

# SEWAGE FACILITIES PLANNING MODULE

DEP CODE # 1-15972-264-3J

FOR

THE STOKES ESTATE  
WESTTOWN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

November 2020  
Revised December 2020

Prepared for:

Keystone Custom Homes  
227 Granite Run Drive, Suite 100  
Lancaster, PA 17601

Prepared by:

**D.L. HOWELL & ASSOCIATES, INC.**

1250 Wrights Lane, West Chester, PA 19380  
Phone: 610-918-9002 Fax: 610-918-9003



**SENT VIA ELECTRONIC MAIL ONLY**

November 3, 2020

Mr. Dave DiCecco  
D.L. Howell & Associates, Inc.  
1250 Wright's Lane  
West Chester, PA 19380

Re: Act 537, Application for Exemption  
Stokes Estate Subdivision  
DEP Code No. 1-15972-264-3J  
Westtown Township  
Chester County

Dear Mr. DiCecco:

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 a 62-lot residential subdivision that will be served by a connection to public sewer. The project is located at 1013 Shiloh Road, in Westtown Township, Chester County.

Sewage Facilities Planning Module forms are available online at [www.dep.pa.gov](http://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.

Your project requires the following forms. Please 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.

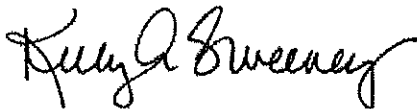
Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in 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: Chester County Health Department (via email)  
Chester County Planning Commission (via email)  
Chester County Conservation District (via email)  
Westtown Township (via email)  
Keystone Custom Homes (via email)  
Planning Section  
Re 30

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
<b>DEP Checklist Letter</b>		
✓	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	
<b>Transmittal Letter (Form 3800-FM-BPNPSM0355)</b>		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
	Transmittal Letter is signed by the municipal secretary	
<b>Resolution of Adoption (Form 3800-FM-BPNPSM0356)</b>		
✓	Resolution of Adoption is attached and completed	
	Resolution of Adoption is signed by the municipal secretary	
	Resolution of Adoption has a visible municipal seal	
<b>Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)</b>		
	Component 4A is attached, completed and signed	
	Municipal Responses to Component 4A comments are included	
<b>Component 4B - County Planning Agency Review (Form 3800-FM-BPNPSM0362B)</b>		
	Component 4B is attached, completed and signed	
	Municipal Responses to Component 4B comments are included	
<b>Component 4C - County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)</b>		
	Component 4C is attached, completed and signed	
	Municipal Responses to Component 4C comments are included	
<b>Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)</b>		
<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	
✓	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	
✓	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
ELECTRONIC SUBMISSION	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	

✓	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	

N/A	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	
N/A	If private, the required analysis and evaluation of sewage management options is attached	
N/A	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
N/A	Section O.3. The Project Flows for the private facilities are provided	
N/A	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	

N/A	Section O.4.b. The private Collection System information is completed, signed and dated	
N/A	Section O.4.c. The private Conveyance System information is completed, signed and dated	
N/A	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
N/A	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
N/A	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
N/A	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: \_\_\_\_\_  
Applicant (or Applicant's authorized representative)

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Municipal Secretary

Date: \_\_\_\_\_



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).
- 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

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Signature of Municipal Official

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Date submittal determined complete



**TRANSMITTAL LETTER  
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY				
DEP CODE # 1-15972-264-3J	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)

Date \_\_\_\_\_

Southeast Regional Office  
 2 East Main Street  
 Norristown, PA 19401

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by D.L. Howell & Associates, Inc.  
 (Name)

\_\_\_\_\_ for The Stokes Estate  
 (Title) (Name)

a subdivision, commercial, or industrial facility located in Westtown Township

Chester County.  
 (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", and is  adopted for submission to the Department of Environmental Protection  transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, 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 Sewage Facilities 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, 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"/> 4.A. Municipal Planning Agency Review         |
| <input type="checkbox"/> 2. Individual and Community Onlot Disposal of Sewage | <input type="checkbox"/> 3s Small Flow Treatment Facilities                   | <input checked="" type="checkbox"/> 4.B. County Planning Agency Review            |
| <input type="checkbox"/> 2m. Sewage Management Program                        |   | <input checked="" type="checkbox"/> 4.C. County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

Note: Please remove and recycle the Instructions portion of the Sewage Facilities Planning Module prior to mailing the appropriate completed components and supporting documents to the approving agency.



DEP Code No.  
1-15972-264-3J

### RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

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

The Stokes Estate, 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**, Westtown Township finds that the subdivision described in the attached  
municipality

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

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of Westtown hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary,  
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_\_.

Municipal Address:

Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382  
Telephone (610) 692-1930

Seal of  
Governing Body





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

Code No.  
1-15972-264-3J

## 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 #
1-15972-264-3J				

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 The Stokes Estate

2. Brief Project Description Keystone Custom Homes proposes to construct a sixty eight lot residential subdivision on approximately 65.1 acres. The property is located at 1013 Shiloh Road in Westtown Township, Chester County.

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

Municipality Name	County	City	Boro	Twp
Westtown Township	Chester	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Altshul	Jon			Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
P.O. Box 79				
Address Last Line -- City		State	ZIP+4	
Westtown		PA	19395	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
(610) 692-1930	(610) 692-9651			

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

The Stokes Estate

Site Location Line 1 1013 Shiloh Road	Site Location Line 2
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Site Location Last Line -- City West Chester	State PA	ZIP+4 19380	Latitude 39°57'00.5"N	Longitude 75°33'07.9"W
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Detailed Written Directions to Site From the intersection of Westtown Road and S. Five Points Road- follow S. Five Points Road south to the intersection of Little Shiloh Road. Turn left onto Little Shiloh Road and then right onto Shiloh Road. The site is located on the left, adjacent to the intersection of Oakbourne Road.

Description of Site Currently, an existing farmhouse, with associated barn, resides on site. The majority of the site is used for agricultural purposes.

**Site Contact (Developer/Owner)**

Last Name Briegel	First Name Bill	MI	Suffix	Phone (717) 464-9060	Ext.
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Site Contact Title	Site Contact Firm (if none, leave blank) Keystone Custom Homes
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FAX	Email billb@keystonecustomhome.com
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Mailing Address Line 1 227 Granite Run Drive	Mailing Address Line 2 Suite 100
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Mailing Address Last Line -- City Lancaster	State PA	ZIP+4 17601
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**D. PROJECT CONSULTANT INFORMATION** (See Section D of instructions)

Last Name DiCecco	First Name David	MI	Suffix
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Title Environmental Scientist, SEO	Consulting Firm Name D.L. Howell & Associates, Inc.
---------------------------------------	--

Mailing Address Line 1 1250 Wrights Lane	Mailing Address Line 2
---	------------------------

Address Last Line -- City West Chester	State PA	ZIP+4 19380	Country USA
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Email ddicecco@dlhowell.com	Area Code + Phone (610) 918-9002	Ext.	Area Code + FAX (610) 918-9003
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**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 \_\_\_\_\_

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 68

Connections 68

Name of:

existing collection or conveyance system Westtown Township

owner Westtown Township

existing interceptor Chester Creek Interceptor

owner Westtown Township

**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 Chester Creek Wastewater Treatment Plant

NPDES Permit Number for existing facility 31771

Clean Streams Law Permit Number \_\_\_\_\_

Location of discharge point for a new facility. Latitude 39 57' 1" N Longitude 75 32' 49" W

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 Chester Creek Wastewater Treatment Plant

(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 Westtown Township

Name of Responsible Agent Mark Gross, Dir. of Public Works

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

(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](http://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](http://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 17,000 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	123,643	494,573	12,115	48,460 (1)	29,115	116,460 (1)
<b>Conveyance</b>	350,000	1,224,000	12,115	14,178	12,115 (2)	14,178 (2)
<b>Treatment</b>	495,000	495,000	279,000	419,000	296,000	444,530

NOTES: (1) Based on 4.0 peaking factor, (2) for Bayard Rustin Pump Station

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 Westtown Township

Name of Responsible Agent Mark Gross, Director of Public Works

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

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

c. Conveyance System

Name of Agency, Authority, Municipality Westtown Township

Name of Responsible Agent Mark Gross, Director of Public Works

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality Westtown-Chester Creek Wastewater Treatment Plant

Name of Responsible Agent Mark Gross, Director of Public Works

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

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

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

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

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

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

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

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

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



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

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

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 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?

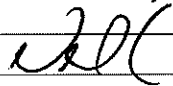
**P. PUBLIC NOTIFICATION REQUIREMENT cont'd.** (See Section P of instructions)

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.

