak Sts City/State/ Zip Conshohocken PA 19428

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name Lindsey Breylinger, Project Manager Phone (215) 996-9100

Company Bohler Engineering PA, LLC Fax (215) 996-9102

Street/PO Box 1600 Manor Drive, Suite 200 Email lbreylinger@bohlereng.com

City/State/Zip Chalfont PA 18914

SECTION C: PROJECT DESCRIPTION

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

List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)
	State	NPDES Permit	TBD
	State	Act 537 Sewage Facilities Planning	TBD

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

Project includes (check all that apply): Construction Demolition Rehabilitation Disposition

Total acres of project area: 6.041 Total acres of earth disturbance: ± 5.00

Are there any buildings or structures within the project area? Yes No Approximate age of buildings: 40+ years

Does this project involve properties listed in or eligible for the National Register of Historic Places, or designated as historic by a local government?	Yes <input type="radio"/>	No <input checked="" type="radio"/>	Unsure <input type="radio"/>	Name of historic property or historic districts
---	---------------------------	-------------------------------------	------------------------------	---

Please print and mail completed form and all attachments to:

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

Attachments – Please include the following information with this form

<input checked="" type="checkbox"/>	Map – 7.5' USGS quad showing project boundary and Area of Potential Effect
<input checked="" type="checkbox"/>	Description/Scope – Describe the project, including any ground disturbance and previous land use
<input checked="" type="checkbox"/>	Site Plans/Drawings – Indicate past and present land use, location and dates of buildings, and proposed improvements
<input checked="" type="checkbox"/>	Photographs – Attach prints or digital photographs showing the project site, including images of all buildings and structures keyed to a site plan

SHPO DETERMINATION (SHPO USE ONLY)

There are **NO HISTORIC PROPERTIES** in the Area of Potential Effect The project will have **NO ADVERSE EFFECTS WITH CONDITIONS** (see attached)

The project will have **NO EFFECT** on historic properties **SHPO REQUESTS ADDITIONAL INFORMATION** (see attached)

The project will have **NO ADVERSE EFFECTS** on historic properties:

SHPO REVIEWER: Mark Shaffer DATE: 8/22/19

1. PROJECT INFORMATION

Project Name: **Proposed Single and Multi-Family Residences**

Date of Review: **3/1/2019 04:23:54 PM**

Project Category: **Development, Other**

Project Area: **15.90 acres**

County(s): **Montgomery**

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

ZIP Code: **19428**

Quadrangle Name(s): **NORRISTOWN**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Plymouth Creek-Schuylkill River**

Decimal Degrees: **40.073721, -75.312681**

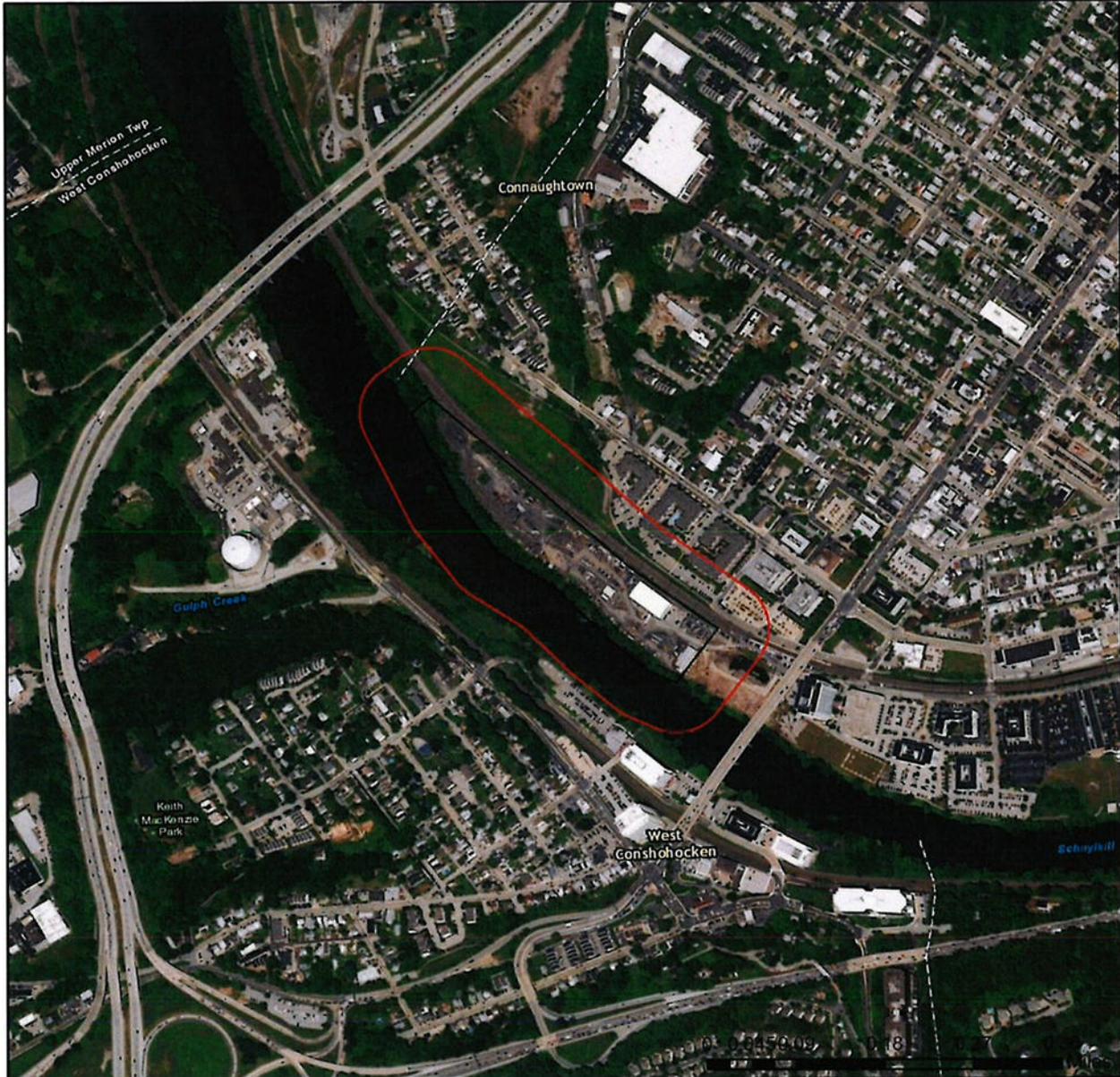
Degrees Minutes Seconds: **40° 4' 25.3947" N, 75° 18' 45.6500" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

