

WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
(610) 692-1930
email: supervisors@westtown.org

P.O. Box 79
Westtown, PA 19395
FAX (610) 692-9651
www.westtownpa.org

March 23, 2021

Kelly A. Sweeney
PA Department of Environmental Protection-SE Regional Office
2 East Main Street
Norristown, PA 19401-4915

Re: Westtown Township, Chester County – Sewage Facilities Planning Module
DEP Code # 1-15972-264-3J
The Stokes Estate
1013 Shiloh Rd
Westtown Township, Pennsylvania

Enclosed please find a completed Sewage Facilities Planning Module for the Stokes Estate, 1013 Shiloh Rd, in Westtown Township (DEP Code # 1-15972-264-3). The package includes:

- Certification statement
- Completeness checklist
- Component 3 – Sewage Collection and Treatment Facilities
- Component 4A – Municipal Planning Agency Review with an attached memo dated January 8, 2021 with comments
- Resolution 2021-04
- Transmittal letter
- Component 4B – Chester County Planning Agency Review
- Component 4C – Chester County Health Department Review
- Letter addressed to DEP regarding the concern about the disturbance of prime agricultural land dated March 19, 2021
- Proof of publication - the public notice published in the February 3, 2021 edition of the *Daily Local News*.

If anything else is needed from my end, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mila Robinson', written in a cursive style.

Mila Robinson
Planner II

SEWAGE FACILITIES PLANNING MODULE

DEP CODE # 1-15972-264-3J

FOR

THE STOKES ESTATE
WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

November 2020
Revised May 2021

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. 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.

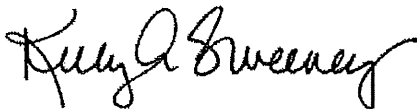
Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in 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
DEP Checklist Letter		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
✓	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3800-FM-BPNPSM0355)		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
✓	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3800-FM-BPNPSM0356)		
✓	Resolution of Adoption is attached and completed	
✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)		
✓	Component 4A is attached, completed and signed	
N/A	Municipal Responses to Component 4A comments are included	
Component 4B – County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
✓	Component 4B is attached, completed and signed	
N/A	Municipal Responses to Component 4B comments are included	
Component 4C – County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
✓	Component 4C is attached, completed and signed	
N/A	Municipal Responses to Component 4C comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
✓	Site Information is completed	
✓	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
✓	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
✓	The appropriate box is checked in Section E	

✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	
✓	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.1.a. The collection system boxes are checked	
N/A	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	
N/A	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	N/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	

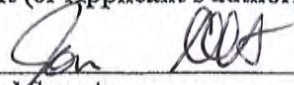
N/A	Section O.4.b. The private Collection System information is completed, signed and dated	
N/A	Section O.4.c. The private Conveyance System information is completed, signed and dated	
N/A	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
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	
✓ N/A	All comments received as a result of the notice are attached	
N/A	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: 5/4/2021

Signed: 
Municipal Secretary

Date: 3/19/21



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

Completeness Checklist

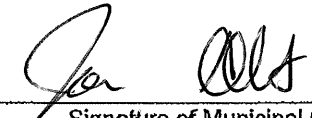
The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

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



Signature of Municipal Official
3/19/21

Date submittal determined complete



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

**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

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

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

Date _____

Dear Sir:

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

for The Stokes Estate

(Name)

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

Chester

(City, Borough, Township)

County.

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.

- Resolution of Adoption
- 2. Individual and Community Onlot Disposal of Sewage
- 2m. Sewage Management Program
- 3. Sewage Collection/Treatment Facilities
- 3s Small Flow Treatment Facilities
- 4.A. Municipal Planning Agency Review
- 4.B. County Planning Agency Review
- 4.C. County or Joint Health Department Review

Jon ALTSJOL
Municipal Secretary (print)

[Signature]
Signature

3/9/21
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

**WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTTOWN TOWNSHIP ADOPTING AND SUBMITTING TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR ITS APPROVAL AS A REVISION TO THE “OFFICIAL SEWAGE FACILITIES PLAN” OF WESTTOWN TOWNSHIP A SEWAGE FACILITIES PLANNING MODULE FOR THE STOKES ESTATE, 1013 SHILOH ROAD, UPI NO. 67-2-23, FOR NEW LAND DEVELOPMENT.

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 “The Stokes Estate, Westtown Township, Chester County, Pennsylvania, Tax Parcel No. 67-2-23” and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by sewer tap-ins and sewer extension, and


WHEREAS, Westtown Township finds that the subdivision described in the attached 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 AND IT IS HEREBY RESOLVED, that the Board of Supervisors of Westtown Township hereby adopts and submits to the Department of Environmental Protection for its approval as a revision to the “Official Sewage Facilities Plan” of Westtown Township the above-referenced Sewage Facilities Planning Module, which is attached hereto.

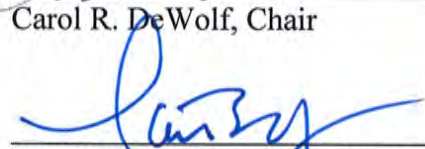
[Signatures on next page]

ADOPTED as a Resolution this 15th day of March, 2021.

**WESTTOWN TOWNSHIP
BOARD OF SUPERVISORS**

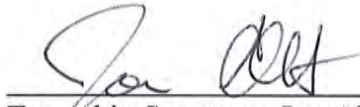


Carol R. DeWolf, Chair




Scott E. Yaw, Esq., Vice-Chair

ATTEST:



Township Secretary, Jon Altshul



Richard Pomerantz, Police Commissioner



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

Site Location Last Line -- City
West Chester

State
PA

ZIP+4
19380

Latitude
39°57'00.5"N

Longitude
75°33'07.9"W

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

First Name

MI

Suffix

Phone

Ext.

Briegel

Bill

(717) 464-9060

Site Contact Title

Site Contact Firm (if none, leave blank)

Keystone Custom Homes

FAX

Email

billb@keystonecustomhome.com

Mailing Address Line 1

227 Granite Run Drive

Mailing Address Line 2

Suite 100

Mailing Address Last Line -- City

Lancaster

State

PA

ZIP+4

17601

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

Last Name

DiCecco

First Name

David

MI

Suffix

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

Email

ddicecco@dlhowell.com

Area Code + Phone

(610) 918-9002

Ext.

Area Code + FAX

(610) 918-9003

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 N/A

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 Mark Gross Date 2/16/21

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 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
Collection	123,643	494,573	12,115	48,460 (1)	29,115	116,460 (1)
Conveyance	350,000	1,224,000	12,115	14,178	12,115 (2)	14,178 (2)
Treatment	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 *Mark Gross* Date 2/16/21

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 *Mark Gross*
Date 2/16/21

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. YES NO 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 *Mark Gross*
Date 2/16/21

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)

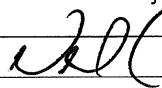
9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. Will sewage facilities discharge into 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

Date

Title

1250 Wrights Lane, West Chester, PA 19380

610-918-9002

Telephone Number

Address

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.

$$\#68 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{3,400.00}$$

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:

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

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



**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 Original provided November 11, 2020; Revised received December 2020.
2. Date review completed by agency January 6, 2021

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

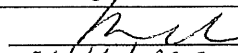
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies <u>See attached memo</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the Inconsistencies <u>See attached memo</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? See attached memo
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts <u>Not as currently presented</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts <u>See attached memo</u>
<input checked="" 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 <u>The project site is an area of PFBC threatened and endangered species</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>Yes, with qualifications. See attached memo</u>
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? Unknown at this point in time
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes No

- 13. Is this proposal consistent with the ordinance?
 If no, describe the inconsistencies Unknown at this point in time
- 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
 If no, describe the inconsistencies The planning module modifies the Township's Official Plan.
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
 If yes, describe Not specifically known at this time
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? **Unknown at this time**
- If yes, is the proposed waiver consistent with applicable ordinances?
 If no, describe the inconsistencies
Not applicable

17. Name, title and signature of planning agency staff member completing this section:

Name: Mila Robinson
 Title: Interim Zoning Officer
 Signature: 
 Date: 01/11/2021
 Name of Municipal Planning Agency: Westtown Township
 Address 1039 Wilmington Pike, West Chester, PA 19382
 Telephone Number: 610-692-1930

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.