David DiCecco



Name (Print)

Signature

Environmental Scientist, SEO

11/9/2020

Title

Date

1250 Wrights Lane, West Chester, PA 19380

610-918-9002

Address

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 \$3,400.00 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.

$$\#68 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 3,400.00$$

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:

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

- 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:

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

## Component 4A



DEP Code #:  
 1-15972-264-3J

**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

The Stokes Estate

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

1. Date plan received by municipal planning agency \_\_\_\_\_
2. Date review completed by agency \_\_\_\_\_

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

Yes	No	
<input 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 type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input 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 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 type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

**SECTION C. AGENCY REVIEW (continued)**

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input 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 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 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: _____ Title: _____ Signature: _____ Date: _____ Name of Municipal Planning Agency: _____ Address _____ Telephone Number: _____		

**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.

## Component 4B





**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 county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name

The Stokes Estate

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

1. Date plan received by county planning agency \_\_\_\_\_
2. Date plan received by planning agency with areawide jurisdiction \_\_\_\_\_  
Agency name \_\_\_\_\_
3. Date review completed by agency \_\_\_\_\_

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

Yes No

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input 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 type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency _____  |
| <input 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?<br>If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?<br>If yes, describe impacts _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?<br>If yes, describe impacts _____  |
| <input type="checkbox"/> | <input 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?<br>If no, describe inconsistencies _____   |

**SECTION C. AGENCY REVIEW (continued)**

Yes No

- 11. Have all applicable zoning approvals been obtained?
- 12. Is there a county or areawide subdivision and land development ordinance?
- 13. Does this proposal meet the requirements of the ordinance?  
If no, describe which requirements are not met \_\_\_\_\_
- 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?  
If no, describe inconsistency \_\_\_\_\_
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?  
  If yes, is the proposed waiver consistent with applicable ordinances.  
If no, describe the inconsistencies \_\_\_\_\_
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?  
  If yes, will this project plan require the implementation of storm water management measures?
- 18. Name, Title and signature of person completing this section:  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Name of County or Areawide Planning Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**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.

## Component 4C



# County of Chester

## Subdivision / Land Development Information Form



\*Indicates required information.

\*UPI 67 - 2 - 23 \*Municipality Westtown Township  
 \_\_\_\_\_ DEP Code # 1-15 972 - 264 - 3J  
 \_\_\_\_\_ \*Subdivision Name The Stokes Estate

\*Site Address and/or Street Intersection 1013 Shiloh Road  
 (i.e.: 201 W Market St. or NE Corner of W Market St & N New St)

\*Developer Keystone Custom Homes Phone # (717) 464-9060

\*Developer Mailing Address 227 Granite Run Drive, Suite 100, Lancaster, PA 17601

\*Property Owner Stokes Lucille Irrevocable Trust II

Agent/Consultant Dave DiCecco/ D.L. Howell & Associates, Inc. Phone # (610) 918-9002

Agent/Consultant Mailing Address 1250 Wrights Lane, West Chester, PA 19380

\*Total # of proposed lots 62 - # of parent tract lot(s) 1 = # of new proposed lots 61  
 OR  
 Development of existing lot (i.e., an approved, vacant lot)  
 Additional structure on lot (i.e., in-law suite, other structure on lot)  
 Existing structure, change in use (i.e., office to apartment)  
 Explain \_\_\_\_\_

*Type of Development	*Type of Sewage Disposal	*Type of Water Supply
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Individual	<input type="checkbox"/> Individual
<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Community <input type="checkbox"/> DEP Permit	<input checked="" type="checkbox"/> Public
<input type="checkbox"/> Non-Building	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Community Well
<input type="checkbox"/> Lot Line Change (0 lots)	<input type="checkbox"/> Clean Streams (Repair, 0 lots)	<input type="checkbox"/> None
<input type="checkbox"/> Change of Use (0 lots)	<input type="checkbox"/> Community Clean Streams	
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> None	

For Chester County Health Department Use Only Unique ID # \_\_\_\_\_

Subdivision Review Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

CCHD Review Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ DEP Approval Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total # of approved lots \_\_\_\_\_ - # of parent tract lot(s) \_\_\_\_\_ = # of new lots created \_\_\_\_\_

SEO # \_\_\_\_\_ Database updated \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



## 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 \_\_\_\_\_

The Stokes Estate \_\_\_\_\_

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

1. Date plan received by county or joint county health department \_\_\_\_\_

Agency name \_\_\_\_\_

2. Date review completed by agency \_\_\_\_\_

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

Yes No

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?  
If no, what are the inconsistencies? \_\_\_\_\_

2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_

3. Is there any known groundwater degradation in the area of this proposal?  
If yes, describe \_\_\_\_\_

4. The county or joint county health department recommendation concerning this proposed plan is as follows: \_\_\_\_\_

5. Name, title and signature of person completing this section:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name of County Health Department: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

#### 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.

## **Project Narrative**

**The Stokes Estate  
1013 Shiloh Road  
Westtown Township, Chester County**

**Project Narrative**

1. Type of Development

Keystone Custom Homes proposes to construct a sixty eight lot residential subdivision on approximately 65.1 acres. The property is located at 1013 Shiloh Road in Westtown Township, Chester County. Currently, an existing farmhouse, with associated barn, resides on site which will be removed prior to the beginning of construction. The site will utilize a newly constructed pump station to convey flow to the existing sanitary line located west of the intersection of Shiloh Road and Farm Lane.

2. Number of Lots

There is one lot associated with this land development project. Existing land use is characterized as an existing farming operation, meadow, and woodlands. This project anticipates yielding a total of 68 new EDU's using 250 gpd/EDU (Westtown Township EDU allocation).

3. Proposed Sewage Disposal Method

Disposal Method: Treatment and disposal will be conducted at the Westtown-Chester Creek Wastewater Treatment Plant.

Collection System: The wastewater flow will be collected internally and conveyed to a newly constructed pump station. From the pump station, flow will exit the site to the west, travel south along Shiloh Road, connect to an existing gravity sewer at Plumly Road and tie into an existing manhole located at the intersection of Shiloh Road and Farm Lane, which conveys flows to the Bayard Rustin Pump Station, and ultimately the Westtown-Chester Creek Wastewater Treatment Plant.

4. Project Sewage Flows

Sewage flows have been projected using DEP Title 25 requirements and Westtown Township flow regulations:

Westtown Township EDU Allocation	250 gpd/EDU
Proposed Residential Units	68
Proposed Flow	17,000 gpd or 68 EDU
<b>Total Projected Flow</b>	<b>17,000 gpd or 68 EDU</b>

5. Location of Disposal Point

Treatment and disposal will be conducted at the Westtown-Chester Creek Wastewater Treatment Plant.

6. Project Acreage

There is one lot associated with this project, totaling 65.1 acres. Of this acreage, 65.1 acres are proposed for development.

7. Future Use of Adjacent Properties

Land use surrounding the site is primarily residential use. The property is bound by residential properties to the north, south, and west, and open space to the east.

8. Previous Act 537 Planning

According to the current Westtown Township Act 537 Plan, this site is to be serviced by on-lot disposal, however, due to the proximity of public sewer to the property, the applicant is proposing to connect to public sewer.

9. Additional Information

It is the recommendation of the Township that the new force main connect to the gravity sewer located at Plumly Road. From the connection point at Plumly Road, flow travels south and connects to the existing sewer at the intersection of Shiloh Road and Farm Lane, which conveys flow to the Bayard Rustin Pump Station.



## **Alternatives Analysis**

**The Stokes Estate  
1013 Shiloh Road  
Westtown Township, Chester County**

**Alternative Sewage Facilities Analysis**

1. Selected Method of Sewage Disposal

Disposal Method: Treatment and disposal will be conducted at the Westtown-Chester Creek Wastewater Treatment Plant.

Collection System: The wastewater flow will be collected internally and conveyed to a newly constructed pump station. From the pump station, flow will exit the site to the west, travel south along Shiloh Road, connect to an existing gravity sewer at Plumly Road and tie into an existing manhole located at the intersection of Shiloh Road and Farm Lane, which conveys flows to the Bayard Rustin Pump Station, and ultimately the Westtown-Chester Creek Wastewater Treatment Plant.

2. Adjacent Land Use

Land use surrounding the site is primarily residential use. The property is bound by residential properties to the north, south, and west, and open space to the east.

3. Sewage Facilities on Adjacent Lands

At this time, it is undetermined if any of the on-lot sewage facilities described in (2) are in need of improvement due to overload or high on-lot malfunction rate.

4. Official Sewage Facilities Plan

Westtown Township's Act 537 Plan shows the property proposed for development in an on-lot septic service area.

5. Existing Sewage Management Programs

The Township has a sewage management program and the property is subject to the program.

6. Alternative Sewage Disposal Method

a.) Individual on-lot systems: Individual on-lot systems were not chosen due to the size, scope, and density of the proposed development project, which render on-lot disposal impractical.

b.) Community on-lot system: Community on-lot disposal was not chosen due to the disposal area sizing necessary to accommodate the number of units proposed on site.

7. Proposed Method for Sewage Disposal

The proposed sewage collection and disposal method is consistent with recommendations provided during meetings and conversations with Township Officials. The property will be developed pursuant to the Township's zoning designations and regulations.

8. Owner/Operator

The proposed sanitary collection system has been designed in compliance with current regulatory requirements. Sewage flows will be transported from the proposed development via Westtown Township sewer lines. Upon final construction of the project, the Westtown Township will own all eight-inch sewers, while the property owners will own all laterals. Westtown Township will also own the new pump station, force main, and off site gravity sewer.

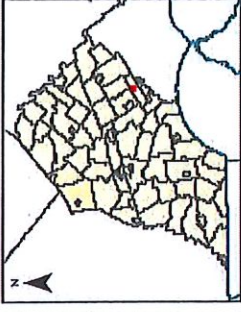
9. Special Considerations/Additional Information

A new pump station and force main will need to be constructed and operational to serve the development as the flows from the project are proposed to travel to the Bayard Rustin Pump Station, and ultimately treated at the Westtown Chester Creek WWTP.