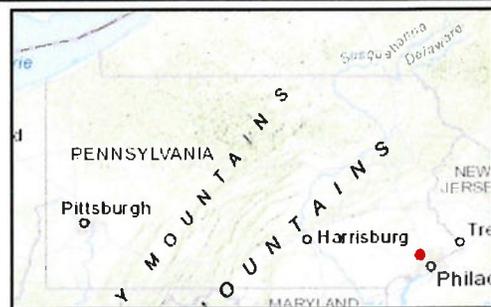
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Proposed Single and Multi-Family Residences

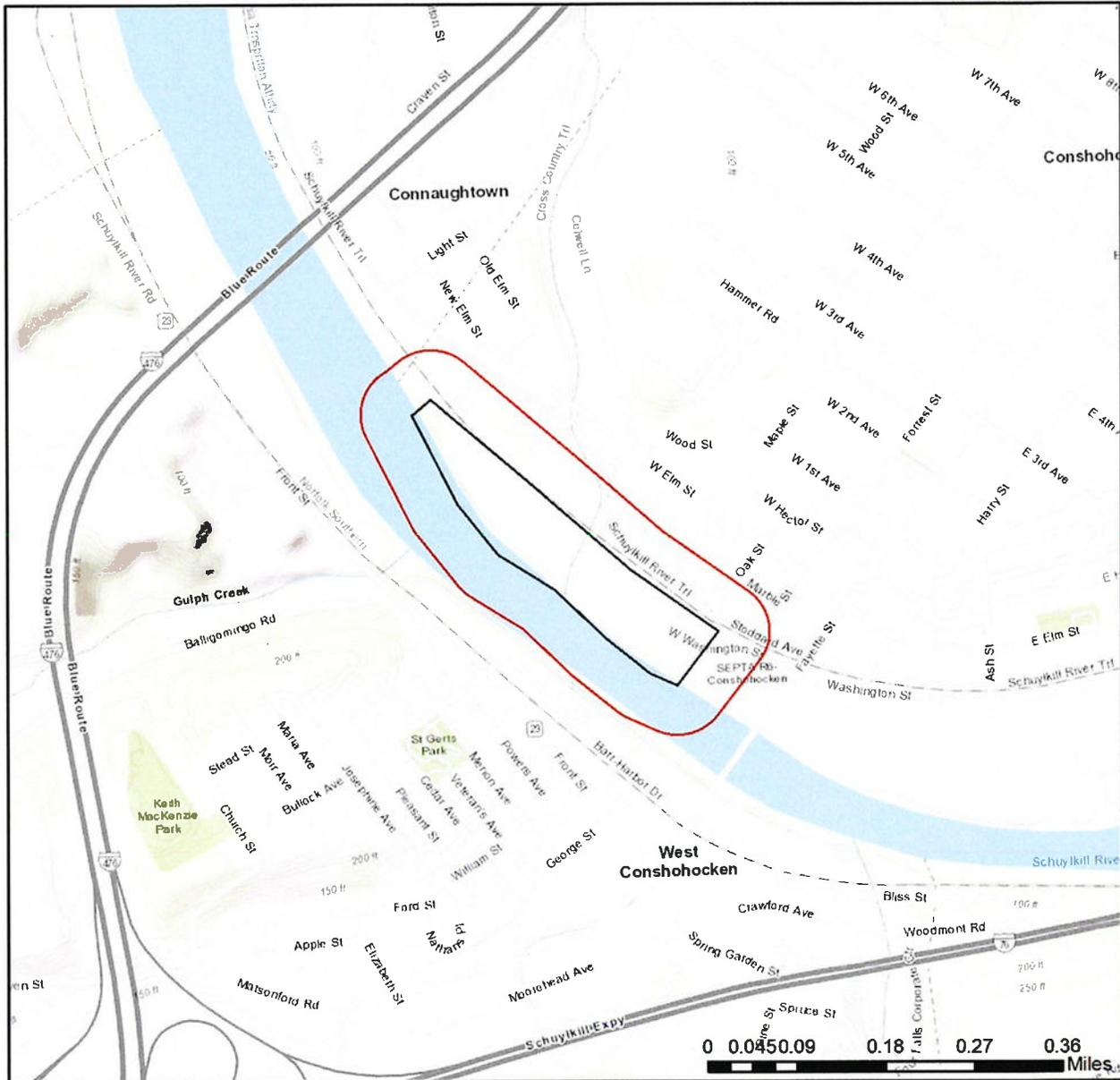


- Project Boundary
- Buffered Project Boundary

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



Proposed Single and Multi-Family Residences



- Project Boundary
- Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

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

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PFBC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Alosa mediocris	Hickory Shad	Endangered
Sensitive Species**		Threatened

U.S. Fish and Wildlife Service

RESPONSE:

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

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email* the following information to the agency(s). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies. Alternatively, applicants may email or mail their project materials (see AGENCY CONTACT INFORMATION).

***Note:** U.S. Fish and Wildlife Service requires applicants to mail project materials to the USFWS PA field office (see AGENCY CONTACT INFORMATION). USFWS will not accept project materials submitted electronically (by upload or email).

Check-list of Minimum Materials to be submitted:

___ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

___ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

___ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

___ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

___ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

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

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

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

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

7. PROJECT CONTACT INFORMATION

Name: Alexandria Walsh
Company/Business Name: Bohler Engineering PA, LLC
Address: 1600 Manor Drive, Suite 200
City, State, Zip: Chalfont, PA 18914
Phone: (215) 996 - 9100 Fax: (215) 996 - 9102
Email: awalsh@bohlereng.net

8. CERTIFICATION

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



applicant/project proponent signature

3/06/2019

date



Pennsylvania Fish & Boat Commission

Division of Environmental Services
Natural Diversity Section
595 E Rolling Ridge Dr.
Bellefonte, PA 16823
814-359-5237

March 19, 2019

IN REPLY REFER TO
SIR# 50884

Bohler Engineering
Alexandria Walsh
1600 Manor Drive
Chalfont, Pennsylvania 18914

**RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 673872_1
Proposed Single and Multi-Family Residence
MONTGOMERY County: Conshohocken Borough**

Dear Alexandria Walsh:

This responds to your inquiry about a Pennsylvania Natural Diversity Inventory (PNDI) Internet Database search “potential conflict” or a threatened and endangered species impact review. These projects are screened for potential conflicts with rare, candidate, threatened or endangered species under Pennsylvania Fish & Boat Commission jurisdiction (fish, reptiles, amphibians, aquatic invertebrates only) using the Pennsylvania Natural Diversity Inventory (PNDI) database and our own files. These species of special concern are listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, and the Pennsylvania Fish & Boat Code (Chapter 75), or the Wildlife Code.

Eastern Redbelly Turtle (*Pseudemys rubriventris*, PA threatened)

Based on our review of this project, the project site contains accessible potential nesting habitat for the Eastern Redbelly Turtle. The following measures will be necessary in order to avoid impacts to redbelly turtles during the construction of this project:

1) A silt fence barrier should be placed at the edge of the proposed area of disturbance, in between the waterway and the work area, to prevent turtles from accessing active work zones. This fence should be installed during the inactive period of the Eastern Redbelly Turtle (October 15-April 15) so that active turtles or their nests do not get trapped in the work zone.

2) Any turtle found on site should be relocated to the nearest aquatic habitat. Additionally, the PFBC must be contacted within 48 hours of the find.

If the potential habitat areas can be fenced as recommended, and provided that best management

Our Mission:

www.fish.state.pa.us

To protect, conserve and enhance the Commonwealth's aquatic resources and provide fishing and boating opportunities.

practices are employed and strict erosion and sedimentation measures are maintained, I do not foresee any adverse impacts to Eastern Redbelly Turtle from the proposed project.

This response represents the most up-to-date summary of the PNDI data and our files and is valid for two (2) years from the date of this letter. An absence of recorded species information does not necessarily imply species absence. Our data files and the PNDI system are continuously being updated with species occurrence information. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered, and consultation shall be re-initiated.

If you have any questions regarding this review, please contact Kathy Gipe at 814-359-5186 and refer to the SIR # 50884. Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

Sincerely,

A handwritten signature in black ink that reads "Christopher A. Urban". The signature is written in a cursive style with a large, prominent initial "C".

Christopher A. Urban, Chief
Natural Diversity Section

CAU/KDG/dn