Memo

To: PA DEP

From: Mila Robinson, Interim Zoning Officer, and John Snook, Assistant Zoning Officer

Date: January 8, 2021

Re: **Sewage Facilities Planning Module Component 4A – Municipal Planning Agency Review for the Stokes Estate**

The Township had received the Sewage Facilities Planning Module for the Stokes Estate, dated November 2020 and revised December 2020. The Planning Commission was tasked with reviewing and completing Component 4A – Municipal Planning Agency Review regarding the project. At the PC meeting on January 6, 2021, the PC made a motion for the Interim Zoning Officer, consultant and/or Township staff to complete the required component 4A as appropriate.

Please see enclosed completed Component 4A. Due to the lack of space for comments on the form, below are additional notes to be included with the completed module.

2. Is this proposal consistent with the comprehensive plan for land use? Yes

The 2019 Comprehensive Plan Update classifies the Stokes Estate (UPI. 67-2-23) as a combination of agriculture/wooded/residential: single-family on the existing land use and as an open space on the future land use maps. Because the proposal calls for residential subdivision, it is consistent with the Comprehensive Plan.

3. Is this proposal consistent with the use, development, and protection of water resources? No

The 2019 Comprehensive Plan Update identifies the location of headwaters, woodlands and interior woodlands, riparian forest in several areas of the Stokes Estate, which are detrimental in protecting water resources. While tying the proposed housing units to a public sewer can be beneficial to the protection of those resources, one of the key issues identified in the Plan is the reservation of forested headwaters to protect water quality and important wildlife habitat. As of the current sketch plan, most of the development is proposed to be located within the headwater areas and riparian buffer areas. While the residential use is not inherently inconsistent, the ultimate plan will need to be revised.

4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? No

There are prime agricultural soils located at the project site. Numerous housing units are proposed in those areas on the basis of the submitted plan. While residential development is permitted here pursuant to the Zoning Ordinance, this issue should also be resolved to the extent practicable in a revised plan.

6. Will any known historical or archaeological resources be impacted by this project? Yes

The Stokes Estate is classified as Class 2, of local historic value, on the Westtown Historic Resources Map. One of the key issues identified in the Comprehensive Plan is preservation and continued use of historic resources.

9. Is this proposal consistent with the ordinance [municipal zoning ordinance]? **Yes with qualifications**

The plan is consistent with the Zoning Ordinance in providing for residential development; the submitted sketch plan is not consistent with zoning requirements to adhere to the Comprehensive plan and should ultimately be revised, whether now or at the time of zoning and subdivision plan development application.

10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? **Unknown at this point in time**

13. Is this proposal consistent with the ordinance [subdivision and land development]? **Unknown at this point in time**

14. Is this plan consistent with the municipal Official Sewage Facilities Plan? **No**

The current Sewage Facilities Plan calls for on-site sewage; the purpose of this application is to put this property into the sewer service area.

15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not specifically known at this time**

Future potential needs in this area appear to be able to be served by existing capacity.

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? **Unknown at this time**

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

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

Project Name & Municipality Stokes Property, Westtown Township

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

1. Date plan received by county planning agency. November 30, 2020
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 25, 2021

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

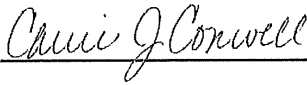
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3</u> , the Chester County Comprehensive Plan, was adopted in 2018. <u>Watersheds</u> , the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. As an overlay of all other landscapes, the county's Natural Landscapes consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources wherever possible.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met:
<u>While the overall plan is generally consistent with Landscapes3, we note our comments below regarding pipeline safety that relate to Connect Objective E, "Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level." Please see Section D, Additional Comments for more information.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
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?
<u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the PA Fish and Boat Commission and the US Fish and Wildlife Service.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)
-----	----	--------------------------------------

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency <u>The Act 537 Plan for Westtown Township designates this area for on-lot sewage disposal. The project proposes to extend to the public system, due to proximity.</u> |
| <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? Not known 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?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 1/25/2021Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This submission does does not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Enterprise Products Partners L.P. and Buckeye Partners, L.P. pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

This project was reviewed under Act 247 in January 2021, as case number SD-12-20-16556. The review letter suggested a reconfiguration, locating the dwelling units further away from the two hazardous liquid transmission pipelines that traverse the property, as well as maintaining a significant amount of open space. We recommend that this option be considered for the proposed subdivision.

PC53-12-20-16564

The county planning agency must complete this Component within 60 days.

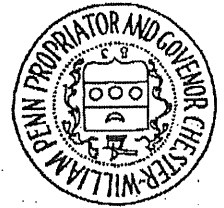
This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
William Briegel, Site Contact
Jon Altshul, Westtown Township
David DiCecco, D.L. Howell and Associates

Component 4C



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Terence Farrell
Kathi Cozzone

CHESTER COUNTY HEALTH DEPARTMENT
Chester County Government Services Center
Water and Sewage
601 Westtown Road, Suite 288
West Chester, PA 19380-0990
610-344-6526 FAX: 610-344-5934
www.chesco.org/health

JEANNE E. CASNER, MPH, PMP
County Health Director

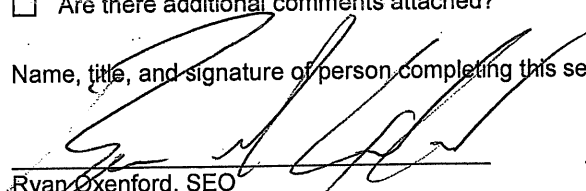
Project Name: The Stokes Estate
Code No.: 1-15972-246-3J
Municipality: Westtown
Number of Lots/Type of Development: 68 lots
Applicant: Stokes Lucille Irrevocable Trust II
Owner: Stokes Lucille Irrevocable Trust II

The plan was prepared by D.L. Howell & Associates, Inc. - Dave Dicecco, dated December 2020, and proposes 68 lots created on 65.1 acres. Sewage will be treated by public sewer.

CHESTER COUNTY HEALTH DEPARTMENT

- The proposed revision is not consistent with the municipality's Official Sewage Facilities Plan. It is not located in an area serviced by public sewer.
- There are any wastewater disposal needs in the area adjacent to the new land development that should be considered by the municipality. There are a lot of neighboring properties near and on Shiloh Road that are around 1 acre. For long term septic care The Health Department recommends offering nearby neighborhoods the chance to hook into public sewer.
- Is there any known groundwater degradation in the area of the proposed subdivision?
- The Chester County Health Department's recommendation concerning this revision is as follows: **Chester County Health Department (CCHD) recommends accepting this revision to Westtown Township's Act 537 Plan. If this plan changes at any point after the date of this approval, CCHD must be notified and a copy of the revised plan submitted for review.**
- Are there additional comments attached?

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


Ryan Oxenford, SEO
Environmental Health Specialist

04033
Certification
Number

January 7, 2021
Date

cc: Chester County Planning Commission
Westtown Planning Commission
Stokes Lucille Irrevocable Trust II
D.L. Howell & Associates
Pennsylvania Department of Environmental Protection
File

**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.

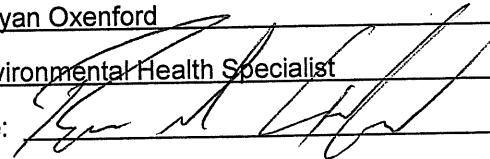
SECTION A. PROJECT NAME (See Section A of instructions)

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 December 29, 2020
 Agency name Chester County Health Department
2. Date review completed by agency January 7, 2021