## Location Map



COUNTY OF CHESTER  
PENNSYLVANIA



Find UJI Information

PARID: 6702 00230000  
 UJI: 67-2-23  
 Owner: STOKES LUCILLE  
 TRREVOCABLE TRUST II  
 Owner: STOKES CAROLYN ETAL  
 Mail Address 1: 109 MURPHY DR  
 Mail Address 2: PENNINGTON NJ  
 Mail Address 3:  
 ZIP Code: 08534  
 Deed Book: 8987  
 Deed Page: 34  
 Deed Recorded Date: 9/17/2014  
 Legal Desc 1: ES SHILOH RD  
 Legal Desc 2: 65.1 AC FARM  
 Acres: 65.1  
 LUC: F-20  
 Lot Assessment: \$ 19,170  
 Property Assessment: \$ 159,070  
 Tax Assessment: \$ 178,240  
 Assessment Date: 12/19/2019  
 Property Address: 1013 SHIL OH RD  
 Municipality: WESTTOWN  
 School District: West Chester Area

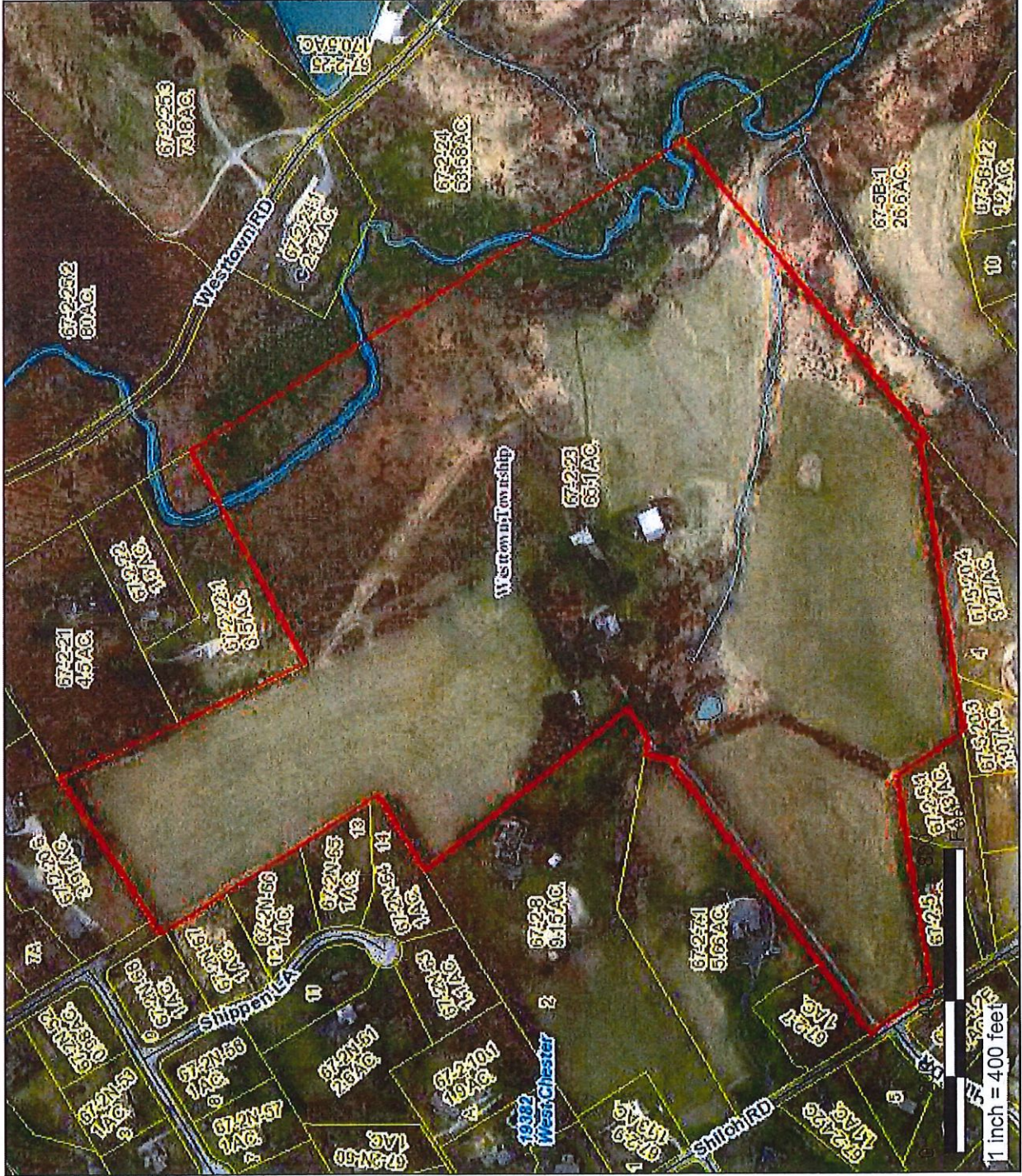


Map Created:  
Monday, November 9, 2020

County of Chester

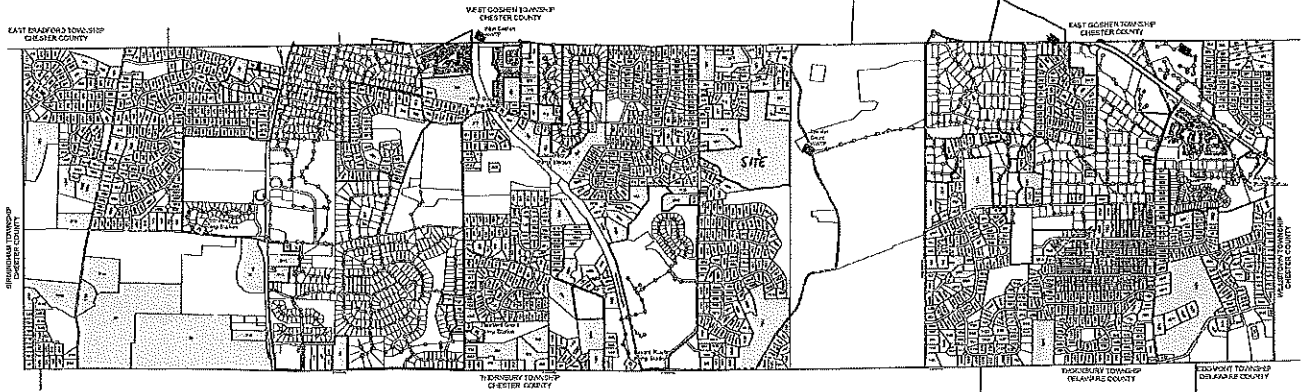
Limitations of Liability and Use:  
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at [www.chestco.org/gis](http://www.chestco.org/gis).

Map

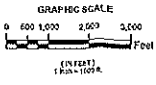




## **Sewer Mapping**



Legend	
	Treatment Plants
	Township Pump Station (PS)
	Private Pump Station (PS)
	West Goshen Sewer Authority Service Area
	Chester Creek Wastewater Treatment Plant Service Area
	On-Lot Sewage Disposal Systems
	Manhole
	Gravity Main
	Force Main
	Pressure Sewer
	Municipal Boundary
	Parcels (May 2019)



PO Box 73  
Westport, PA 19383  
610-527-1120  
www.chestco.org

SANITARY SERVICE	
<p>8747546 WESTPORT TOWNSHIP CHESTER COUNTY, PENNSYLVANIA 19383-1120 WESTPORT TOWNSHIP 1335 WALWORTH ROAD WEST CHESTER, PENNSYLVANIA 19383</p>	
<p><b>Cornell Engineering Corporation</b></p> <p>1000 North Westport, PA 19383 Tel: 610-527-1120 Fax: 610-527-1120 www.cornelleng.com</p>	
<p>DATE: 05/20/19 DRAWN: J. SMITH SCALE: AS SHOWN</p>	

**Pennsylvania Historical and Museum Commission  
Correspondence**





# DLHowell

Civil Engineering & Land Planning  
www.DLHowell.com

November 9, 2020

Pennsylvania Historical and Museum Commission  
Bureau of Historic Preservation  
Commonwealth Keystone Building, Second Floor  
400 North Street  
Harrisburg, PA 17120-0093

**VIA ELECTRONIC SUBMISSION**

Re: Stokes Estate Residential Subdivision  
1013 Shiloh Road  
Westtown Township, Chester County  
Sewage Planning Approval

Dear Mr. McLearn,

Enclosed please find the Cultural Resource Notice for the proposed Stokes Estate residential subdivision project located at 1013 Shiloh Road in Westtown Township, Chester County. Keystone Custom Homes is proposing to subdivide an existing 65.1 acre parcel into a 62 lot subdivision. Currently, one existing residential dwelling resides on site and will remain as proposed Lot 62.

Should you require any additional information to complete your review, please do not hesitate to contact our West Chester office at (610) 918-9002.

Sincerely,

D.L. HOWELL & ASSOCIATES, INC.

Dave DiCecco  
Environmental Scientist





## CULTURAL RESOURCE NOTICE

DEP USE ONLY

Date Received

Read the instructions before completing this form.

