

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

**Meeting Agenda -
Amended Version**

Tuesday, June 27, 2023

7:00 PM

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting.
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. May 23, 2023**
- F. Subdivision and Land Development Applications
 - 1. 14 Reservoir Road Residential Subdivision – (No Action Required)**
 - 2. Millstone Meadows SD – Update (the following review letters received).**
 - a. June 8, 2023, Township Engineer 1st review letter received.**
 - b. June 7, 2023, Chester County Planning Commission review letter was received.**
- G. Conditional Uses and Variances
 - 1. 905 Airport Road –(Conditional Use Application Closed)**
 - 2. 1425 Cooper Circles/Simches ZHB Application (Dimensional Variance)**
- H. Zoning Hearing Board Variances
- I. Ordinance Amendments
- J. Old Business
 - 1. The Malvern Institute –Update –No Action Required**
- K. New Business
 - 1. 1671 & 1681 East Strasburg Road –Sewage Facilities Planning Module Review.**
- L. Liaison Reports
- M. Correspondence
- N. Announcements
- O. Next Meeting – **July 25, 2023, at 7pm.**

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

July 6, 2022 PC Meeting													
Application Name	Application (CU,LD,ZO, SD, SE, C	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC MUST Act Date (70-Days)	BOS Must Act Date (90-Days)	Hearing Date	Drop Dead date	Comments
Paoli Pike Trail ALT Route	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bold = New Application or PC action required													
905 Airport Road	CU	Amend	1/24/2023	1/24/2023	NA	NA	2-12023	NA			3/21/2023	3/24/2023	BOS Approved waiting for signatures. CU Signed on May 2, 2023, CU Closed.
14 Reservoir Raod	SD	P	9/28/2022	9/28/2022	10-12-2022	#####		3/14/2023 5-28-2023 8-28-2023				5/28/2023	5-23-2023 Presentation for SD
Millstone Meadows SD 1010 Hershey Mill Road	SD	P	5/16/2023	5/16/2023		5/5/2023			7/25/2023	8/14/2023			The Township Engineer review letter was received on 6-8-2023. The CCPC review letter was received on 6-7-2023. The Township Park & Recreation Board decline to review application. The following reviews are still in process, Historical, Fire Marshal, Zoning Officer, Municipal Authority, Conservancy.
Malvern Institute	LD	P	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	(5) 7-31-2022	2/2/2022	2/15/2022	NA	2/28/2022	PC made rec to BOS for Prelim App on June 1 2022 ZHB Decission was 3 years for building permits for Vertical Building 11,25,2023 ZHB Decission was 4 years for building permits for Barn Renovations Building 11,25,2024
PROJECTS COMPLETED IN 2023													
901 Sorrell Hill Drive	ZDV	A	2/17/2023	2/17/2023	NA	NA	3/16/2023	NA	3/28/2023	4/4/2023	4/12/2023	4/17/2023	ZHB Granted Request - Closed
301 Reservoir Road	SD	Sk	11/17/2022	11/17/2022	11/17/2022	NA	NA	NA	NA	NA	NA	NA	5-16-2023 Owner closed SK Plan review by email. Second hearing on 1-17-2023 CU Application was Granted with Conditions on 3-7-2023 (CU Application Closed)
1010 Hershey Mill Road, Miller	CU	S	8/30/2022	8/30/2022	8/2/2022	NA	10/12/2022	2/17/23	12/7/2022	1/17/2023	11/15/2022	1/17/2023	4-25-2023 Preliminary/Final Land Development Presentation. 5-2-2023 BOS Approved the LD. (LD Application Closed)
Applebrook Golf Club	LD	P	7/27/2022	7/27/2022	8/17/2022	8/29/2022	NA	2/28/2023 4-30-2023	4/25/2023	5/2/2023	5/2/2023	6/7/2023	

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 23, 2023

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, May 23, 2023 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Michael Koza

Mark Levy

Michael Pagnanelli

Fred Pioggia – New Member

Also present was:

Duane Brady, Zoning Officer

Derek Davis, Township Manager

Nathan Cline, Township Engineer

David Shuey, Township Supervisor

Michael Lynch, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. John called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders, police, and military.
2. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the April 25, 2023 meeting were approved.

CHAIRMAN'S REPORT

None

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 301 Reservoir Road, Residential Subdivision (Presentation) – No action required. Owner is working on subdivision plan for 5 homes.

2. 14 Reservoir Road, Residential Subdivision – Owner Jeff Glosson and Jose Grande of Yerkes Associates were present. Mr. Glosson reviewed the presentation showing subdivision into two lots. Duane commented that he just received Mr. Glosson's second submission this week. John asked about stormwater management and the overflow onto Reservoir Road. Mr. Grande mentioned that it will just flow down the driveway. Nate spoke about the slopes and SWM is being done under the driveway too. Nate explained the responsibility of the owners for the annual maintenance of the SWM system. Dan reviewed the Chester County Planning Commission letter. Mark commented about the landscaping plan. The Conservancy Board will have to review that plan.