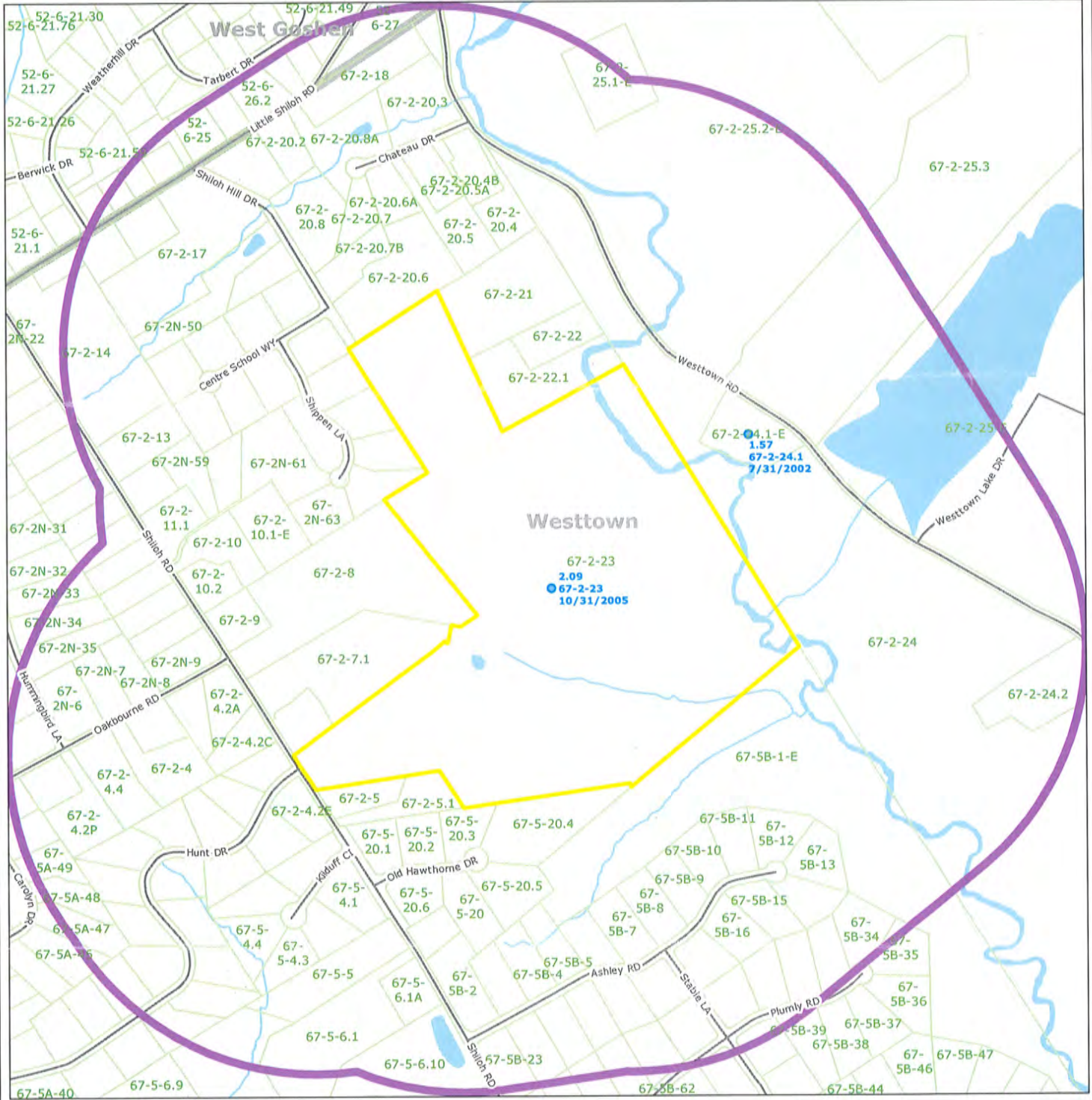
SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? <u>It is not located in an area serviced by public sewer.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>There are a number of neighboring properties near and on Shiloh Road that are around 1 acre. For long term septic care The Health Department recommends offering nearby neighborhoods the chance to hook into public sewer.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Is there any known groundwater degradation in the area of this proposal? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>Chester County Health Department (CCHD) recommends accepting this revision to Westtown Township's Act 537 Plan. If this plan changes at any point after the date of this approval, CCHD must be notified and a copy of the revised plan submitted for review.</u>
5. Name, title and signature of person completing this section:		
Name: <u>Ryan Oxenford</u>		
Title: <u>Environmental Health Specialist</u>		
Signature: 		
Date: <u>January 7, 2021</u>		
Name of County Health Department: <u>Chester County Health Department</u>		
Address: <u>601 Westtown Rd, Suite 288, West Chester, PA 19380</u>		
Telephone Number: <u>610-344-6488</u>		

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

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

The Stokes Estate



- ≥ 10 mg/L
- 5 - 9.99 mg/L
- 0 - 4.99 mg/L



Map Created:

Limitation of Liability and Use: County of Chester, Pennsylvania makes no claims as to the completeness, accuracy or content of any data contained hereon, 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.

Mapping of well permit data reflects permits issued and approved since approximately 1999.
Well permits exist as parcel centroids.

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
Total Projected Flow	17,000 gpd or 68 EDU

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

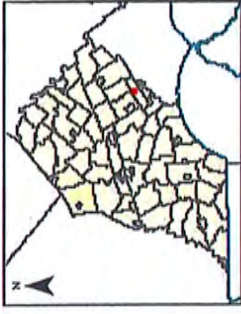
The proposed sanitary collection system has been designed in compliance with current regulatory requirements. Sewage flows will be transported from the proposed development via Westtown Township sewer lines. Upon final construction of the project, the Westtown Township will own all eight-inch sewers, 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 UPI Information

PARID: 6702 00230000
 UPI: 67-2-23
 Owner1: STOKES LUCILLE
 RR/EVOCABLE TRUST II
 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: WESTTOWN
 School District: West Chester Area

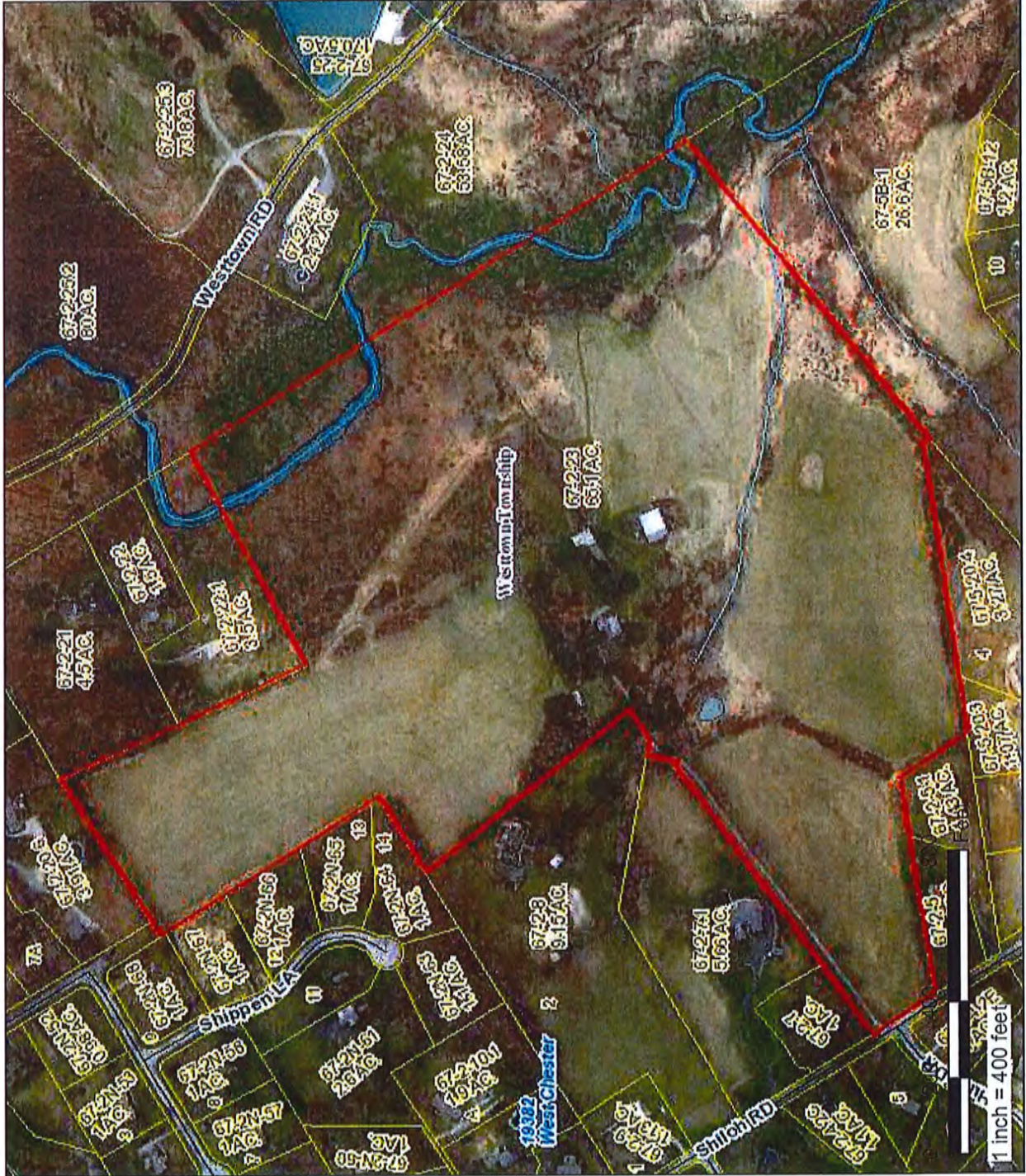


Map Created:
Monday, November 9, 2020

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 representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor 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.chescon.org/gis.