<b>SECTION A. APPLICANT IDENTIFIER</b>	
Applicant Name	Keystone Custom Homes
Street Address	227 Granite Run Drive, Suite 100
City	Lancaster State PA Zip 17601
Telephone Number	(717) 464-9060
Project Title	The Stokes Estate
<b>SECTION B. LOCATION OF PROJECT</b>	
Municipality	Westtown Township County Name Chester DEP County Code 15
<b>SECTION C. PERMITS OR APPROVALS</b>	
Name of Specific DEP Permit or Approval Requested:	Sewage Facilities Planning Module
Anticipated federal permits:	
<input type="checkbox"/> Surface Mining	<input type="checkbox"/> 404 Water Quality Permit
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Federal Energy Regulatory Commission
<input type="checkbox"/> 401 Water Quality Certification	<input type="checkbox"/> Other:
<b>SECTION D. GOVERNMENT FUNDING SOURCES</b>	
<input type="checkbox"/> State: (Name) _____	<input type="checkbox"/> Local: (Name) _____
<input type="checkbox"/> Federal: (Name) _____	<input type="checkbox"/> Other: (Name) _____
<b>SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL &amp; GAS MGMT OFFICE</b>	
DEP Regional Office Responsible for Review of Permit Application	<input type="checkbox"/> Central Office (Harrisburg)
<input checked="" type="checkbox"/> Southeast Regional Office (Conshohocken)	<input type="checkbox"/> Northeast Regional Office (Wilkes-Barre)
<input type="checkbox"/> Southcentral Regional Office (Harrisburg)	<input type="checkbox"/> Northcentral Regional Office (Williamsport)
<input type="checkbox"/> Southwest Regional Office (Pittsburgh)	<input type="checkbox"/> Northwest Regional Office (Meadville)
<input type="checkbox"/> District Mining Office:	<input type="checkbox"/> Oil & Gas Office:
<b>SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.</b>	
County Conservation District	Telephone Number, if known
Chester County Conservation District	(610) 952-4920
<b>SECTION G. CONSULTANT</b>	
Consultant, if applicable	D.L Howell and Associates, Inc.
Street Address	1250 Wrights Lane
City	West Chester State PA Zip 19380
Telephone Number	(610) 918-9002

**SECTION H. PROJECT BOUNDARIES AND DESCRIPTION**

**REQUIRED**

Indicate the total acres in the property under review. Of this acreage, indicate the total acres of earth disturbance for the proposed activity.

Attach a 7.5' U.S.G.S. Map indicating the defined boundary of the proposed activity.

Attach photographs of any building over 50 years old. Indicate what is to be done to all buildings in the project area.

Attach a narrative description of the proposed activity.


Attach the return receipt of delivery of this notice to the Pennsylvania Historical and Museum Commission.

**REQUESTED**

Attach photographs of any building over 40 years old.

Attach site map, if available.

**SECTION I. SIGNATURE BLOCK**

 (on behalf of Applicant)

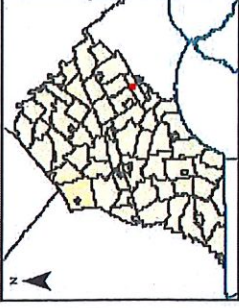
11/9/2020

Applicant's Signature

Date of Submission of Notice to PHMC



COUNTY OF CHESTER  
PENNSYLVANIA



Find UPI Information

PARID : 6702 00230000  
UPI: 67-2-23  
Owner1: STOKES LUCILLE  
Owner2: STOKES CAROLYN ETAL  
Mail Address 1: 109 MURPHY DR  
Mail Address 2: PENNINGTON NJ  
Mail Address 3:  
ZIP Code: 08534  
Deed Book: 8987  
Deed Page: 34  
Deed Recorded Date: 9/17/2014  
Legal Desc 1: ES SHILOH RD  
Legal Desc 2: 65.1 AC FARM  
Acres: 65.1  
LUC: F-20  
Lot Assessment: \$ 19,170  
Property Assessment: \$ 159,070  
Total Assessment: \$ 178,240  
Assessment Date: 12/19/2019  
Property Address: 1013 SHILOH RD  
Municipality: WESTTOWNSHIP  
School District: West Chester Area

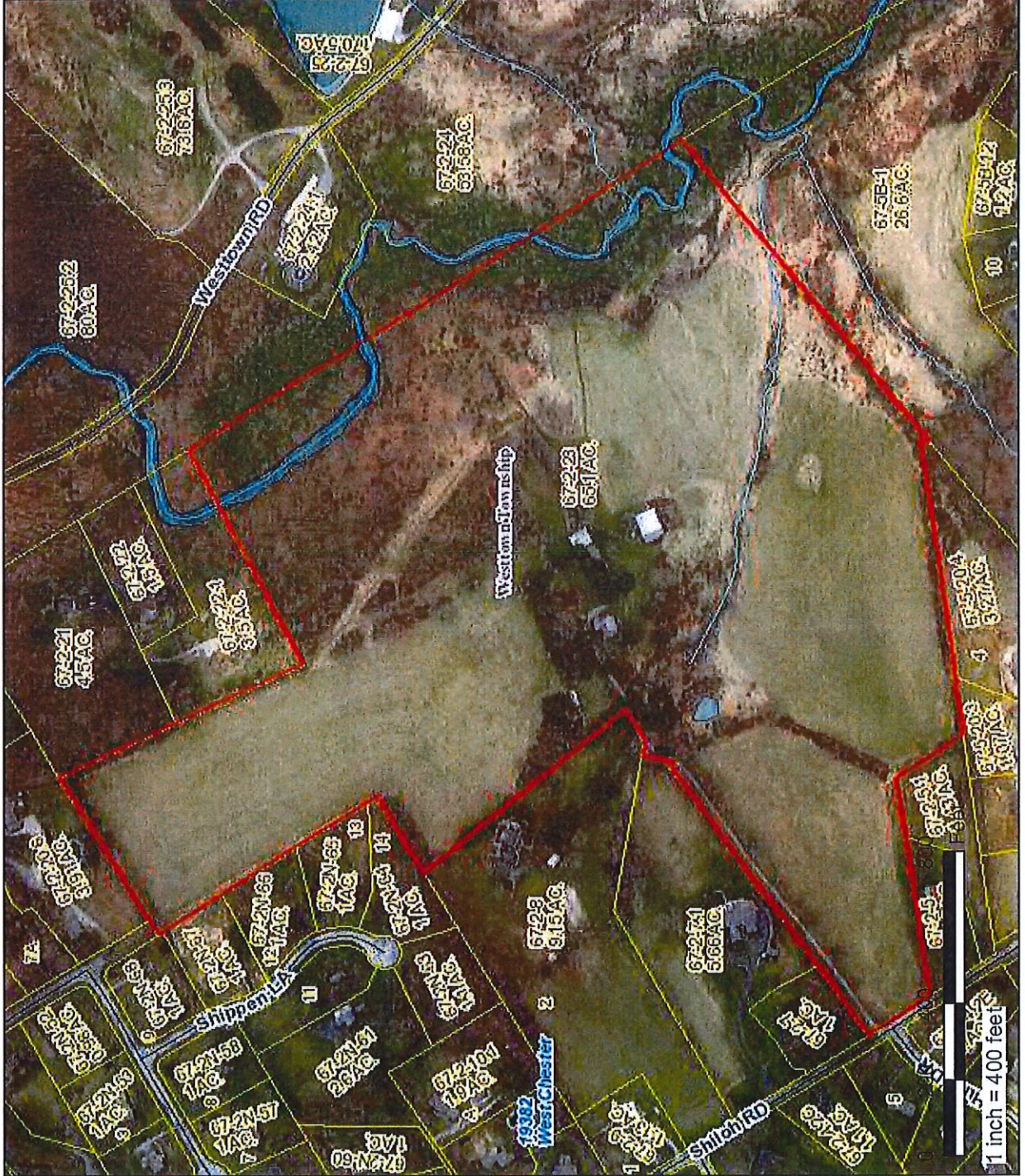


Map Created:  
Monday, November 9, 2020

County of Chester

Limitations of Liability and Use:  
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at [www.chesco.org/gis](http://www.chesco.org/gis).

Map





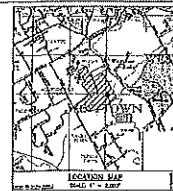
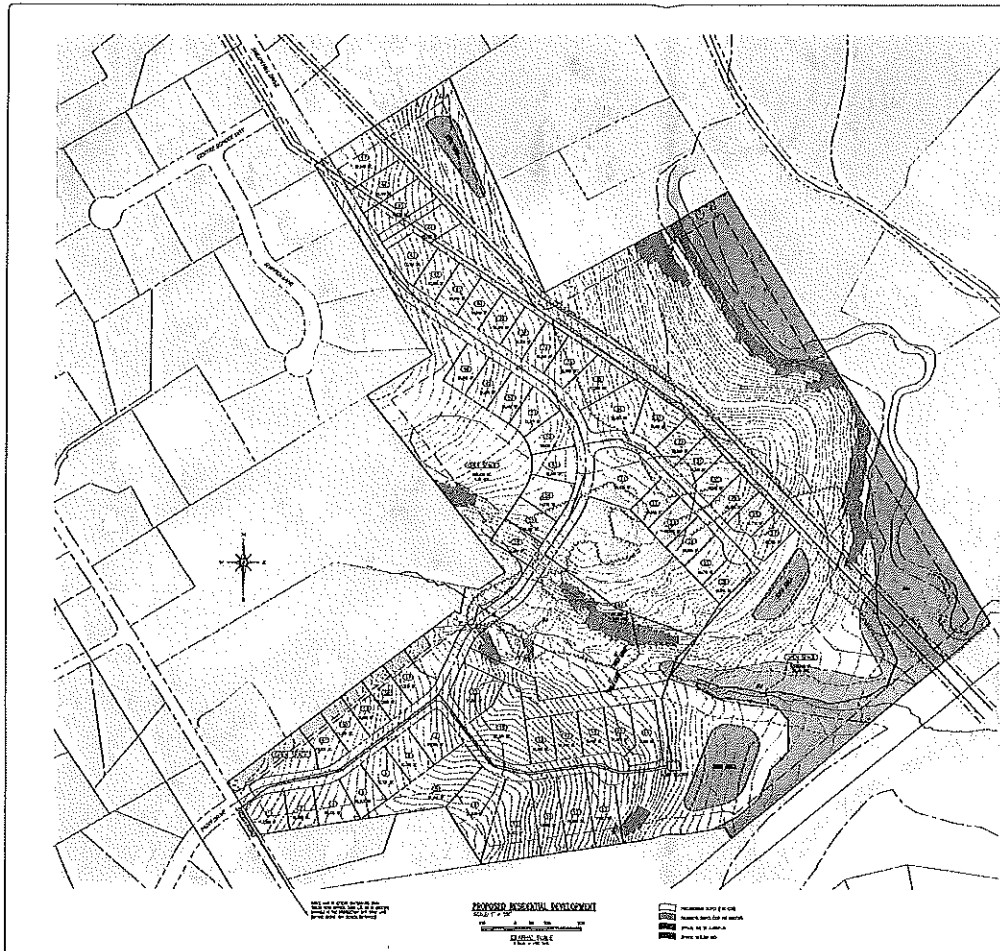
**The Stokes Estate  
1013 Shiloh Road  
Westtown Township, Chester County**