1
2 3. Millstone Meadows SD- Initial submission (Miller Property) – No action required.
3

4 4. Applebrook Golf Club - LD plans need to be signed by the Planning Commission members
5

6 **CONDITIONAL USES AND VARIANCES**

7 1. 905 Airport Road – No action (BOS approved. Waiting for signatures)
8

9 **ZONING HEARING BOARD VARIANCES**

10 None
11

12 **ORDINANCE AMENDMENTS**

13 None
14

15 **OLD BUSINESS**

16 1. The Malvern Institute – No action required.
17
18

19 **NEW BUSINESS –**

20 None
21

22 **LIAISON REPORTS -**

23 None
24

25 **ANY OTHER MATTER –**

26 None
27

28 **CORRESPONDENCE - None**
29

30 **ADJOURNMENT**

31 There being no further business, Dan made a motion to adjourn the meeting. Mark seconded the motion.
32 The meeting was adjourned at 7:35 pm. The next regular meeting will be held on Tuesday, June 27, 2023
33 at 7:00 pm.
34

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36 Respectfully submitted,
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Ruth Kiefer, Recording Secretary



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

June 7, 2023

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Subdivision - Millstone Meadows
East Goshen Township – SD-05-23-17662

Dear Mr. Davis:

A Preliminary/Final Subdivision Plan entitled "Millstone Meadows", prepared by DH Enterprises, and dated April 20, 2023, was received by this office on May 8, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

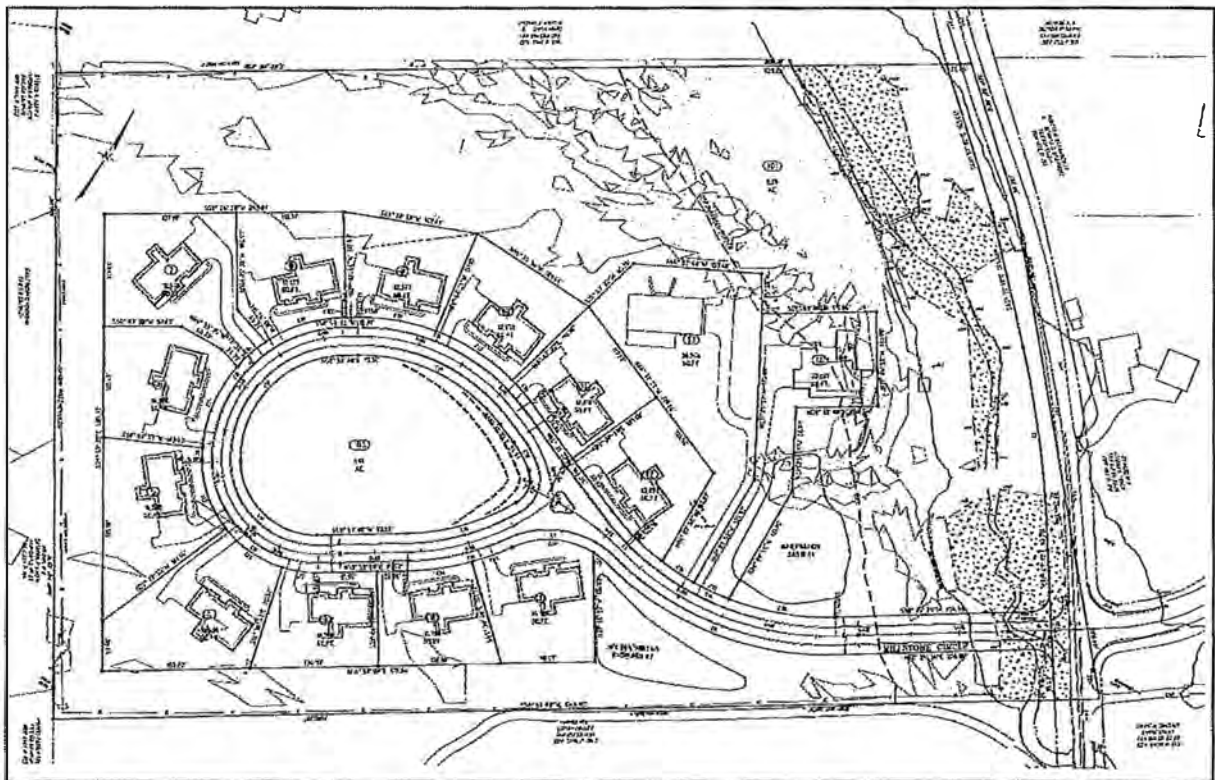
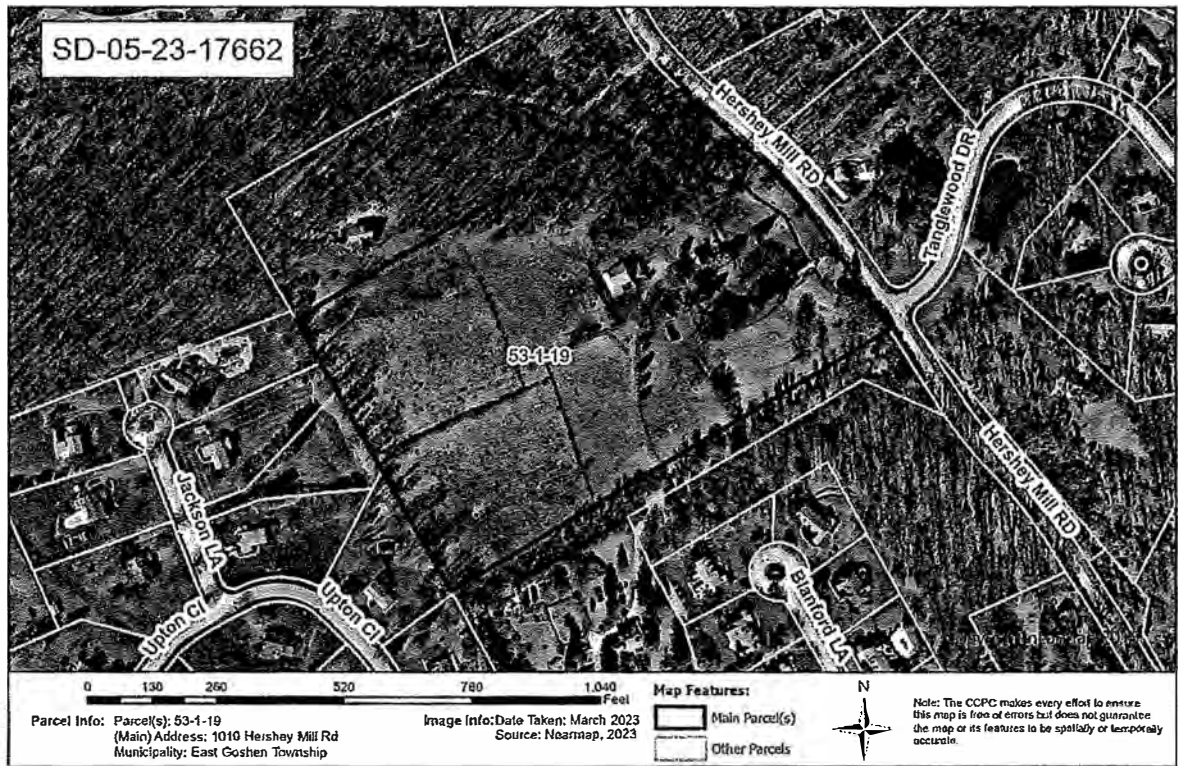
PROJECT SUMMARY:

Location:	west side of Hershey Mill Road, north of Greenhill Road
Site Acreage:	16.10
Lots/Units:	14 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-1-19

PROPOSAL:

The applicant proposes the creation of 14 single family residential lots, 9.25 acres of private open space, and 1,500 linear feet of public roadway. Vehicular access will be provided from Hershey Mill Drive at its intersection with Tanglewood Drive. The project site, which will be served by public water and public sewer, is located in the R-2 Low Density Suburban Residential zoning district, and is being developed under the single-family cluster development standards permitted by conditional use in the R-2 district. The existing dwelling and barn, which are identified as historic resources, will remain on Lots 14 and 13, respectively (this issue is further discussed in comment #6).

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.



BACKGROUND:

1. It is identified on Sheet 1 that the applicant obtained conditional use approval for this proposal on March 7, 2023, with 19 conditions of approval, which include the following:
 - The applicant shall provide to the Township a sanitary sewer and pedestrian access easement approximately located between Lots 6 and 7, to the satisfaction of the Township (condition #5). We note that Sheet 4-Grading Plan indicates that this easement extends to the adjoining parcel to the west owned by East Goshen Township (UPI# 53-1M-21);
 - The “central green” located within the cul-de-sac shall be graded and maintained to allow for active recreation (condition #6);
 - The applicant shall preserve as much of the existing perimeter vegetation as possible. Any vegetation replaced shall be replaced with native and deer-resistant materials, wherever possible (condition #7);
 - The applicant shall design and install a 150 foot wide riparian forest buffer for the portion of the stream within the subject property (condition #8); and
 - Any future residential reuse of the historic barn shall require further approvals from the Township, pursuant to the Historic Preservation provisions of the Township Zoning Ordinance. Additionally, the applicant shall ensure, during its ownership of the historic barn, that it is well maintained and does not fall into disrepair (condition #13).
2. A Pipeline Awareness Study, prepared by DH Enterprises, dated January 10, 2023, was included with the plan submission. The study indicates that there are three existing natural gas pipelines approximately 450 feet to the west of the project site, and that the closest the proposed development will be located would be 500 feet from the pipelines. The study also indicates that, as required by PA Act 287, a Pennsylvania One Call has been completed, and that a “No Conflict” response has been received, a copy of which is included in the study.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of Landscapes3, the 2018 County Comprehensive Plan. 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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. While the proposed subdivision is consistent with the objectives of the **Suburban Landscape**, careful consideration of the proposed development activity is required due to its existing environmental characteristics.

WATERSHEDS:

4. *Watersheds*, the waterresources component of *Landscapes3*, indicates the proposed development is located within the Ridley Creek watershed. *Watersheds*’ highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Access and Circulation:

5. Condition #11 of the conditional use decision indicates that the applicant shall comply with the Township's ordinances regarding sidewalks/paths, and that any waiver requests from these provisions will be considered by the Board of Supervisors during the subdivision/land development process. Additionally, condition #12 indicates that the applicant shall provide an offer of dedication of additional property along Hershey Mill Road for a potential future sidewalk or pathway. However, the site plan does not depict the location of any proposed sidewalks or future sidewalk paths. These issues should be clarified by the applicant. Sidewalks, which are an essential design element in the Suburban Landscape, would facilitate safe pedestrian access to the open space areas on the project site.

