



January 27, 2025

Westtown Township
P.O. Box 79
Westtown, PA 19395

Attn: Ms. Mila Carter, Township Manager

RE: Sewage Facilities Application Mailer- Exemption Request
Chavous Custom Contracting
1001 S. Walnut Street
Westtown Township, Chester County

Dear Ms. Carter,

Please find enclosed the Sewage Facilities Planning Application Mailer, exemption request, for the Chavous Custom Contracting proposed two-lot residential subdivision located at 1001 S. Walnut Street in Westtown Township, Chester County. The proposed project will consist of subdividing the existing 0.68 acre parcel into two 0.34 acre parcels. There is one existing dwelling that will remain on Lot 1 and one new dwelling that will be constructed on Lot 2. The total estimated flow from this project is approximately 500 gpd or 2 EDU's at 250 gpd/EDU. Of the 500 gpd, 250 gpd will be new flow. The proposed flow from this project will be treated at the West Goshen Township Wastewater Treatment Plant. Please find enclosed a Project Narrative, Existing Conditions Plan, and Overall Grading & Utilities Plan to help aid in your review.

Please sign the Application Mailer under Section 8d and return a copy to Howell Engineering for submission to PA DEP. If you should have any questions or comments regarding this proposed project, please feel free to contact our office at (610) 918-9002. We would like to thank you in advance for your cooperation in regard to this project.

Sincerely,

HOWELL ENGINEERING

A handwritten signature in black ink, appearing to read "Dave DiCecco", is written over the printed name.

Dave DiCecco
Environmental Scientist

**SEWAGE FACILITIES PLANNING MODULE
APPLICATION MAILER**



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

For more information, visit DEP's website at
www.depweb.state.pa.us, keyword: Act 537.

1. Development Information

Name of Development 1001 S. Walnut Street
Developer Name Chavous Custom Contracting
Address 1001 S. Walnut Street
West Chester, PA 19382
Telephone # (484) 326-8202
Email info@chavouscustomcontracting.com

2. Location of Development

a. County Chester
b. Municipality Westtown Township
c. Address or Coordinates 1001 S. Walnut Street, West Chester, PA 19382
d. Tax Parcel # 67-4G-1
e. USGS Quad Name West Chester, Pennsylvania
f. Located in a High Quality/Exceptional Value watershed? No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe Proposed is a 2 lot residential subdivision, one existing dwelling and one proposed new lot.
Commercial Institutional
Describe
Brownfield Site Redevelopment
Other (specify)

4. Size

a. # of lots 2 total # of EDUs 1 new
b. # of lots since 5/15/72 1
c. Development Acreage 0.68 total
d. Remaining Acreage 0.34 acres per lot

5. Sewage Flows 250 (new) gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

Sewerage System Existing (connection only) New (extension)
Public Private
Pump Station(s)/Force Main Gravity
Name of existing system being extended
Interceptor Name
Treatment Facility Name West Goshen Township Wastewater Treatment Plant
NPDES Permit # PA0028584
Construction of Treatment Facility
With Stream Discharge
With Land Application (not including IRSIS)
Other
Repair?
Name of waterbody where point of discharge is proposed (if stream discharge)

Onlot Sewage Disposal Systems (check appropriate box)
Individual onlot system(s) (including IRSIS)
Community onlot system
Large-Volume onlot system
Retaining tanks
Number of Holding Tanks
Number of Privies

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

Protection of rare, endangered or threatened species
Check one:
The "PNDI Project Environmental Review Receipt" is attached. or
A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request 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

Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date
Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

(Signature of SEO) Date
Name (Print) Certification #
Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date
Mila Carter /Twp Manager
Name (Print) Title

Westtown Township
Municipality (must be same as in 2.b.)