**Project Narrative**

Keystone Custom Homes proposes to construct a sixty two lot residential subdivision on approximately 65.1 acres. The property is located at 1013 Shiloh Road in Westtown Township, Chester County. Currently, an existing farmhouse, with associated barn, resides on site and will remain as proposed Lot 62. All of the existing structures on site will remain undisturbed. Disturbance is expected to be approximately 30 acres.

There is one lot associated with this land development project. Existing land use is characterized as an existing farming operation, meadow, and woodlands. Land use surrounding the site is primarily residential use. The property is bound by residential properties to the north, south, and west, and open space to the east.





**DLI-Howell**  
 Civil Engineering  
 Surveying  
 Planning  
 Environmental  
 Construction Management

- NOTES:**
1. THE SITE PLAN IS TO BE SUBMITTED TO THE CITY OF CHICAGO FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS REQUIRED FOR THE FINAL PLAN.
  2. THE CITY ENGINEER'S REVIEW IS REQUIRED FOR THE FINAL PLAN.
  3. THE CITY ENGINEER'S REVIEW IS REQUIRED FOR THE FINAL PLAN.
  4. THE CITY ENGINEER'S REVIEW IS REQUIRED FOR THE FINAL PLAN.

**ADDITIONAL DEVELOPMENT**

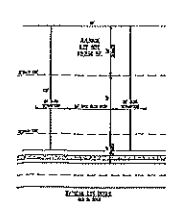
NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	RESIDENTIAL DEVELOPMENT	100,000	2.28
2	OPEN SPACE	50,000	1.14
3	ROADS	10,000	0.23
4	UTILITIES	5,000	0.11
5	OTHER	5,000	0.11
<b>TOTAL</b>		<b>170,000</b>	<b>3.87</b>

**RESUME**

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	RESIDENTIAL DEVELOPMENT	100,000	2.28
2	OPEN SPACE	50,000	1.14
3	ROADS	10,000	0.23
4	UTILITIES	5,000	0.11
5	OTHER	5,000	0.11
<b>TOTAL</b>		<b>170,000</b>	<b>3.87</b>

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/00



NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	RESIDENTIAL DEVELOPMENT	100,000	2.28
2	OPEN SPACE	50,000	1.14
3	ROADS	10,000	0.23
4	UTILITIES	5,000	0.11
5	OTHER	5,000	0.11
<b>TOTAL</b>		<b>170,000</b>	<b>3.87</b>

**PROPOSED RESIDENTIAL DEVELOPMENT**

NO. 100,000 SQ. FT. (2.28 ACRES)

NO. 50,000 SQ. FT. (1.14 ACRES)

NO. 10,000 SQ. FT. (0.23 ACRES)

NO. 5,000 SQ. FT. (0.11 ACRES)

NO. 5,000 SQ. FT. (0.11 ACRES)

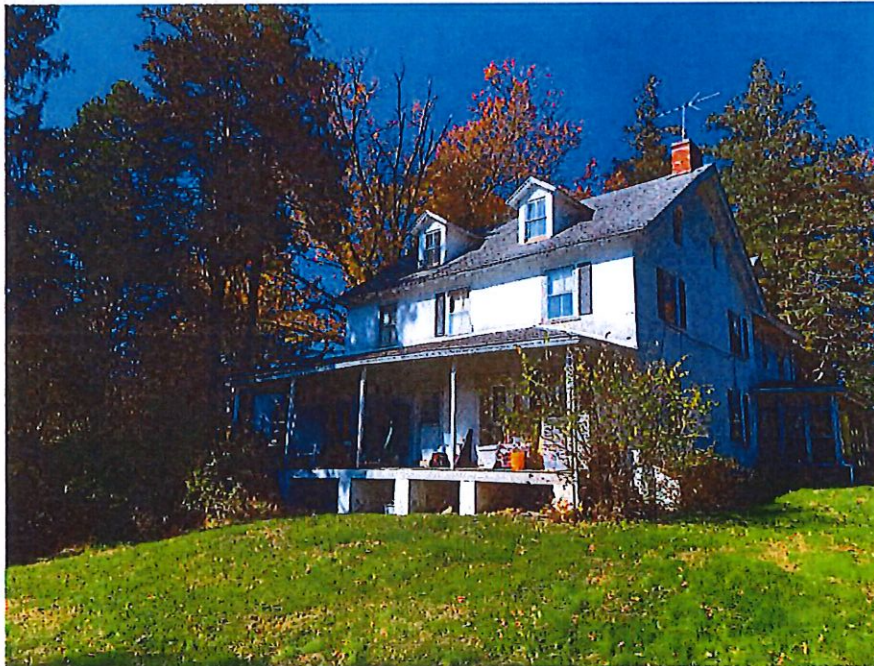
NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	RESIDENTIAL DEVELOPMENT	100,000	2.28
2	OPEN SPACE	50,000	1.14
3	ROADS	10,000	0.23
4	UTILITIES	5,000	0.11
5	OTHER	5,000	0.11
<b>TOTAL</b>		<b>170,000</b>	<b>3.87</b>

**SK-1B**





Photograph of the existing farmhouse located on site. View is of the east side of the dwelling, looking west.



Photograph of the existing farmhouse located on site. View is of the south side of the dwelling, looking north.



**DLHowell**  
Civil Engineering & Land Planning  
[www.DLHowell.com](http://www.DLHowell.com)

**THE STOKES ESTATE**  
1013 Shiloh Road  
Westtown Township  
Chester County





Photograph of the existing farmhouse located on site. View is of the northwest corner of the dwelling, looking southeast.



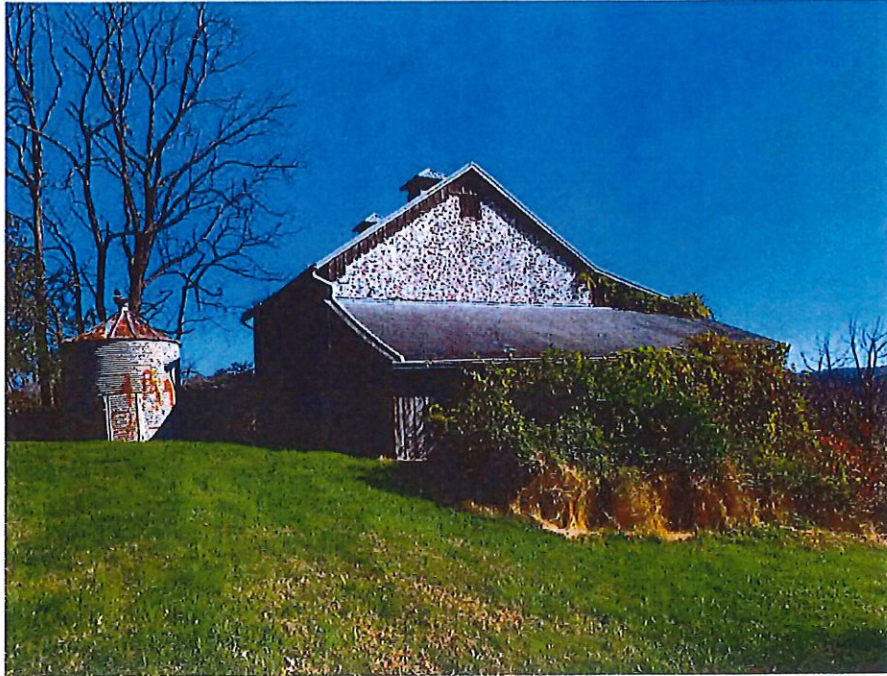
Photograph of the existing barn located on site. View is of the north side of the barn, looking south.



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**THE STOKES ESTATE**  
1013 Shiloh Road  
Westtown Township  
Chester County





Photograph of the existing barn located on site. View is of the west side of the barn, looking east.