Historic Preservation:

6. An Historic Resource Impact Study, prepared by Mary Sue Boyle and Company, dated October 2022, indicates that the farmstead is listed as a Class II historic resource in the Township Historic Resources Inventory. The study states that the farmhouse and barn will remain intact, with no anticipated architectural changes to either structure, and that the barn will share egress with the farmhouse driveway as it does today (page 10). The study also states that the barn shall be considered as a separate parcel to encourage adaptive re-use, and that the setting of the barn will not be impacted visually, as it sits above the roof line of the new homes due to the slope of the land (page 11). We endorse the efforts of the applicant and the Township for preserving these historic resources and their historic setting. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

We also suggest that the applicant and Township consider the following issues pertaining to the preservation of these historic resources:

- A. The applicant should also ensure that the farmhouse and springhouse are maintained and not allowed to fall into disrepair under its ownership.
- B. Consideration should be provided that the farmhouse and barn be restored and sold as part of the development, along with the development of long-term maintenance plans for these structures.
- C. The existing springhouse should be required to be maintained in the open space area.
- D. Large healthy trees surrounding the house and barn should be protected during site work, and remain as part of the historic context of the property.

Natural Features Protection:

7. The site contains land within the 100 year floodplain along an unnamed tributary to Ridley Creek along the eastern portion of the project site, and the site plan indicates that the proposed road (Millstone Circle) will cross this stream. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. Additionally, the applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with Section 105.293 of its Rules and Regulations pertaining to stream crossings. The Township should request documentation of any required permit(s) for this project before approving the plan.

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East Goshen Township – SD-05-23-17662

8. The project site contains existing steep slope areas (slopes 15 percent and greater). The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

Stormwater Management:

9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

Threatened Species Habitat:

11. A Phase 1 Habitat Assessment conducted by Liberty Environmental, Inc., dated October 21, 2022, indicates that the project site has a potential threatened species habitat. The applicant should provide the Township documentation that the plan has been reviewed by the appropriate state and federal agencies regarding this potential threatened species habitat.

ADMINISTRATIVE ISSUES:

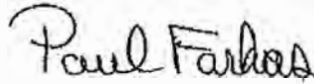
12. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision.
13. Zoning Note 4 on Sheet 1 indicates that the open space areas, which shall be protected by a conservation easement, will be owned, managed and maintained by a homeowners association. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

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East Goshen Township – SD-05-23-17662

14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Grove Meadow Developers, LLC
Moser Construction Management, LLC
DH Enterprises
Mark and Christine Miller
Chester County Conservation District
US Fish and Wildlife Services
Chester County Assessment Office

June 8, 2023

EGOST 00134

Duane Brady, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: 1010 Hershey Mill Road – Millstone Meadows
Preliminary/Final Subdivision and Land Development Review**

Dear Duane:

As requested, we have reviewed the following information, prepared by dH Enterprises, Inc., regarding the referenced submission:

- *"Preliminary/Final Subdivision and Land Development Plans for Milestone Meadows"* (17 sheets) dated April 20, 2023; and
- *"Post-Construction Stormwater Management Report"* dated April 20, 2023;
- *"Bog Turtle Habitat Assessment"* dated October 21, 2022; and
- Subdivision/Land Development application and transmittal letter.

The applicant and equitable owner, Grove Meadow Developers LLC of Berwyn, on behalf of the owners, Mark & Christine Miller of Wayne, propose to subdivide and develop UPI 53-1-19 (± 16.1 acres) with fifteen (15) single-family residential lots per the *Single-Family Open Space Development Option* (§240-36). Two (2) of the lots will be redeveloped utilizing existing buildings and/or historic resources. The parcel is located on the west side of Hershey Mill Road (T-452) approximately 1,950 feet north of its intersection with Greenhill Road, within the *R-2 Low Density Residential District*. The development is proposed to be served by public water supply and public sanitary sewer.

The applicant was granted Conditional Use approval by the Board of Supervisors on March 7, 2023.

CONDITIONAL USE DECISION AND ORDER

1. *The application for a single-family open space development is hereby granted, subject to the conditions hereinafter enumerated.*

No action required.

2. *Pursuant to Section 240-38.6 of the Historic Preservation Ordinance, a modification from Section 210-23.B(2)(B)(2)(C), permitting only one flag lot, is granted to allow two (2) flag lots for the historic resources on the property.*

No action required.

3. *The applicant shall comply with all outstanding comment contained in the Pennoni review letter dated October 27, 2022 (Exhibit B-10), to the satisfaction of the Township Engineer, as amended by this order.*

Outstanding. See updated comments below.

4. *During the subdivision/land development process, the applicant shall adequately address stormwater management, to the satisfaction of the Township Engineer, including but not limited to stormwater conveyances through the site from adjacent stormwater management facilities and any necessary stormwater easements.*

Outstanding. See comments below.

5. *The applicant shall provide to the Township a sanitary sewer and pedestrian access easement approximately located between lots 6 and 7, to the satisfaction of the Township. The pedestrian access easement shall be demarcated by post-and-rail fencing, stone, mulch, grass pavers, or the like. The pedestrian access easement shall be maintained by the Homeowners' Association and will be adequately addressed in the Association's Declaration of Covenants, Conditions and Restrictions (the "Declaration") to the satisfaction of the Township. Notice of the easement shall also be provided to any prospective buyers of lots 6 and 7 prior to execution of an agreement of sale. The applicant shall complete the demarcation of the pedestrian access prior to the issuance of building permits for lots immediately adjacent to the easement area.*

Outstanding. Easement documents, HOA documents, lot owner notification documents, sequence of construction notation and demarcation items have not been provided nor indicated; pedestrian access should be clearly addressed/noted.