Telephone # (610) 692-1930

Return Correspondence/Forms to:
Howell Engineering
1250 Wrights Lane
West Chester, PA 19380
Attn: Dave DiCecco

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Southeast Regional Office

2 East Main Street

Norristown, PA 19401

DEP USE	
Components Sent	
Onlot Disposal	<input type="checkbox"/>
Collection and Treatment	<input type="checkbox"/>
Planning Agency Review	<input type="checkbox"/>
Exempt from Planning	<input type="checkbox"/>
Code	_____
Date	_____

"Fold Here"

**Chavous Custom Contracting- 2 Lot Residential Subdivision
1001 S. Walnut Street
Westtown Township, Chester County**

Project Narrative

1. Type of Development

Chavous Custom Contracting is proposing to subdivide an existing 0.68 acre parcel located at 1001 South Walnut Street in Westtown Township, Chester County, Pennsylvania. The site is located within the “R-2” Residential Zoning District of Westtown Township. Currently, one existing residential dwelling resides on site. The existing dwelling, currently utilizing public sewer, will remain. The existing 0.68 acre parcel will be subdivided into two 0.34 acre parcels, with Lot 1 containing the existing dwelling. A new dwelling will be constructed on Lot 2.

2. Number of Lots

There are two lots associated with the proposed subdivision. Using 250 gpd/EDU (Westtown Township EDU allocation) the proposed project will produce an estimated 500 gallons per day total, yielding a total of 2 EDU’s. The new flow for the proposed dwelling on Lot 2 will be 250 gallons per day or 1 EDU.

3. Proposed Sewage Disposal Method

Disposal Method: Treatment and disposal will be at the West Goshen Township Sewer Authority.

Collection System: Sewage from the existing residential dwelling will continue to utilize the existing lateral serving the dwelling. The proposed dwelling will connect, via gravity lateral, to the existing sewer main located in the eastern portion of the property. From that connection point, flows will then be conveyed north off the site and flow as part of the Westtown/West Goshen Township sewer system, ultimately reaching the West Goshen Sewer Authority for treatment and disposal.

4. Project Sewage Flows

Sewage flows have been projected using Westtown Township requirements:

Number of Dwellings Existing	1
Existing Flow	250 gpd (1 EDU)
Proposed Flow	250 gpd (1 EDU)
Total Flow Allocation	500 gpd or 2 EDU (1 existing, 1 proposed)

5. Location of Disposal Point or Land Application

There is no land application planned for this project. Sewage will be treated at the West Goshen Sewer Authority.

6. Project Acreage

Total project acreage is 0.68 acres. Of this acreage, 0.34 acres will comprise Lot 1 and 0.34 acres will comprise Lot 2.

7. Future Use of Adjacent Properties

The site is bordered by Oakbourne Road to the north, S. Walnut Street to the west, and existing residential properties to the south and east.

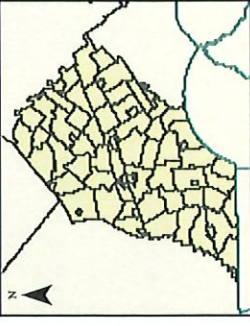
8. Previous Act 537 Planning

This site was previously determined to be serviced by public sewer, as referenced in the Official Act 537 Plan for Westtown Township.

9. Additional Information

There is no additional information pertaining to this application at this time.

COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID : 6704G00010000

UPI: 67-4G-1

Owner1: CHAVOUS COLIN V

Owner2: CHAVOUS TAJM

Mail Address 1: 1001 S WALNUT ST

Mail Address 2: WEST CHESTER PA

Mail Address 3:

ZIP Code: 19382

Deed Book: 10937

Deed Page: 708

Deed Recorded Date: 08/29/2022

Legal Desc 1: SE COR OF OAKBOURNE

RD & S

Legal Desc 2: LOT 1 DWG & GAR

Acms: 0 6887

LUC: R-10

Lot Assessment: 43890

Property Assessment: 112510

Total Assessment: 156400

Assessment Date: 12/13/2024 7:28:35

AM

Property Address: 1001 S WALNUT ST

Municipality: WESTTOWN

School District: West Chester Area

Map Created:

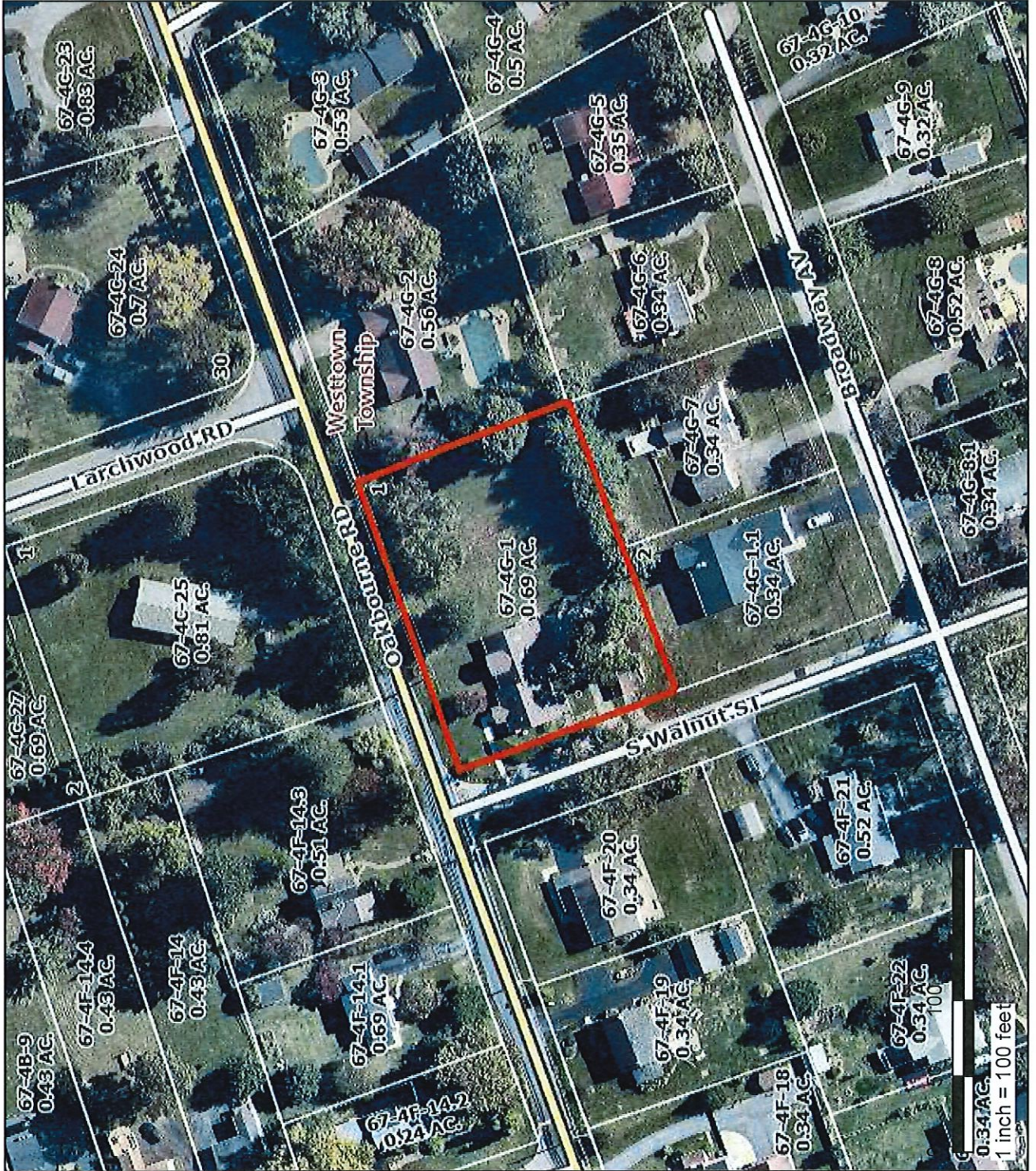
Tuesday, January 21, 2025

County of Chester



Limitations of Liability and Use:

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1. PROJECT INFORMATION

Project Name: **1001 S. Walnut Street**

Date of Review: **1/21/2025 03:48:05 PM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **0.71 acres**

County(s): **Chester**

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

ZIP Code:

Quadrangle Name(s): **WEST CHESTER**

Watersheds HUC 8: **Lower Delaware**

Watersheds HUC 12: **Chester Creek**

Decimal Degrees: **39.938134, -75.585965**

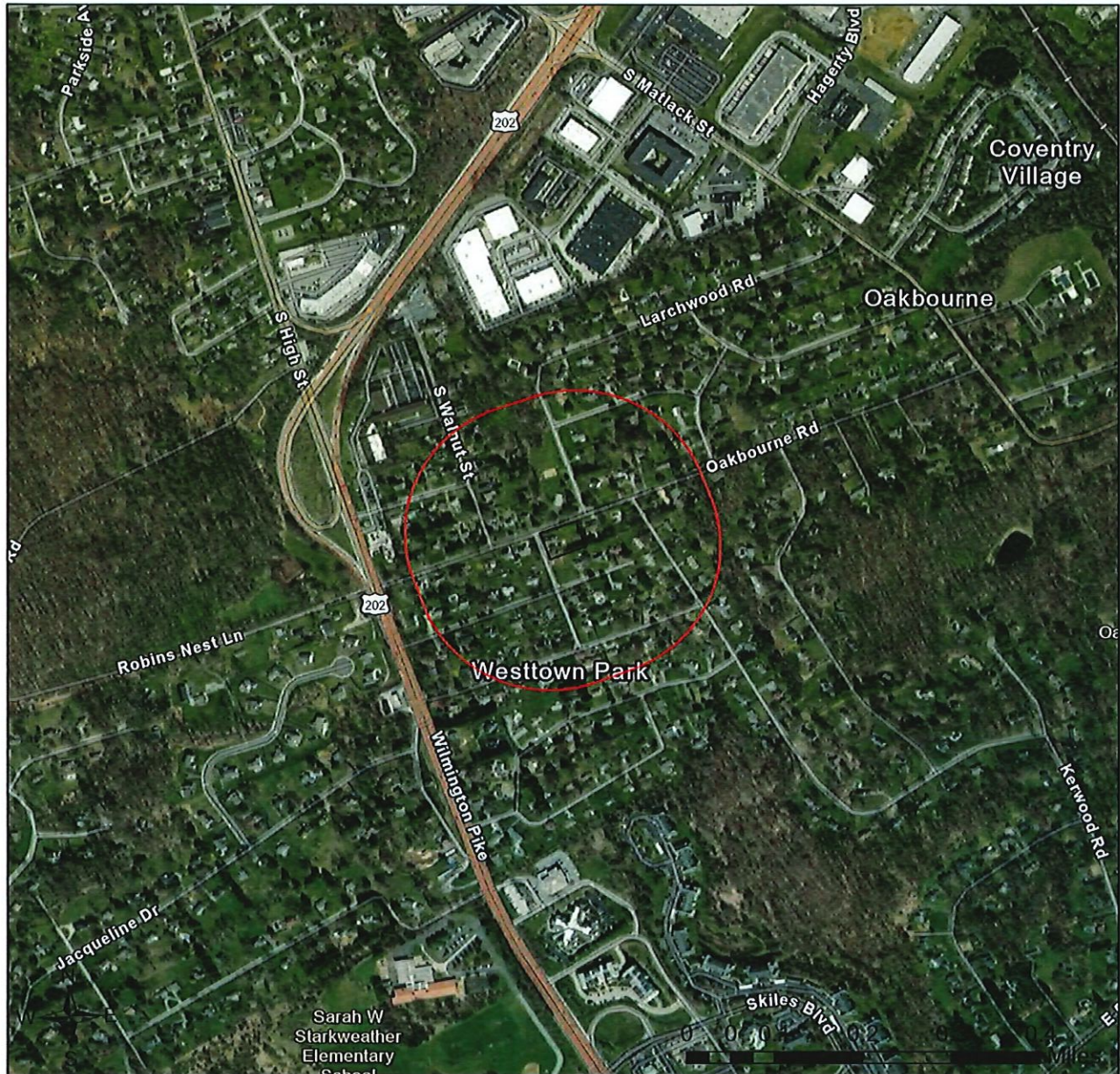
Degrees Minutes Seconds: **39° 56' 17.2829" N, 75° 35' 9.4728" W**