Map

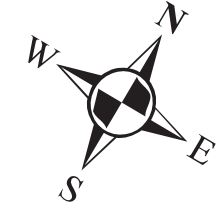


Sewer Mapping

STOKES PROPERTY SANITARY FEATURES

WESTTOWN TOWNSHIP, PENNSYLVANIA

*Carroll Engineering
Corporation*



Phone: (215)-343-5700 | Website: www.carrollengineering.com

Project Number: 205758.00

December 10, 2020

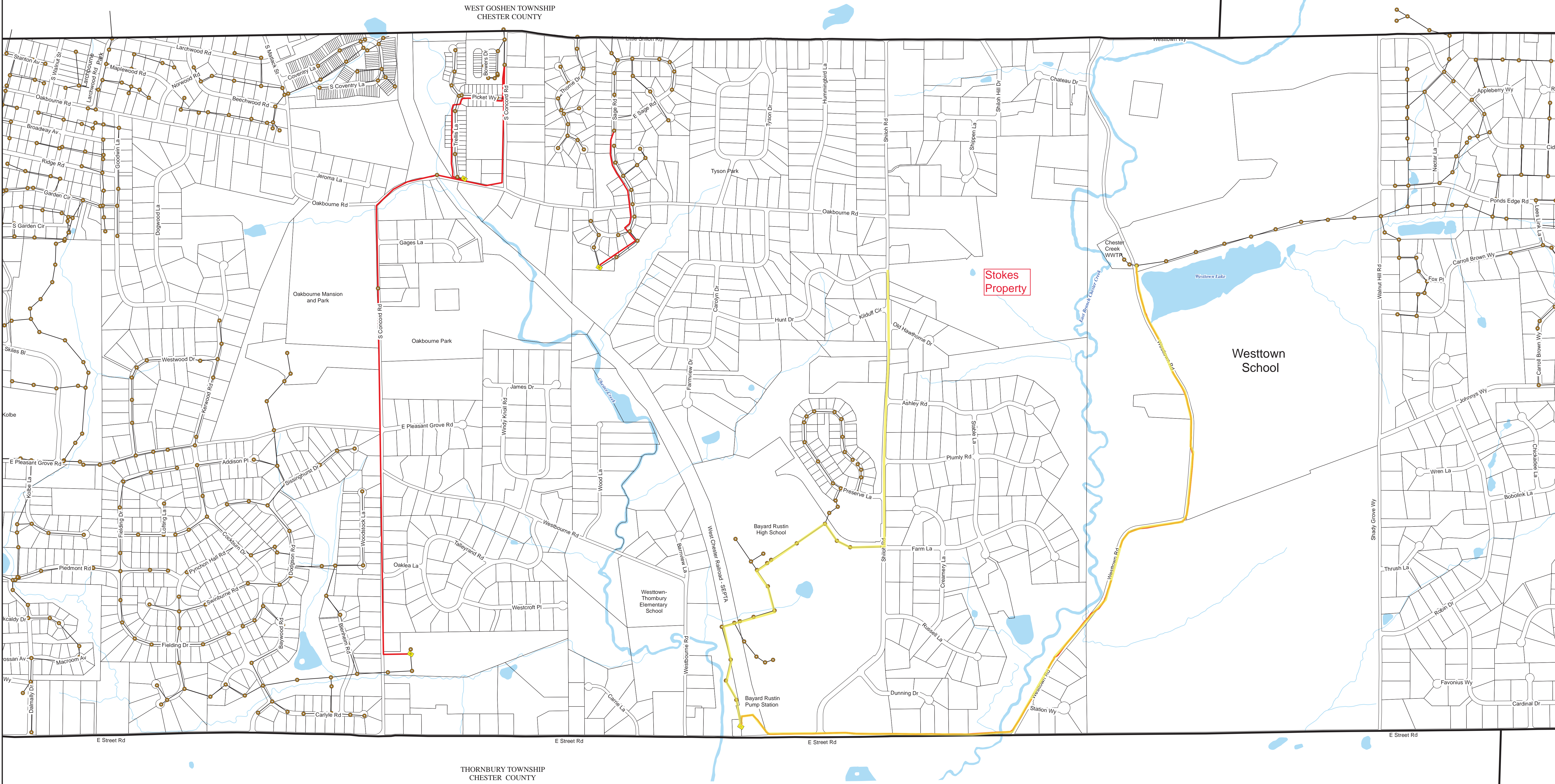
0 1,000 2,000 Feet

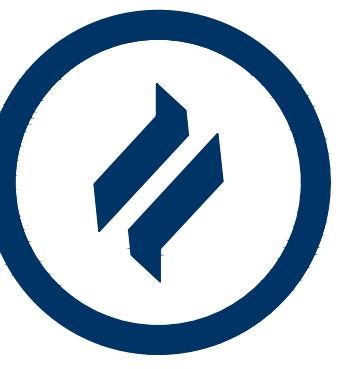
1 in = 500 feet

FIGURE 2

Legend

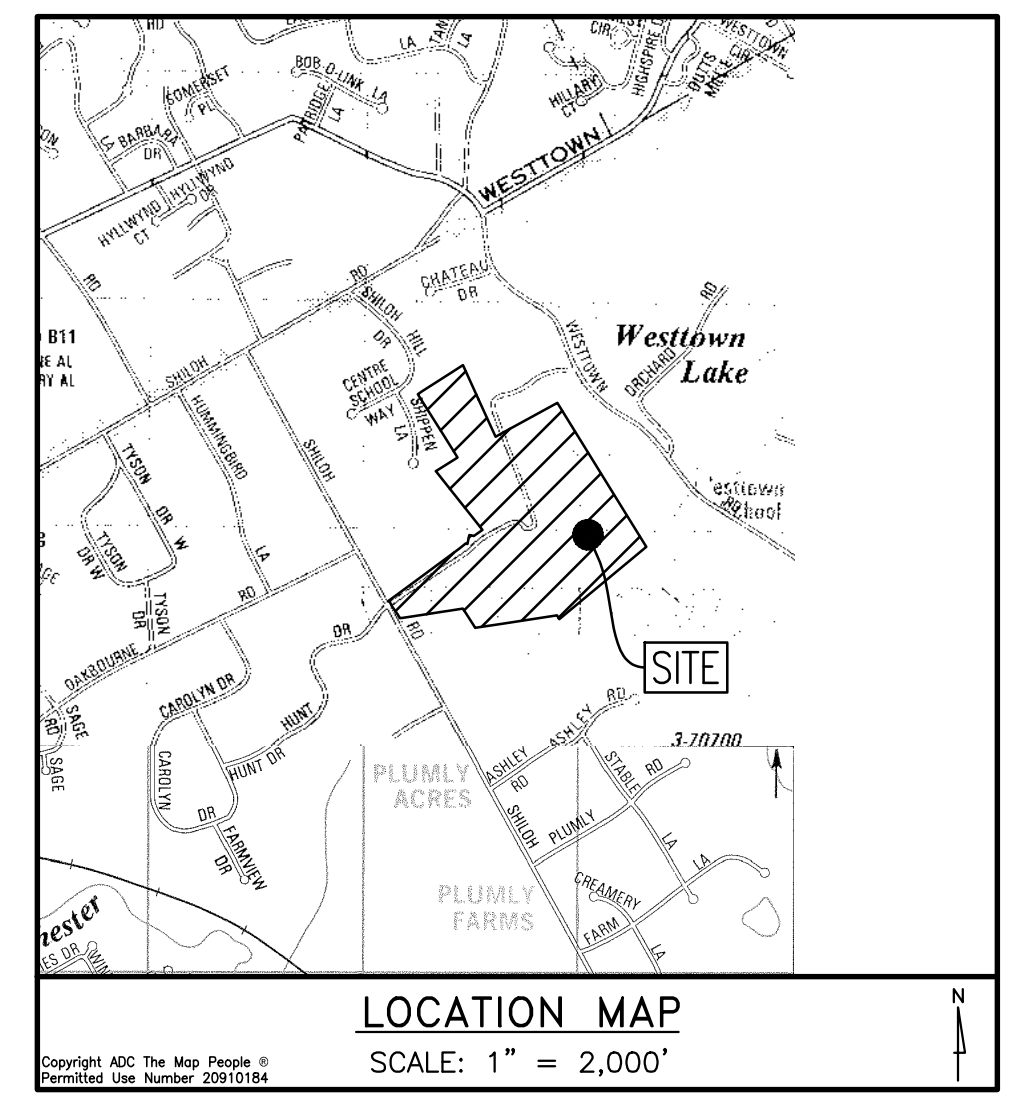
- | | |
|-------------------|--|
| Township Boundary | Roads |
| Manhole | FORCE MAIN |
| Township PS | Parcels |
| Private PS | Streams |
| Gravity Main | Water Bodies |
| Force Main | Sewer Route From Development to Chester Creek WWTP |