6. *The "Central Green" located within the cul-de-sac shall be graded and maintained to allow for active recreation.*

Pending. The applicant has indicated that the "Central Green" will be for active recreation and will be maintained in a grass/mowed cover. See General Note 3 on Sheet 1. This should be further addressed with the Landscape Plan submission.

7. *The applicant shall preserve as much of the existing perimeter vegetation as possible. Any vegetation replaced pursuant to the Ordinance and/or the Township's subdivision and land development ordinance (the "SALDO") shall be replaced with native and deer-resistant materials, wherever possible. Landscaping plans shall be reviewed by the East Goshen Township Conservancy Board and the Township Engineer to ensure compliance with the ordinance and SALDO. Furthermore, the perimeter of the property shall contain a traditional post-and-rail or equivalent fence that reuses the existing concrete posts, where possible.*

Outstanding. Landscape plans shall be provided for review.

8. *The applicant shall design and install a 150' wide riparian forest buffer in accordance with the riparian buffer requirements outlined in 25 PA. Code §102.14 for the portion of stream within the subject property, should the applicant demonstrate to the Township that creation and maintenance of the entire 150' riparian buffer area is not possible for any portion of the property, then the width of the buffer may be reduced by the Board of Supervisors, in their sole discretion, during the subdivision/land development process. Areas of existing woodland may be utilized to meet the riparian buffer requirements; however, these areas shall be reviewed by an arborist or qualified professional to ensure that the composition of plant life meets the requirements outlined. A plan shall be established to remove invasive species within the existing wooded areas and any area of the*

riparian buffer. An operation and maintenance plan shall be developed for the riparian buffer to ensure that this buffer is maintained free of invasive species in perpetuity, with such plan being recorded with the approved Final Plans.

Outstanding. A Riparian Buffer Operations and Maintenance plan shall be provided for review.

9. *Maintenance of all landscaping on HOA-owned property, as well as all street trees, shall be the responsibility of the Homeowners Association and will be addressed in the declaration, to the satisfaction of the Township. All street trees shall be located outside of any road right-of-way.*

Outstanding. Neither HOA documents nor a Landscaping Plan have been provided.

10. *Prior to recording the plans, the applicant shall prepare and submit to the Township a shared access easement, as approved by the Township Solicitor, for the shared driveway servicing the two (2) flag lots.*

Outstanding.

11. *The applicant shall comply with the Township's ordinances regarding cartway width (Section 205-44) and sidewalks/paths (Section 205-56). Any waiver request from these provisions will be considered by the Board of Supervisors during the subdivision/land development process.*

Outstanding:

- a. ***The proposed right-of-way width and cartway widths do not meet the minimum requirements of this section.***
- b. ***Trail/sidewalk access is not proposed throughout the site; this should be confirmed with the Planning Commission and Board.***

See additional comment, below.

12. *The applicant shall provide an offer of dedication of additional property along Hershey Mill Road for a potential future sidewalk or pathway.*

Outstanding.

13. *Any future residential reuse of the historic barn shall require further approvals from the Township, pursuant to the historic preservation provisions of the ordinance (Sections 240-38.1 through 240-38.11). During its ownership of the historic barn, the applicant shall ensure that it is well maintained and does not fall into disrepair.*

No action required.

14. *Prior to Final Plan Approval, a Phase I Environmental Site Assessment for the property shall be provided to the Township.*

Outstanding.

15. *The use of the property shall be substantial conformity with the applicant's application and the testimony and exhibits presented at the hearing on the application as determined by the Township, as amended by this order.*

No action required.

16. *The applicant's conditional use shall be subject to compliance with all terms and provisions of the ordinance and all other Township ordinances and regulations.*

Outstanding. See comments below.

17. *The attached Findings of Fact, Conclusions of Law, and discussion are incorporated into this order.*

No action required.

18. *The applicant shall execute and provide to the Township a recordable, notarized copy of a memorandum containing a metes and bounds description of the property in question and stipulating the terms and conditions of this approval and shall consent to the recording by the Township in the Office of the Recorder of Deeds of Chester County no later than the recording of the approved Final Plan. All recording costs shall be reimbursed by the applicant within 30 days of receipt of an invoice from the Township.*

Pending.

ZONING (§240)

1. We will defer a review of the *Flood-Prone Area* regulations (§240-26) pending clarification regarding PADEP permitting requirements and anticipated submissions and designs.
2. Provide a Zoning Table addressing conformance with the requirements of the *Single-Family Open Space Development* regulations. (§240-36.B, §240-36.C)
3. The proposed density of the development appears to be incorrectly calculated.
4. All buildings shall be located at least 25 feet from the edge of the cartway. (§240-36.C(5)) The building on Lot 12 does not appear to meet these requirements.
5. The plan shall note all prohibited accessory uses per §240-36.D(2).
6. An Open Space Development plan shall be provided, addressing the requirements of §240-36.F.
7. The developer shall be responsible to install and pay for any traffic control devices, widening of abutting streets or construction of acceleration/deceleration lanes or other improvements required by the Board of Supervisors to be necessary for the reasonable ingress and egress to the development. (§240-27.D(2)(b))

SUBDIVISION AND LAND DEVELOPMENT (§205)

8. The submission was submitted as preliminary/final submission; a waiver from §205-28 should be requested.
9. Building setback lines for each lot shall be indicated. (§205-30.C(2)(c))
10. Full documentation of any proposed homeowners' association, covenants or other such proposed association and/or restrictions governing the subdivision and/or land development shall be provided. (§205-30.C(4)(i))