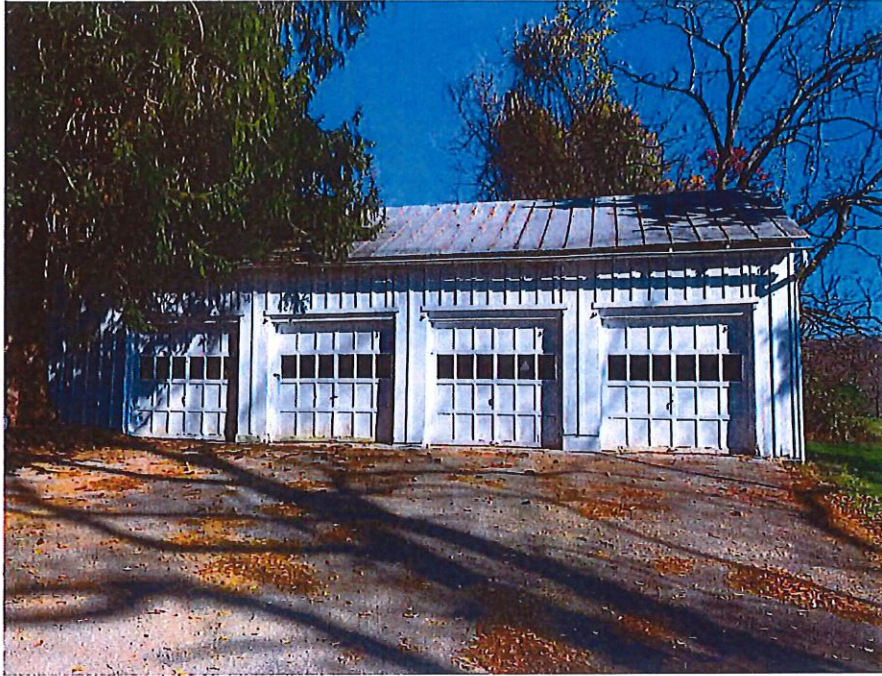
Photograph of the existing barn located on site. View is of the east side of the barn, looking west.



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**THE STOKES ESTATE  
1013 Shiloh Road  
Westtown Township  
Chester County**





Photograph of the existing detached garage located on site. View is of the south side of the garage, looking north.



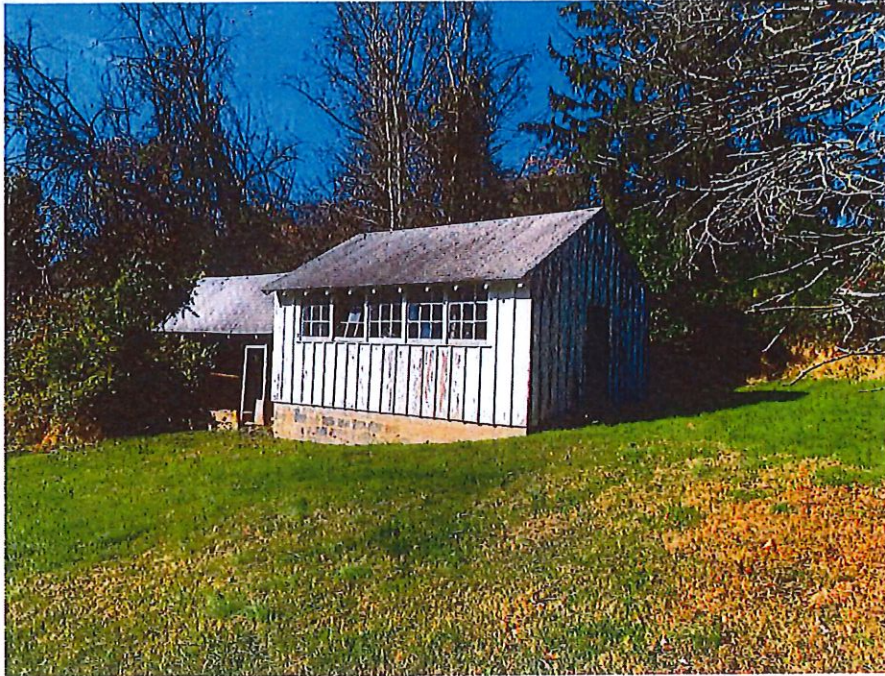
Photograph of the existing detached garage located on site. View is of the east side of the garage, looking west.



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**THE STOKES ESTATE**  
**1013 Shiloh Road**  
**Westtown Township**  
**Chester County**





Photograph of the existing shed located on site. View is of the south side of the garage, looking north.



Photograph of the existing spring house located on site. View is of the north side of the spring house, looking south.



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**THE STOKES ESTATE**  
1013 Shiloh Road  
Westtown Township  
Chester County

## **Pennsylvania Natural Diversity Inventory Correspondence**

## 1. PROJECT INFORMATION

Project Name: **Stokes Property**  
Date of Review: **10/5/2020 03:09:36 PM**  
Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**  
Project Area: **65.97 acres**  
County(s): **Chester**  
Township/Municipality(s): **WESTTOWN**  
ZIP Code: **19382**  
Quadrangle Name(s): **WEST CHESTER**  
Watersheds HUC 8: **Lower Delaware**  
Watersheds HUC 12: **East Branch Chester Creek**  
Decimal Degrees: **39.948925, -75.550363**  
Degrees Minutes Seconds: **39° 56' 56.1298" N, 75° 33' 1.3054" 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	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>
U.S. Fish and Wildlife Service	Potential Impact	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>

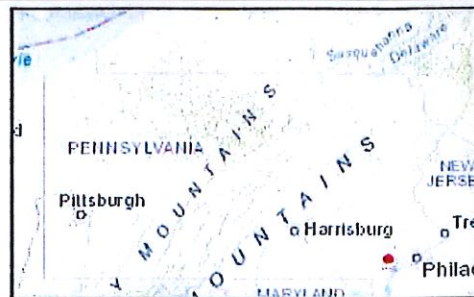
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication 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.



### Stokes Property



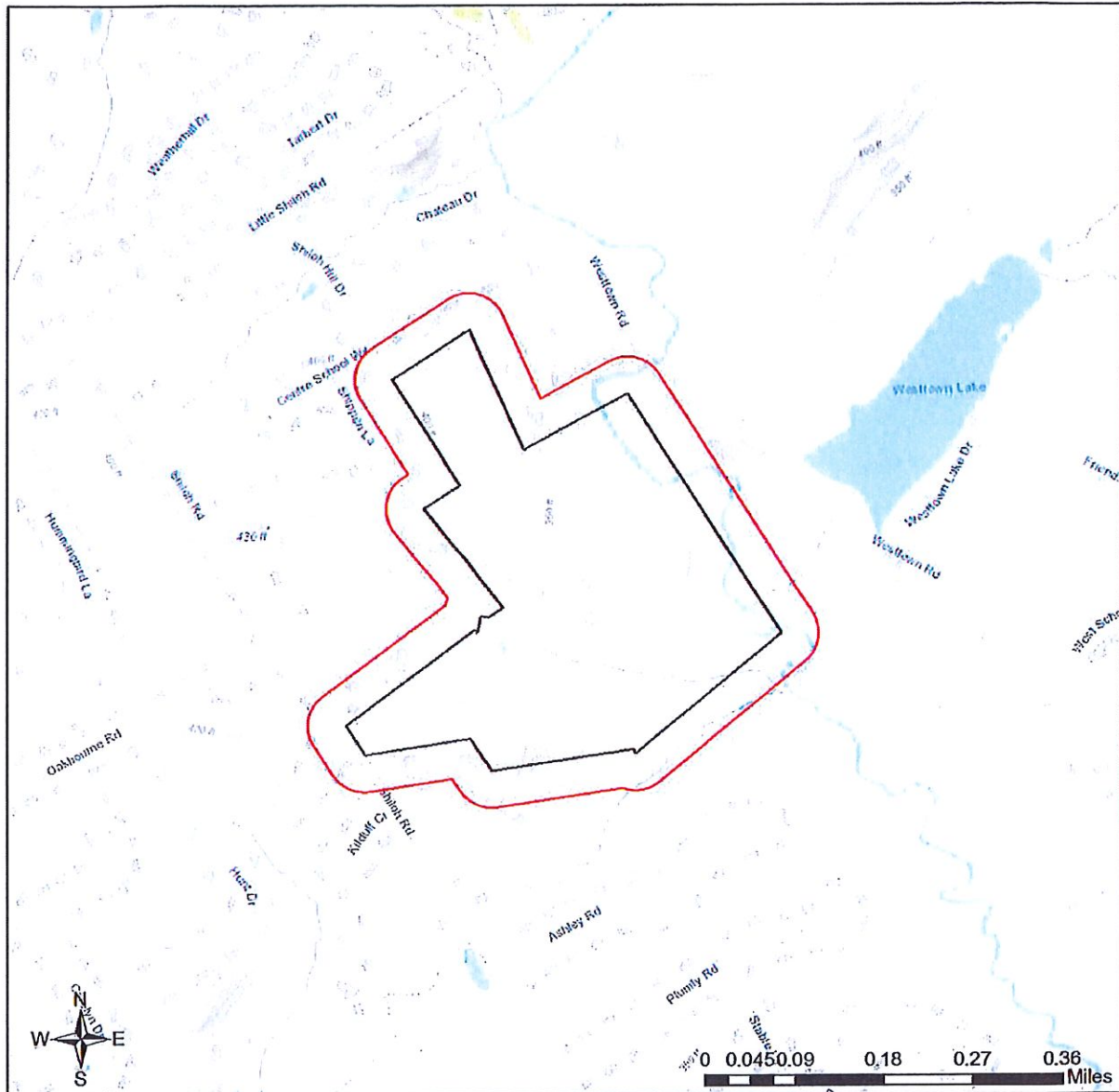
- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

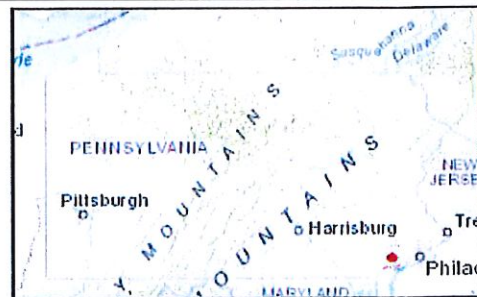


### Stokes Property



- Project Boundary
- Buffered Project Boundary

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



## RESPONSE TO QUESTION(S) ASKED

**Q1:** Which of the following closest describes the proposed project?

**Your answer is:** The proposed project will be connected to, and entirely serviced by, an existing, off-site water delivery and supply line (e.g., operated by a municipality or water company).