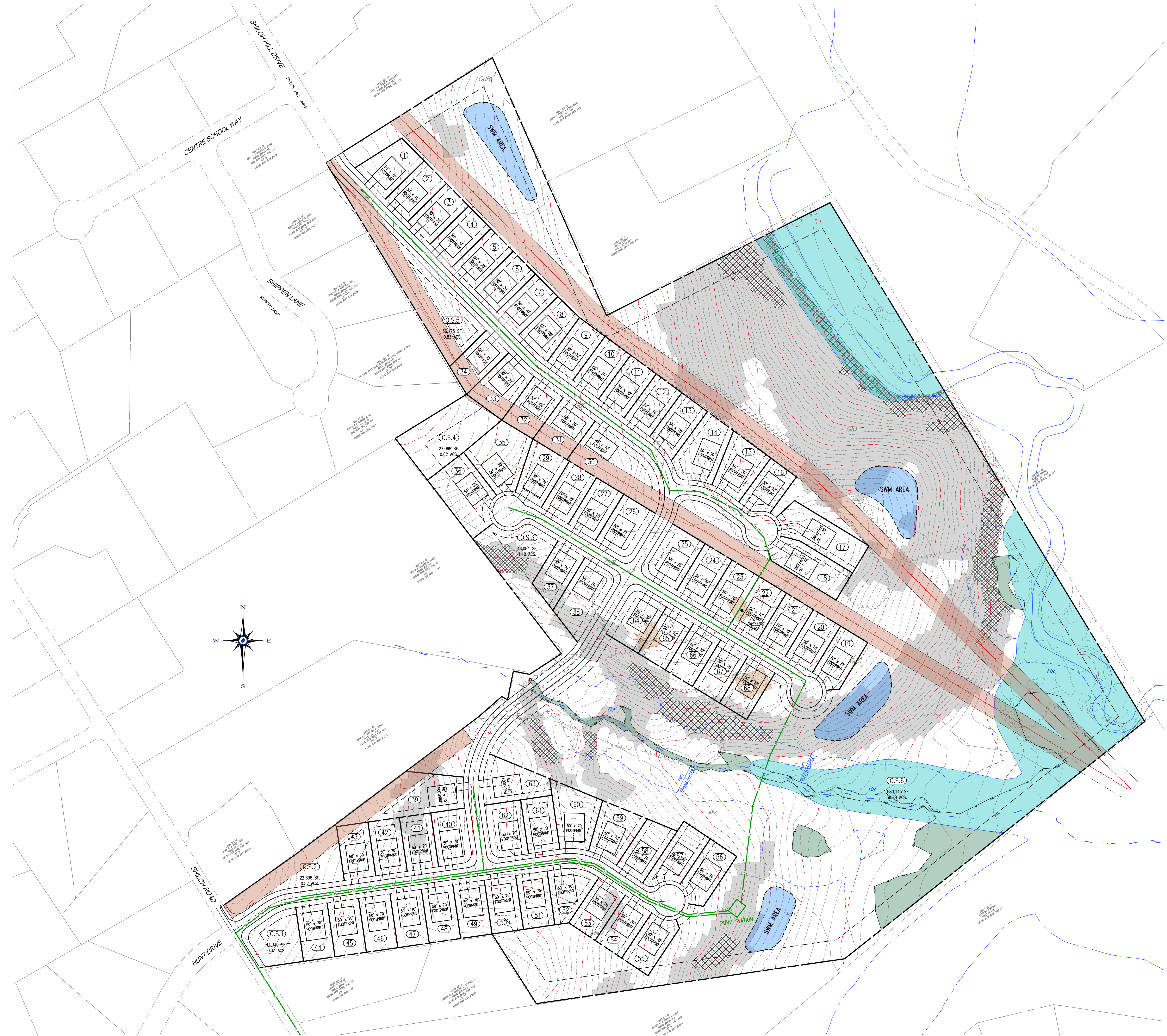
DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



GENERAL NOTES:

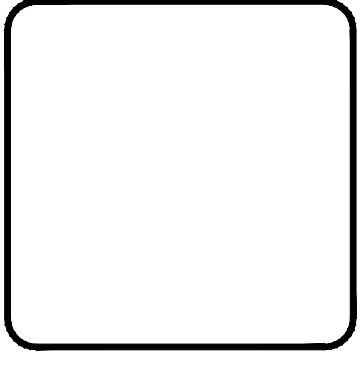
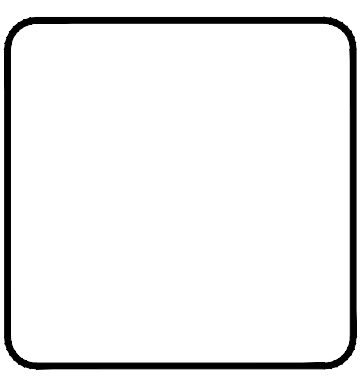
1. THIS PLAN WAS PREPARED FOR SKETCH PLAN SUBMISSION. NO ENGINEERING OR SWM DESIGN HAS BEEN PREPARED FOR THIS LAYOUT WITH THIS APPLICATION.
2. BOUNDARY INFORMATION PLOTTED FROM DEED. PIPELINE INFORMATION PLOTTED FROM DEED DESCRIPTION AND FIELD SURVEY. TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL 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
SCALE: 1" = 100'
100 0 50 100 200
GRAPHIC SCALE
1 inch = 100 feet

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



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

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:	RSV
CHECKED BY:	RSV
PROJECT NO.:	3868
CAD FILE NO.:	12-09-2020 SEWER PM PLAN
PLOTTED:	12/09/2020
DRAWING NO.:	SK-1G
SHEET:	1 of 1

Public Water Will Serve Letter



April 28, 2021

Dave Gibbons, P.E.
D.L. Howell & Associates
1250 Wrights Lane
West Chester, PA 19380

Re: Water Availability
1013 Shiloh Hill Rd
Westtown Township, Chester County

Dear Dave:

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

Service to this proposed development will require a main extension. Aqua has mains abutting this property in both Shiloh Road and Shiloh Hill Road. Based on density and service reliability, service will require a tie-in to both mains.

Main extension projects are done under Aqua's standard Builder's Extension Agreement ("BEA"). You will be required to prepare a main extension plan and submit to this office for review and approval. Once approved, the developer will enter into the BEA and install the water main with a pre-qualified contractor.

Flow data information may be obtained from our Production Department. Please email a request to Lisa Thomas at LThomas@Aquaamerica.com containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-1105.

Sincerely,

A handwritten signature in black ink, appearing to read "David C. McIntyre". The signature is fluid and cursive.