11. A water 'will serve' letter shall be provided. (§205-30.C(4)(b))
12. Provide a landscape plan meeting all the requirements of §205-36.
13. Documentation concerning the maintenance, repair and use of the private streets shall be submitted to the Township for review and approval with the preliminary plan. (§205-42.H)
14. Note 4, Sheet 1 references clearing for sight distance. A minimum clear sight triangle (as measured from the center-line intersections of two streets) shall be provided at all intersections. No physical obstruction, planting, berm or grade shall obscure vision above a height of two feet in such triangle. (§205-49.A) Provide clear sight distance per PENNDOT regulations and add a site triangle to the intersection of the proposed entrance and Hershey Mill Road in order to determine any impacts on existing vegetation or the adjacent parcel to the south.
15. There shall be a maximum center-line grade of 7%; a portion of Millstone Circle is at 8.25%. (§205-45)
16. The minimum sight distance for a vertical curve on a minor street is 200 feet. The vertical curve near station 3+00 on Millstone Circle should be lengthened to increase the sight distance, notably since the vertical curve is also on a horizontal curve. (§205-47)
17. Horizontal curve data should be provided to ensure conformance with §205-46.
18. Street curb intersections shall be rounded by a tangent arc with a minimum radius of 35 feet. (§205-48)
19. As the proposed lots are below one acre, the right of way width of a minor street may be reduced to 40 feet and the cartway width of a minor street may be reduced to 20 feet at the sole discretion of the Township Supervisors (§205-44.E(2)). Otherwise, the right of way width shall be 50 feet and the cartway width shall be 25 feet (§205-44.D). See Decision & Order Condition No. 111, above.
20. The stone subbase course for the proposed roadway paving section should be increased to eight inches. (§205-51.D(2))
21. Proposed streets that are in alignment with existing streets shall bear the name of the existing street. (§205-53.A) The proposed entrance to the development aligns with Tanglewood Drive.
22. Where driveways are used jointly by more than one property owner, they may straddle the property line. The appropriate easement restrictions shall be noted on the final plan. (§205-57.C) An access/utility easement should be provided for Lots 13 & 14.

STORMWATER MANAGEMENT

23. It appears that several permits will be required; please confirm PADEP direction regarding specific permits being required. (§195-16)
24. There appear to be discrepancies between the plans, the stormwater report, and the PADEP spreadsheet regarding the basins. Please review and correct these discrepancies so that a determination of the adequacy of the plan can be determined (§195-19, §195-20, §195-21, §195-22):

- a. The berm elevation for Basin 1 on the plan is 478.00 feet; the elevation in the stormwater Report is 488.00.
 - b. The berm elevation for Basin 2 on the plan is 488 feet; the elevation in the stormwater report is 480 feet.
 - c. The routing for the basins in the stormwater report appears to be Basin 1 to Basin 2. The plans appear to indicate the routing is Basin 2 to Basin 1; please clarify.
 - d. The smaller basin is labeled Basin 1 on the ESC plan and Basin 2 on the PCSM plan.
25. Indicate the elevations of the amended soils in their respective details in order to confirm the infiltration BMPs have the required 2-foot separation to a limiting zone. (§195-20.L(1))
26. All required regulatory approvals shall be indicated on the PCSM Plan. (§195-27.A(2))
27. Add a statement on the PCSM Plan, to be signed by the applicant prior to recording, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality and that a revised erosion and sediment control plan shall be submitted to, and approved by, the Conservation District or municipality (as applicable) for a determination of adequacy prior to construction of the revised features. (§195-27.A(3))
28. Add the engineer's signature block to the PCSM Plan. (§195-27.A(4))
29. The existing basin appears to drain through the site; clarify the total extent of the upstream area draining through the site. (§195-27.B(12))
30. Indicate a complete delineation of the flow paths used for calculating the time of concentration for the predevelopment and postconstruction conditions. (§195-27.B(14))
31. Provide an easement a minimum twenty-foot around all BMPs and conveyances. Alternatively, a blanket easement is acceptable. (§195-27.B(18)(c))
32. Provide all calculations and design details for the proposed culvert.
33. It appears that the emergency spillway of proposed Basin 1 is active during the 100-year storm event. We recommend that the design be revised to retain the 100-year storm event within the basin.
34. Runoff volume credit is being claimed via trees planted within the disturbed area; this shall be documented on the PCSM plan.
35. The design appears to manage the discharge from the existing basin through proposed infiltration Basin 1 as opposed to bypassing the flow to DP 001; please clarify.
36. It is unclear to where the emergency spillway(s) of the existing basin discharges. Additional detail should be provided to confirm, in an event where the basin overflows the emergency spillway, Lots 6 & 7 are not directly impacted. Additionally bypass swales or other mechanisms may be warranted.
37. Clarify the drainage areas shown on the post developed plan to distinguish between managed areas and unmanaged areas (indicate acreage, CN, and Tc.)
38. Label the existing and proposed contours on the PCSM plan.
39. Label the storm structures on the PCSM plan.