**Q2:** Are there any perennial or intermittent waterways (rivers, streams, creeks, tributaries) in or near the project area, or on the land parcel?

**Your answer is:** Yes

**Q3:** Describe how wastewater (effluent) will be handled (select one). For the purpose of this question, wastewater/effluent does not include stormwater runoff. If the project involves solely the renewal or modification of an existing discharge permit (e.g., NPDES permit), select from options 3, 4, 5, or 6 below.

**Your answer is:** All wastewater/effluent from this project/activity will be routed to an existing municipal wastewater treatment plant.

**Q4:** Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

**Your answer is:** Someone qualified to identify and delineate wetlands has investigated the site, and determined that wetlands ARE located in or within 300 feet of the project area. (A written report from the wetland specialist, and detailed project maps should document this.)

**Q5:** Accurately describe what is known about wetland presence in the project area or on the land parcel by selecting ONE of the following. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

**Your answer is:** Someone qualified to identify and delineate wetlands has investigated the site, and determined that wetlands ARE located in or within 300 feet of the project area. (A written report from the wetland specialist, and detailed project maps should document this.)

**Q6:** 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.

**Q7:** Aquatic habitat (stream, river, lake, pond, etc.) is located on or adjacent to the subject property and project activities (including discharge) may occur within 300 feet of these habitats?

**Your answer is:** Yes

**Q8:** 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
Sensitive Species**		Threatened

#### U.S. Fish and Wildlife Service

##### 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).

\* 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).

### 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](http://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](mailto:RA-HeritageReview@pa.gov)

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

**U.S. Fish and Wildlife Service**  
Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

**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](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: Dave DiCecco  
Company/Business Name: D.L. Howell & Associates, Inc.  
Address: 1250 Wrights Lane  
City, State, Zip: West Chester, PA 19380  
Phone: (610 ) 918-9002 Fax: (610 ) 918-9003  
Email: [ddicecco@dlhowell.com](mailto:ddicecco@dlhowell.com)

## 8. CERTIFICATION

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

Dave DiCecco  
applicant/project proponent signature

10/5/2020  
date



## Pennsylvania Fish & Boat Commission

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

October 20, 2020

**IN REPLY REFER TO**  
SIR# 53569

D.L. Howell & Associates, Inc.  
Dave DiCecco  
1250 Wrights Lane  
West Chester, Pennsylvania 19380

**RE: Species Impact Review (SIR) -- Rare, Candidate, Threatened and Endangered Species**  
**PNDI Search No. 719029\_1**  
**Stokes Property**  
**CHESTER County: Westtown Township**

Dear Dave DiCecco:

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.

**Northern Red-bellied Cooter (*Pseudemys rubriventris*, Threatened)**

The Northern Red-bellied Cooter is one of Pennsylvania's largest native aquatic turtles. This turtle species is known to inhabit relatively large, deep streams, rivers, ponds, lakes, and marshes with permanent water and ample basking sites. Red-bellied Cooters are restricted to the southcentral and southeastern regions of the Commonwealth. The existence of this turtle species is threatened by habitat destruction, poor water quality and competition with aggressive non-native turtle species that share its range and habitat (e.g. Red-eared Slider).

We will need to conduct a more thorough evaluation of the potential adverse impacts that the proposed project could have on the species of concern. We will need to review items such as: a wetland delineation report, color photographs of the project area highlighting wetlands or waterways keyed to a site plan, basic site plans, a description of the onsite soils, and a water-body characterization (i.e., depth, width, flow velocity, substrate/bottom type, presence of aquatic vegetation, and woody debris or other basking areas, etc.). Pending the review of this information, further consultation may be needed and/or a survey targeting the species of concern may be warranted.

**Our Mission:**

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

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

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 # 53569.** Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

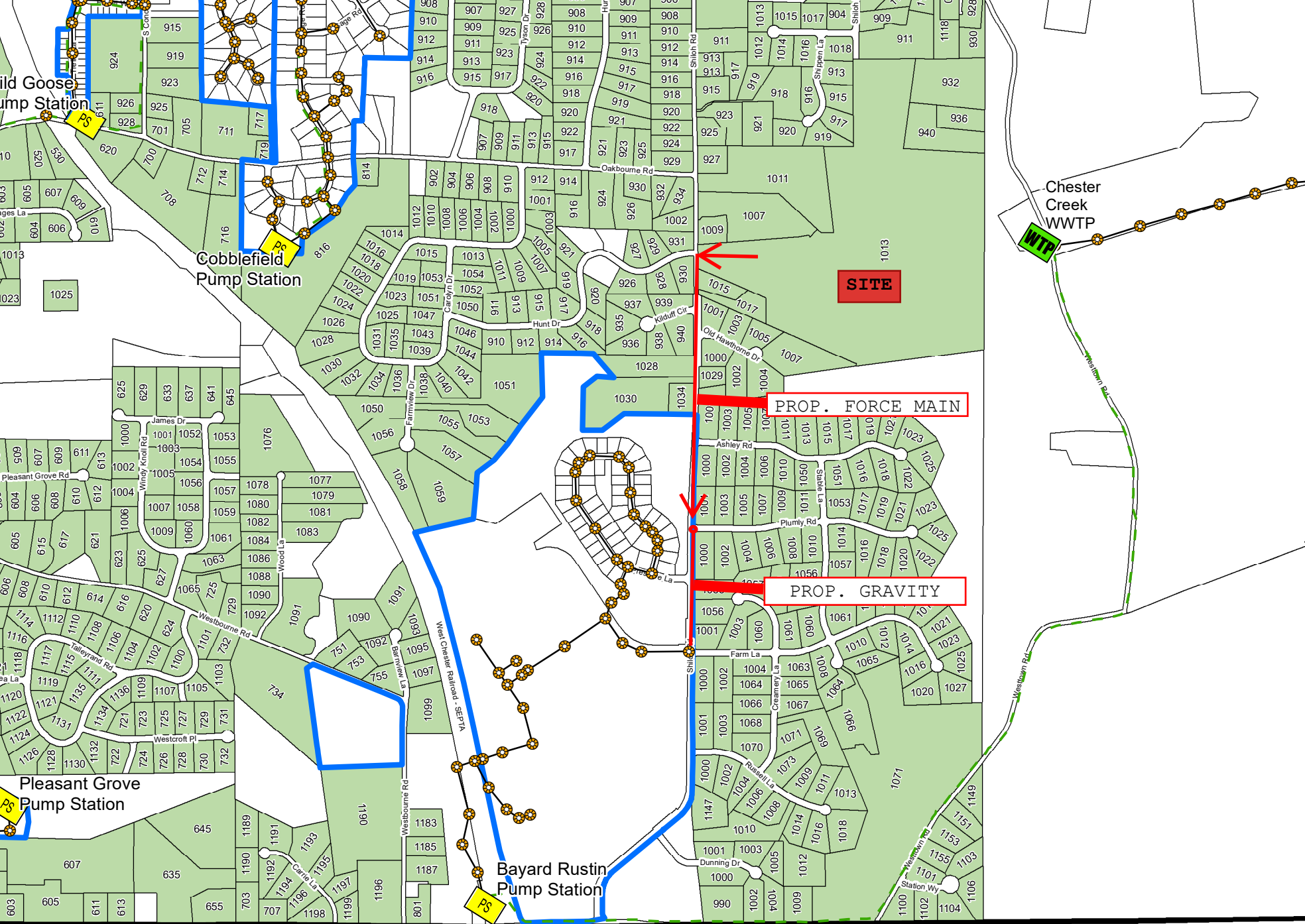
Sincerely,

A handwritten signature in cursive script that reads "Christopher A. Urban".