David C. McIntyre
Manager, New Business and Contract Operations

**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



Pennsylvania
Historical & Museum
Commission

PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY	Reviewers: _____/_____
DATE RECEIVED: _____	DATE DUE: _____
ER NUMBER: _____	HRSF: <input type="checkbox"/>

REV: 03/2020

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal? <input checked="" type="radio"/> YES <input type="radio"/> NO OR <input type="radio"/> This is additional information for ER Number:					
Project Name	The Stokes Estate	County	Chester	Municipality	Westtown Township
Project Address	1013 Shiloh Road	City/State/ Zip	West Chester PA		19380

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

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

SECTION C: PROJECT DESCRIPTION

This project is located on: (check all that apply)			
<input type="checkbox"/> Federal property	<input type="checkbox"/> State property	<input type="checkbox"/> Municipal property	<input checked="" type="checkbox"/> Private property
List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)

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

Project includes (check all that apply):			
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Disposition
Total acres of project area:	65.1	Total acres of earth disturbance:	approx. 30
Are there any buildings or structures within the project area? <input checked="" type="radio"/> Yes <input type="radio"/> No Approximate age of buildings: unknown			
Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: https://gis.penndot.gov/crgis	Yes <input type="radio"/>	No <input checked="" type="radio"/>	Unsure <input type="radio"/>
Name _____		Key Number _____	

Please email this form and pdf attachments to: <u>RA-PH-PASHPO-ER@pa.gov</u> Or, please print and mail completed form and all attachments to: PHMC- PA State Historic Preservation Office 400 North Street Commonwealth Keystone Building, 2nd Floor Harrisburg, PA 17120-0093	Attachments – Please include the following information with this form		
	<input checked="" type="checkbox"/>	Map – 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect	
	<input checked="" type="checkbox"/>	Description/Scope of Work – Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources	
	<input checked="" type="checkbox"/>	Site Plans/Drawings – Indicate location and age of buildings, any proposed improvements, and past and present land use	
	<input checked="" type="checkbox"/>	Photographs – Digital photographs of all buildings and structures on the project site, keyed to a site plan. For projects affecting buildings older than 50 years old use the Abbreviated HRSF	

SHPO DETERMINATION (SHPO USE ONLY)

<input type="checkbox"/> There are NO HISTORIC PROPERTIES in the Area of Potential Effect	<input type="checkbox"/> The project will have NO ADVERSE EFFECTS WITH CONDITIONS (see attached)
<input type="checkbox"/> The project will have NO EFFECT on historic properties	<input type="checkbox"/> SHPO REQUESTS ADDITIONAL INFORMATION (see attached)
<input type="checkbox"/> The project will have NO ADVERSE EFFECTS on historic properties: _____ Key# _____	
DIVISION CHIEF, ENVIRONMENTAL REVIEW: _____ DATE: _____	
_____ SHPO REVIEWER: _____	



CULTURAL RESOURCE NOTICE

Read the instructions before completing this form.

SECTION A. APPLICANT IDENTIFIER			
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		
SECTION B. LOCATION OF PROJECT			
Municipality	Westtown Township	County Name	Chester DEP County Code 15
SECTION C. PERMITS OR APPROVALS			
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:		
SECTION D. GOVERNMENT FUNDING SOURCES			
<input type="checkbox"/> State: (Name) _____	<input type="checkbox"/> Local: (Name) _____		
<input type="checkbox"/> Federal: (Name) _____	<input type="checkbox"/> Other: (Name) _____		
SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL & GAS MGMT OFFICE			
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:		
SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.			
County Conservation District	Telephone Number, if known		
Chester County Conservation District	(610) 952-4920		
SECTION G. CONSULTANT			
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

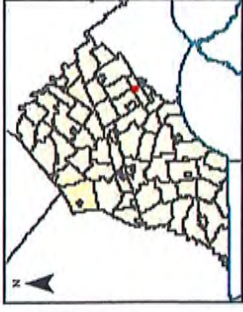
 (on behalf of Applicant)

11/9/2020

Applicant's Signature

Date of Submission of Notice to PHMC

COUNTY OF CHESTER
PENNSYLVANIA



Find UPL Information

PARID: 6702 00230000
 UPL: 67-2-23
 Owner: STOKES LUCILLE
 IRREVOCABLE TRUST II
 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: 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, 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.

Map



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

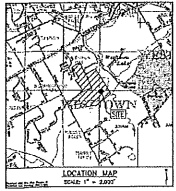
Project Narrative

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.

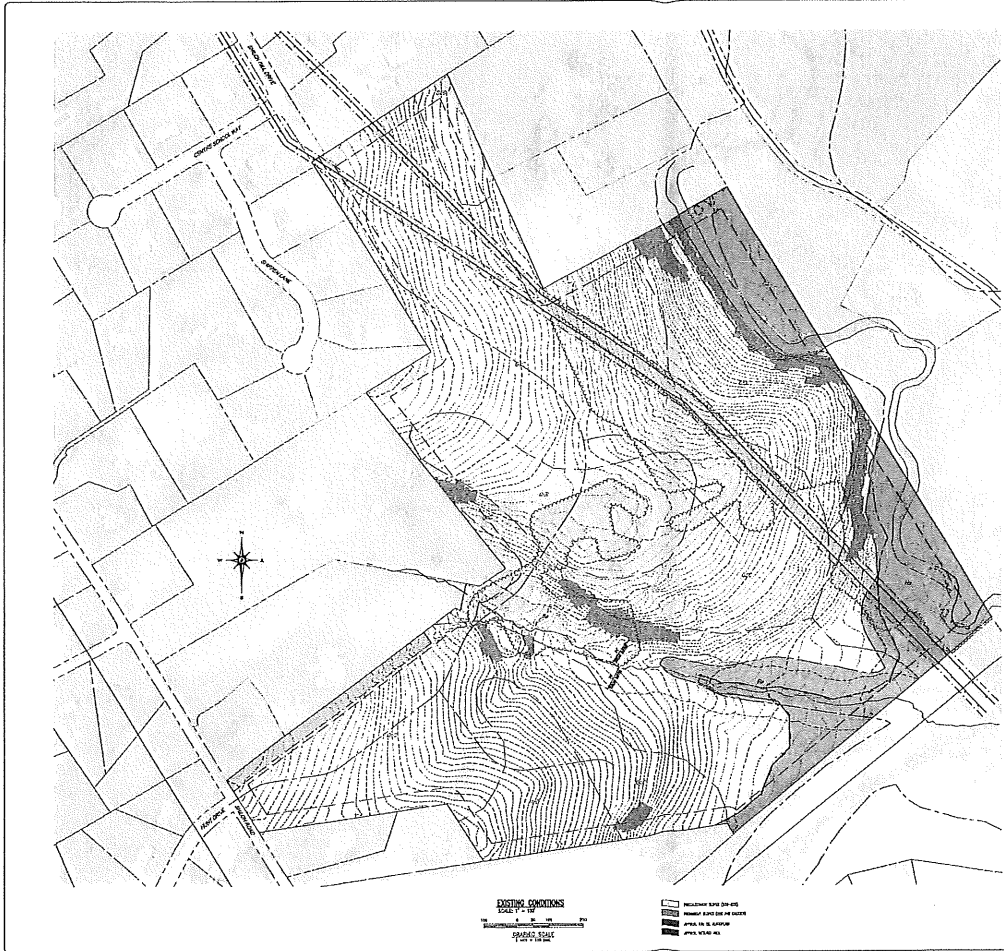
There is one lot associated with this land development project. Existing land use is characterized as an existing farming operation, meadow, and woodlands. Land use surrounding the site is primarily residential use. The property is bound by residential properties to the north, south, and west, and open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



DL Howell
Civil Engineering
Land Planning
Environmental
www.dlhowell.com
1100 E. Main St.
P.O. Box 1200
Waco, TX 76798



- GENERAL NOTES:**
1. EXISTING TOPOGRAPHY AND OTHER CONDITIONS AT THIS PROJECT SITE, INCLUDING ALL UTILITIES AND EXISTING STRUCTURES, SHALL BE SHOWN AND SET OUT AS SHOWN ON THIS PLAN.
 2. THE PROPOSED SITES AND DESIGN SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND PERMITS, AND TO ALL APPLICABLE REGULATIONS AND PERMITS, AND TO ALL APPLICABLE REGULATIONS AND PERMITS, AND TO ALL APPLICABLE REGULATIONS AND PERMITS.
 3. ALL UTILITIES ARE SHOWN AS "AS SHOWN" UNLESS OTHERWISE NOTED ON THE EXISTING TOPOGRAPHY MAP.