40. Provide calculations for the proposed sediment trap.

SANITARY SEWER

41. Provide elevations of any basements shown in plan view at the associated home location. (§205-71.B(1)(e)(1))
42. Indicate the type and class of pipe noted on the profiles. (§205-71.B(1)(e)(8)) Please note, pipes should be SDR-26 or better.
43. Indicate locations of proposed sanitary laterals in profile views. (§205-71.B(1)(e)(9))
44. Provide sewer construction details. (§205-71.B(1)(e)(12)) Please also include a detail for bedding of the pipe.
45. Note on the record plan all lots without basement service, if any. (§205-71.B(1)(e)(13))
46. All manholes will have a drop of 0.2 feet between inlet and outlet built in. (§205-71.B(4)(c)) Manholes appear to currently have a 0.1 foot drop; please revise.
47. Watertight lids shall be utilized and noted on the plans when the manhole is within a 100-year floodplain or may become submerged. (§205-71.B(4)(c)) Manholes 1, 2, and 3 appear to be within the 100-year floodplain. Please relocate or indicate that they require watertight lids.
48. Minimum cover over the top of the sewer shall be 4.5 feet unless special construction precautions such as cast-iron pipe or concrete encasement are specified and approved. (§205-71.B(4)(d)(2)) It appears there is a section between MH 2 & MH 3 where the cover is approximately 2.5 feet and between MH 3 & MH 4 where the cover is approximately 3.5 feet.
49. Sewers shall be located a minimum of 10 feet horizontally from any obstruction such as a building. Sewers must be a minimum of 10 feet from a water main or 18 inches (measured from top of sewer to bottom of water main) under the same. When a sanitary sewer line crosses above or under any other pipeline with separation of less than 18 inches, the sanitary line will be provided with concrete encasement per the standard detail that extends 10 feet on either side of the pipe being crossed. (§205-71.B(4)(d)(6)) Sewer pipe between MH 6 & MH 12 and between MH 7 & MH 8 appear to have less than 10 feet horizontal or 18 inches vertical clearance between sanitary sewer and water pipes.
50. Top of all sewers entering or crossing streams shall be at a sufficient depth below the natural bottom of the stream bed to protect the sewer line. In general, one foot of cover should be provided where the sewer is located in rock and three feet of cover (including concrete encasement) in other material. (PA DEP Domestic Water Facilities Manual 27.1) Sewer crossing the stream currently appears to have 2.5-feet of cover.
51. Sewer outfalls, headwalls, manholes, gateboxes or other structures shall be so located that they do not interfere with the free discharge of flood flows of the stream. (PA DEP Domestic Water Facilities Manual 27.1) MH 3 appears close to the stream, please relocate or indicate how this manhole will not interfere with the streamflow.
52. Sewers entering or crossing streams shall be constructed of cast or ductile iron pipe with mechanical joints or concrete encasement around other types of pipes so that they will remain watertight and free from changes in alignment or grade. (PA DEP Domestic Water Facilities Manual 27.2) Proposed sewer appears to be PVC.

53. Upon completion of construction, the stream shall be returned as near as possible to its original condition. The streambanks shall be seeded, planted or other erosion prevention methods employed to prevent erosion. Provide on the plans the specific method(s) to be employed in the construction of the sewers in or near the stream to control siltation. (PA DEP Domestic Water Facilities Manual 27.2)
54. During construction of sewer projects, the contractor shall be prohibited from unnecessarily disturbing or uprooting trees and vegetation along the streambank and in the vicinity of the stream, dumping of soil and debris into streams and/or on banks of streams, changing the course of the stream without an encroachment permit, leaving cofferdams in streams, leaving temporary stream crossings for equipment, operating equipment in the stream, or pumping silt-laden water into the stream. (PA DEP Domestic Water Facilities Manual 27.3) Please add the above as a note on the plans.
55. Please provide 20-foot-wide easements for proposed sewer not located within the right-of-way.
56. We recommend further spacing be provided between sanitary sewer manholes 7, 8, and 9 and the respective storm sewer inlets to provide adequate spacing for future maintenance on either.
57. Please include the effluent invert and size of pipe for the existing manhole that is being tied into.

GENERAL

58. Please continue to include the Township in any meetings, submissions and/or correspondence with the Chester County Conservation District and/or PADEP.
59. Multiple plan sheets are indicated as "(RESERVED)" and not included with the submission, including the Landscaping Plan, E&SC Details, Riparian Buffer Management Plan and Construction Details – Sanitary.
60. It is unclear if lighting is proposed, as this is typically indicated on the Landscaping Plan, which was not included.
61. A trail/sidewalk easement should be provided along the frontage of Hershey Mill Road for future connections; see additionally Condition No. 12
62. Proposed fencing should consider the context of the area; it may be appropriate to restrict any fencing to post and rail or similar and address any existing fencing in need of repair. Please address fencing on the Landscaping Plan, when submitted.
63. Submission is subject to Zoning Officer, Historic Commission and Fire Marshall review.
64. It may be appropriate to consider a pedestrian crossing, per PENNDOT regulations, across Hershey Mill Road to Tanglewood Drive.
65. Directional and traffic control signage should be added to the plans. It is unclear if the circular portion of Millstone Circle is proposed to be one-way.
66. Truck turning templates should be provided for delivery vehicles, trash trucks and emergency vehicles.
67. Note a Historic Resource Impact Study, Will Serve Letter (Sewer) and Pipeline Awareness Study were submitted previously with the Conditional Use application.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: dbrady@eastgoshen.org

Recommendation and Draft Motion

Date: 6-23-2023

To: Planning Commission

From: Duane J. Brady Sr., Township Zoning Officer

Re: **Zoning Hearing Board Application (Dimensional Variance)**
1425 Cooper Circle/Simches

Dear Planning Commission Members,

To meet the Zoning Hearing Board 60-day deadline. This application went to the Board of Supervisors first. Also, the first Board of Supervisors meeting in July was cancelled due to the Fourth of July holiday. The Board of Supervisor did review this application on June 20, 2023, and voted to remain neutral with a 5 to 0 vote for the dimensional variance.