2. SEARCH RESULTS

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

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

1001 S. Walnut Street

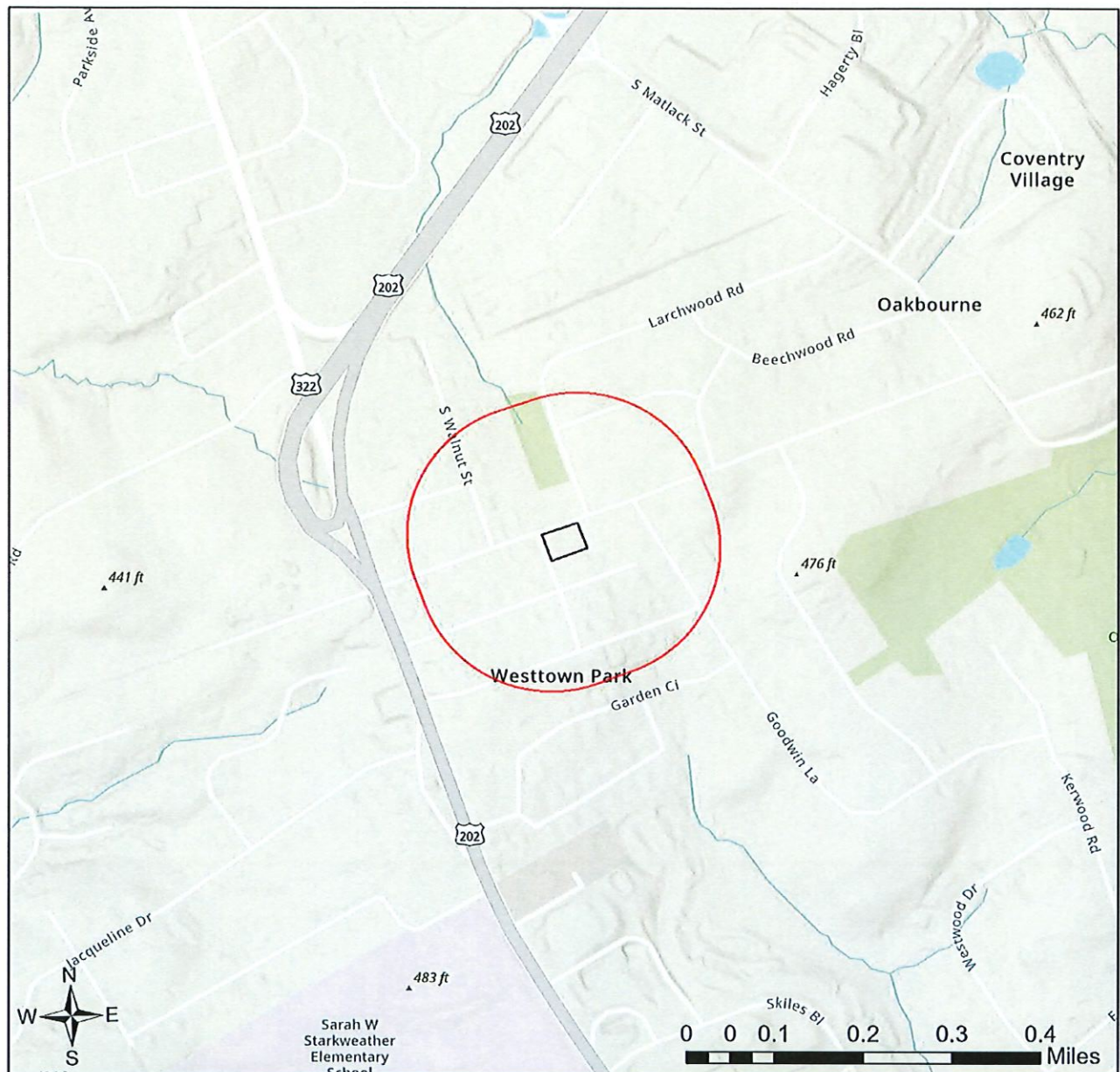


-  Buffered Project Boundary
-  Project Boundary

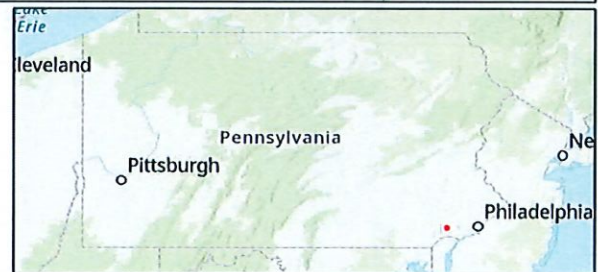


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

1001 S. Walnut Street



- Buffered Project Boundary
- Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: 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: The entire project and associated discharge, plus a 300-foot buffer around the project area, all occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, railroad bed, maintained lawn, or crop agriculture field.

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**		Special Concern Species*

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). 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 (but not USFWS).

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

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 Management
Division of Environmental Review
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: Howell Engineering
Address: 1250 Wrights Lane
City, State, Zip: West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003
Email: ddicecco@knowhowell.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

1/21/2025
date