EXISTING CONDITIONS
SCALE: 1" = 40'

PROPERTY LINE
EXISTING TOPOGRAPHY
EXISTING UTILITIES
EXISTING STRUCTURES
EXISTING PAVED AREAS
EXISTING DRIVEWAYS

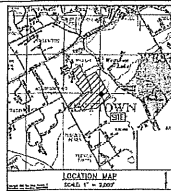
EXISTING CONDITIONS

NO.	DESCRIPTION	DATE
1	EXISTING TOPOGRAPHY	11/12/12
2	EXISTING UTILITIES	11/12/12
3	EXISTING STRUCTURES	11/12/12
4	EXISTING PAVED AREAS	11/12/12
5	EXISTING DRIVEWAYS	11/12/12

SK-1B
1 of 1



DL Howell
 Civil Engineering
 Land Planning
 Environmental
 www.dlhowell.com
 100 Equinox
 Peachtree City, GA 30269
 Phone 770.488.8888
 Fax 770.488.8888



- GENERAL NOTES:**
1. THE PLAN AND SPECIFICATIONS FOR THIS PROJECT ARE SUBJECT TO THE APPROVAL AND REVIEW OF THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA.
 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS OBSERVED THE EXISTING CONDITIONS AS SHOWN ON THIS PLAN.
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS OBSERVED THE EXISTING CONDITIONS AS SHOWN ON THIS PLAN.
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RESIDENTIAL DEVELOPMENT

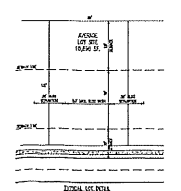
NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	RESIDENTIAL DEVELOPMENT	100,000	2.296
2	ROADS	50,000	1.147
3	UTILITIES	10,000	0.229
4	LANDSCAPE	50,000	1.147
5	WATERWAYS	10,000	0.229
6	UNDEVELOPED LAND	100,000	2.296
7	TOTAL	320,000	7.345

PROPOSED RESIDENTIAL DEVELOPMENT

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	RESIDENTIAL DEVELOPMENT	100,000	2.296
2	ROADS	50,000	1.147
3	UTILITIES	10,000	0.229
4	LANDSCAPE	50,000	1.147
5	WATERWAYS	10,000	0.229
6	UNDEVELOPED LAND	100,000	2.296
7	TOTAL	320,000	7.345

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THE PROPOSED RESIDENTIAL DEVELOPMENT IS SHOWN ON THIS PLAN. THE DEVELOPMENT IS SUBJECT TO THE APPROVAL AND REVIEW OF THE LOCAL GOVERNMENT AND THE STATE OF GEORGIA.



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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

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.



DLHowell
Civil Engineering & Land Planning
www.DLHowell.com

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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Civil Engineering & Land Planning
www.DLHowell.com

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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Civil Engineering & Land Planning
www.DLHowell.com

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 State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

November 20, 2020

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

RE: ER 2021-0371-029-A; DEP: The Stokes Estate; Westtown Township, Chester County

Dear Mr. DiCecco,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act (NHPA) of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Archaeological Resources

Based on the information received and available within our files, it is our opinion that no archaeological resources will be affected by the proposed project.

Above Ground Resources

We are requesting additional information to complete our review. While we understand that the existing buildings will be retained, the project has the potential to affect historically associated land, if the property is determined eligible. Based on the potential to effect above ground resources, we are therefore requesting one full Historic Resource Survey Form for the Stokes Estate (Key No. 067395; 1013 Shiloh Road) that applies the statewide agricultural context. The proposed project is located within the Southeastern Pennsylvania agricultural region. A copy of the agricultural context and registration requirements for that region is available via the agricultural history website here:

<http://www.phmc.state.pa.us/portal/communities/agriculture/history/index.html> The HRSF should include **all of the required attachments** for agricultural properties. A list of these requirements as well as a copy of the HRSF is found here:

<https://www.phmc.pa.gov/Preservation/About/Pages/Forms-Guidance.aspx>. An example can be provided upon request.

If you need further information concerning above ground resources and/or for future consultation, please contact Emma Diehl at emdiehl@pa.gov or (717) 787-9121.

Sincerely,

Douglas C. McLearn, Chief
Division of Environmental Review

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	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response

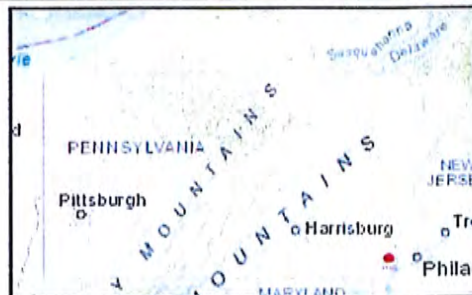
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication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

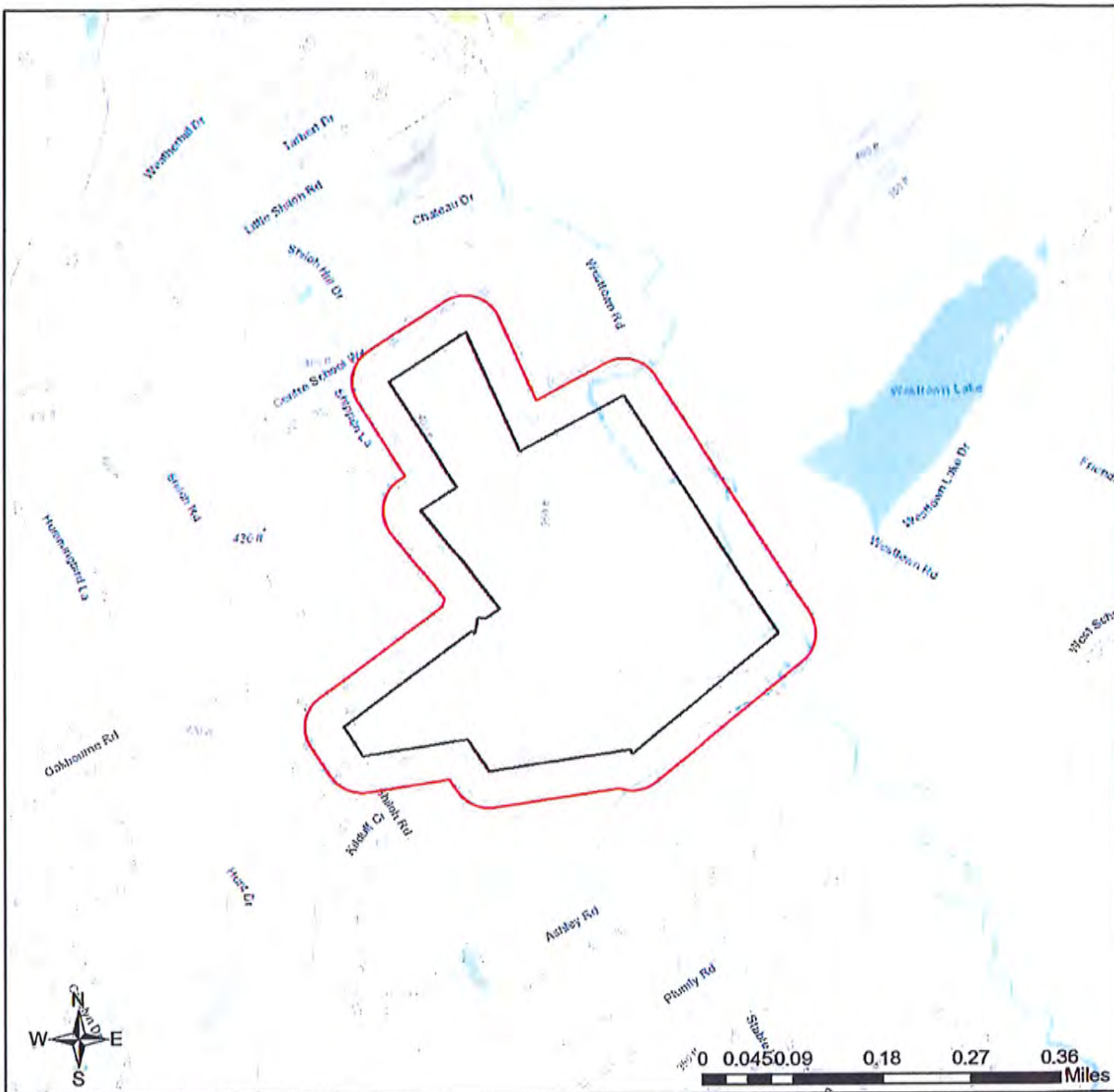


- Project Boundary
- Buffered Project Boundary

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

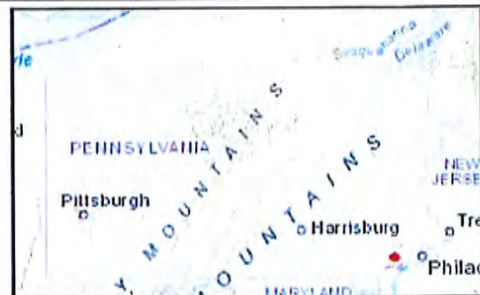


Stokes Property



- 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). 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