Christopher A. Urban, Chief  
Natural Diversity Section

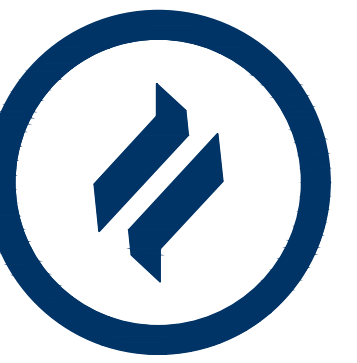
CAU/KDG/dn





**THORNBURY TOWNSHIP  
CHESTER COUNTY**

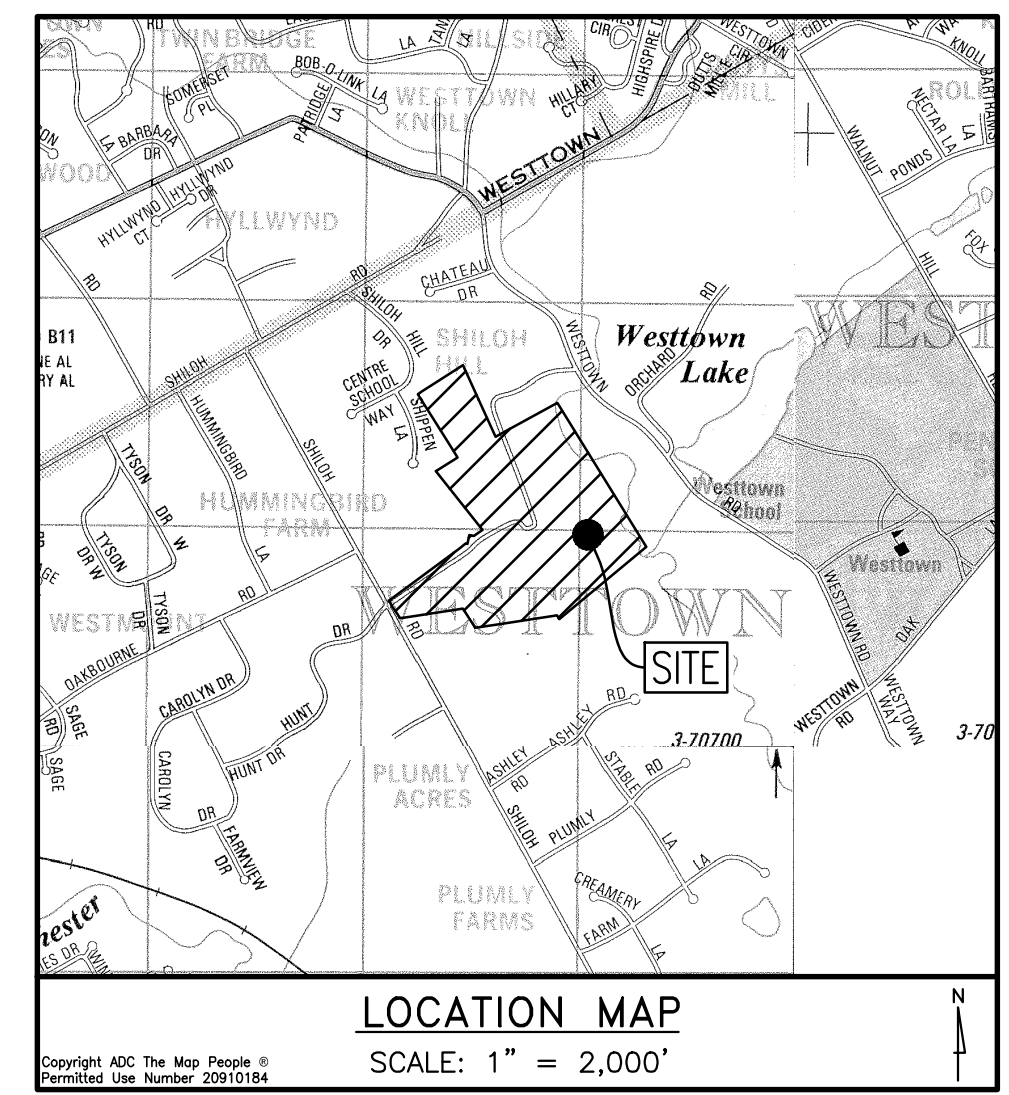




**DLHowell**

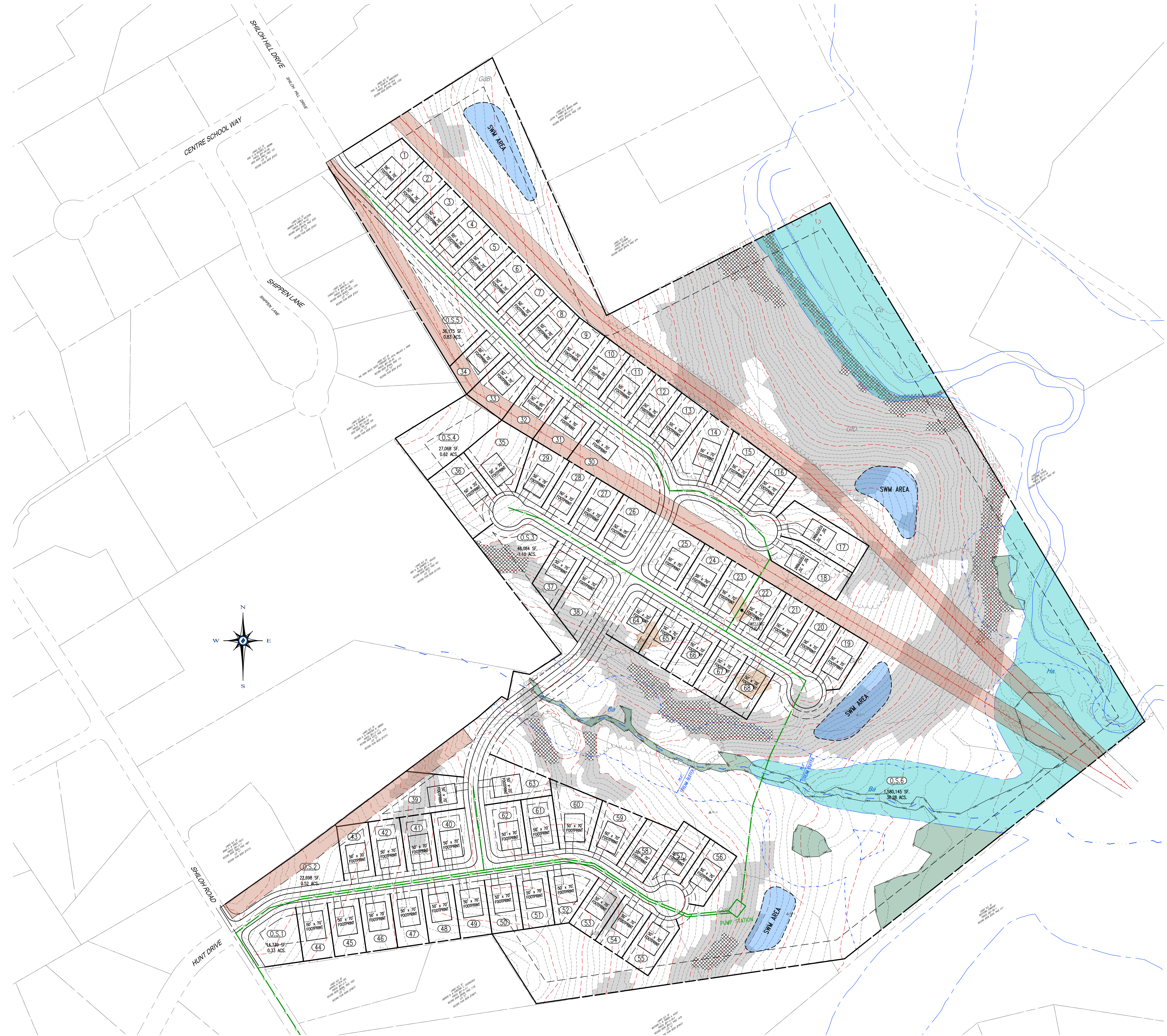
Civil Engineering  
Land Planning  
Environmental  
www.DLHowell.com

1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



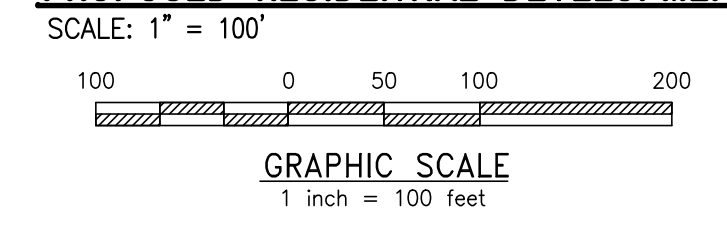
**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED FOR SKETCH PLAN SUBMISSION. NO ENGINEERING OR SWM DESIGN HAS BEEN PREPARED FOR THIS LAYOUT WITH THIS APPLICATION.
2. BOUNDARY INFORMATION PLOTTED FROM DEED. PIPELINE INFORMATION PLOTTED FROM DEED DESCRIPTION AND FIELD SURVEY. TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL IMAGERY AND GIS DATA.
3. WETLAND DELINEATION PERFORMED BY BRICKHOUSE ENVIRONMENTAL, IN OCTOBER 2020, AND FIELD LOCATED BY HOWELLKLINE SURVEYING.
4. THE SITE IS CLASSIFIED AS "2-OF LOCAL HISTORIC VALUE" ON THE TOWNSHIP HISTORIC RESOURCES MAP.



FORCE MAIN TO EXTEND SOUTHBOUND DOWN SHILOH ROAD APPROX. 2,000 LF. TO A PROPOSED MANHOLE AT THE INTERSECTION WITH PLUMLY ROAD. THEN VIA A NEW GRAVITY LINE ~1,000 LF. TO THE EXISTING MANHOLE AT FARM LANE (BYARD RUSTIN HIGH SCHOOL ENTRANCE)

**PROPOSED RESIDENTIAL DEVELOPMENT**



- PRECAUTIONARY SLOPES (15%–25%)
- PROHIBITIVE SLOPES (25% AND GREATER)
- APPROX. 100 YR. FLOODPLAIN
- APPROX. WETLAND AREA
- EX. PIPELINE & ACCESS EASEMENTS

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

PLANNING MODULE PLAN  
**PROPOSED RESIDENTIAL DEVELOPMENT**

CLIENT: KEYSTONE CUSTOM HOMES  
PROJECT: STOKES PROPERTY  
LOCATION: 1013 SHILOH ROAD, WESTTOWN TWP., CHESTER COUNTY, PA.

DATE: 12/09/2020  
SCALE: 1" = 100'  
DRAWN BY: RBV  
CHECKED BY: RBV  
PROJECT NO.: 3868  
DATE PLOTTED: 12/09/2020  
DRAWING NO.: SK-1G  
SHEET 1 OF 1