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: 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
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
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

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

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

Christopher A. Urban, Chief
Natural Diversity Section

CAU/KDG/dn



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Pennsylvania Field Office
110 Radnor Road, Suite 101
State College, Pennsylvania 16801-4850

April 16, 2021

Scott E. Bush
GHD Services Inc.
410 Eagleview Boulevard, Suite 110
Exton, Pennsylvania 19341

RE: USFWS Project #2021-0210
PNDI Receipt #719029

Dear Mr. Bush:

Thank you for your letter of March 1, 2021, which provided the U.S. Fish and Wildlife Service (Service) with additional information regarding the Stokes Property residential development project, located in Westtown Township, Chester County, Pennsylvania. The proposed project is within the known range of the federally listed, threatened, bog turtle (*Clemmys muhlenbergii*). The project is also within the range of the bald eagle (*Haliaeetus leucocephalus*), as species protected under the Bald and Golden Eagle Protection Act. The following comments are provided pursuant to the Endangered Species Act of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) to ensure the protection of endangered and threatened species, and the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended; 16 U.S.C. 668-668d) to ensure the protection of eagles.

Keystone Custom Homes propose to construct a residential development on a 66-acre parcel. The project includes 68 single-family structures, roadways, driveways, and associated stormwater management facilities. One existing single-family dwelling occupies one lot; it will remain as Lot #62. Project proponents have designed the housing lots to be laid out in two clusters that will be connected by a roadway. We previously commented on this project by letter dated February 1, 2021.

Bog turtle

To determine the potential effects of the proposed project on bog turtles and their habitat, you (a recognized qualified bog turtle surveyor) conducted a Phase 1 bog turtle habitat assessment on November 25, 2020. According to the report, three wetlands extend to within 300 feet of the proposed limit of disturbance. Following the methods described under “*Bog Turtle Habitat Survey*” (Phase 1 survey) of the *Guidelines for Bog Turtle Surveys* (revised April 2020), you

determined that the wetland referred to as “Wetland 1” has the combination of soils, vegetation, and hydrology typical of habitat occupied by bog turtles. We concur with this habitat determination, and note that, in fact, this habitat is hydrologically connected to occupied bog turtle habitat.

The project site and Wetland 1 are located within a watershed that supports bog turtles. Efforts should be made to avoid any direct or indirect impacts to those wetlands (see *Bog Turtle Conservation Zones*¹). Avoidance of direct and indirect effects means no disturbance to or encroachment into the wetlands (e.g., filling, ditching or draining) for any project-associated features or activities. Adverse effects may also be anticipated to occur when lot lines include portions of the wetland; when an adequate upland buffer is not designated around the wetland (see *Bog Turtle Conservation Zones*); or when roads, stormwater/sedimentation basins, impervious surfaces, or wells affect the hydrology of the wetland.

We note that project proponents have made a concerted effort to locate both clusters of houses away from the occupied bog turtle habitat. In addition, site engineers have incorporated a retaining wall near the sanitary sewer pump station to minimize encroachment into the buffer area surrounding Wetland 1. However, due to the steep slope contours of the site, and the requirement for infiltrative stormwater management, it appears that the storm water management infiltration gallery will extend into the buffer around Wetland 1. Based on the information provided, a minimum of 180 feet of buffered area will be maintained from Wetland 1 near the stormwater management basin. As this buffer is smaller than our recommended 300 feet, we recommend that the project proponents ensure that the sedimentation basin functions properly and is maintained regularly. All other project components are located over 300 feet from Wetland 1 and 50 feet from all watercourses. Therefore, based on this information, and in light of the planned avoidance measures, we conclude that the effects of the proposed project are likely to be insignificant and discountable.

This determination is valid for 2 years from the date of this letter. If the proposed project has not been fully implemented prior to this, an additional review by this office is recommended. Should project plans change, or if additional information on listed or proposed species becomes available, this determination may be reconsidered.

Bald eagle

As stated in our February 2021, letter bald eagles (*Haliaeetus leucocephalus*) are known to nest in the vicinity of the project area, with one nest being located within 0.5 mile of the project site. Again, we recommend that you evaluate the project type, size, location and layout in light of the *National Bald Eagle Management Guidelines* to determine whether or not bald eagles might be disturbed as a direct or indirect result of this project. If it appears that disturbance may occur, we recommend that you consider modifying your project consistent with the *Guidelines*. These guidelines, as well as additional eagle information, are available at the following link: <http://www.fws.gov/northeast/EcologicalServices/eagle.html>. To assist you in making a decision

¹ A description of the bog turtle conservation zones can be found at https://www.fws.gov/northeast/pafo/pdf/BT_Conservation_Zones.pdf

regarding impacts to bald eagles, a screening form can be found at this website link:
https://www.fws.gov/northeast/pafo/bald_eagle_map.html.


If you have additional questions regarding eagle permits, please contact Thomas Wittig; Service Regional Bald and Golden Eagle Coordinator at 413-253-8577 or Thomas_Wittig@fws.gov.

This response relates only to endangered and threatened species and bald eagles under our jurisdiction based on an office review of the proposed project's location. No field inspection of the project area has been conducted by this office.

To avoid potential delays in reviewing your project, please use the above-referenced USFWS project tracking number in any future correspondence regarding this project.

Please contact Jennifer Kagel of my staff at Jennifer_Kagel@fws.gov if you have any questions or require further assistance regarding this matter.

Sincerely,



Sonja Jahrsdoerfer
Project Leader

scott.bush@ghd.com

Public Notification

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
307 Derstine Avenue • Lansdale, PA 19446

D.L. HOWELL
1250 WRIGHTS LANE
WEST CHESTER, PA 19380
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

The undersigned Sharon Dietz, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

PUBLIC NOTICE

Notice is hereby given that Keystone Custom Homes has submitted a Sewage Facilities Planning Module to Westtown Township with respect to a new land development proposed on the 65.1 acre property (being UPI 67-2-23) located at 1013 Shiloh Road in Westtown Township, Chester County, Pennsylvania. The applicant proposes to construct a 68 single family unit residential subdivision on the property to be serviced by public sanitary sewer. The daily anticipated wastewater flow calculation is estimated to be 17,000 gallons per day (gpd) or 68 equivalent dwelling units (EDU's). Westtown Township will provide public sewer service to the proposed development with wastewater treatment at the Westtown-Chester Creek Wastewater Treatment Plant. Aqua Pennsylvania will provide public water service to the proposed development.

Public notification is required because: (i) the development proposes the construction of an on-site sanitary sewer pump station to convey the development's wastewater flows to an existing sanitary manhole located off-site which will convey the wastewater through Westtown Township's public sewer system to the Westtown-Chester Creek Wastewater Treatment Plant; (ii) the connection of the proposed development to public sewer results in a revision to Westtown Township's Act 537 public sewer service area; (iii) the Pennsylvania Historical and Museum Commission has determined there is a probability of above ground resources being located on the property; and (iv) a Pennsylvania Natural Diversity Inventory search revealed there may exist potential conflicts pertaining to threatened or endangered species located on the property.

A public comment period will extend for 30 days after the date of publication of this notice. Due to current restrictions resulting from COVID-19, the land development plan can be viewed electronically by contacting Westtown Township at (610) 692-1930 or by emailing administration@westtown.org. Westtown Township's office is located at 1039 Wilmington Pike, West Chester, PA 19382. DLN 2/3; 1a

D.L. HOWELL

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MAUREEN SCHMID, Notary Public
Lansdale Boro., Montgomery County
My Commission Expires March 31, 2021

Sworn to the subscribed before me this 2/4/21.

Maureen Schmid
Notary Public, State of Pennsylvania
Acting in County of Montgomery

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Ad sample

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Total: **\$239.43**

Paid Amount: **\$239.43**

Amount Due: **\$0.00**

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