The Township has received a Zoning Hearing Board application from Tyler Simches for a dimensional variance for the property at 1425 Cooper Circle West Chester, PA 19380. The application is proposing to replace an existing shed with a new shed that is 28 square feet larger on the property. The property is in the Township's R-2 Zoning District, which otherwise requires a rear-yard setback of 50 feet. The Zoning Ordinance's Accessory Uses Section (240-32P. (1)(a) requires a max shed size of 120 square feet.

Background Information

The property is in an existing subdivision (Rockland Village SD, R-2 Planned Residential) which has a rear property setback line of 35 feet. The property is a corner lot and uniquely shaped with a very small rear yard. The existing shed is an existing non-conforming because of the shed size (14' X10') 140 square feet. The Township Zoning Ordinance Article VII. Nonconforming Uses, Section 240-40 Alteration, enlargement, restoration, and use of nonconformities. Part B. # 3 alteration and enlargement does allow for enlargement by complying with the setback requirement or be variance granted by the Zoning Hearing Board.

The owner is planning to install the new shed to allow for more storage and because the old shed is not on a proper foundation and is rotting.

Draft Motion

Mr. Chairman, I move that we recommend to the Zoning Hearing Board in favor of the dimensional variance for Tyler Simches for the new shed.

Sincerely,



Duane J. Brady Sr.
East Goshen Township
Zoning Officer

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: dbrady@eastgoshen.org

Date: 2-2-2023

To: Board of Supervisors

From: Duane J. Brady Sr., Township Zoning Officer

**Re: Zoning Hearing Board Application (Dimensional Variance)
1425 Cooper Circle/Simches**

Dear Board Members,

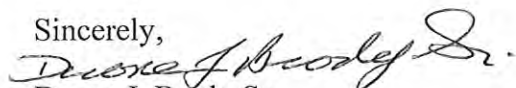
The Planning Commission will review this application on June 27, 2023. To meet the Zoning Hearing Board 60-day deadline. This application had to come to the Board of Supervisors first. Also, the first Board of Supervisors meeting in July was cancelled due to the Fourth of July holiday.

The Township has received a Zoning Hearing Board application from Tyler Simches for a dimensional variance for the property at 1425 Cooper Circle West Chester, PA 19380. The application is proposing to replace an existing shed with a new shed that is 28 square feet larger on the property. The property is in the Township's R-2 Zoning District, which otherwise requires a rear-yard setback of 50 feet. The Zoning Ordinance's Accessory Uses Section (240-32P. (1)(a) requires a max shed size of 120 square feet.

The property is in an existing subdivision (Rockland Village SD, R-2 Planned Residential) which has a rear property setback line of 35 feet. The property is a corner lot and uniquely shaped with a very small rear yard. The existing shed is an existing non-conforming because of the shed size (14' X10') 140 square feet. The Township Zoning Ordinance Article VII. Nonconforming Uses, Section 240-40 Alteration, enlargement, restoration, and use of nonconformities. Part B. # 3 alteration and enlargement does allow for enlargement by complying with the setback requirement or be variance granted by the Zoning Hearing Board.

The owner is planning to install the new shed to allow for more storage and because the old shed is not on a proper foundation and is rotting.

Sincerely,



Duane J. Brady Sr.
East Goshen Township
Zoning Officer

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380
(610) 692-7171
codes@eastgoshen.org**

Date: June 20, 2023

RE: 1425 Cooper Circle West Chester, PA 19380
Zoning Hearing Board Variance

Dear Property Owner:

The purpose of this letter is to inform you that Tyler Simches has submitted a Zoning Hearing Board application for a dimensional variance for their property at 1425 Cooper Circle West Chester, PA 19380. The application is proposing to replace an existing shed on the property, and the new shed will be 28 square feet larger than the existing shed. The owner is seeking a variance of The Zoning Ordinance's Accessory Uses (240-32) Section P 120 maximum shed size and Section 240-9 R-2 Low Density Residential District Part G Lot area, width, building coverage, height, and yard regulations.

Pursuant to the Township Code, abutting property owners are notified of Zoning Hearing Board applications for a variance. The Planning Commission and the Board of Supervisors will review the application. Thereafter, the Zoning Hearing Board will hold a public hearing and decide on the application.

The public meetings projected for the project's review and potential approval are:

June 27, 2023 – Planning Commission Meeting – 7 p.m.
July 13, 2023 – Zoning Hearing Board Meeting – 7 p.m.

All meetings are held at the East Goshen Township Building, located at 1580 Paoli Pike West Chester, PA 19380 and are open to the public. These meeting times are subject to change. The plans are available for review during normal business hours. Please call the Township's Codes Department with any questions or concerns at 610-692-7171.

Respectfully,



Duane J. Brady Sr.
East Goshen Township
Director of Codes and Zoning
Deputy Fire Marshal

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380
(610) 692-7171
codes@eastgoshen.org**

ZONING VARIANCE APPLICATION CHECKLIST

Date: May 22, 2023
To: Zoning Hearing Board
From: Duane J. Brady Sr., Zoning Officer
Re: 1425 Cooper Circle/Dimensional Variance for shed

Dear Board,

The Township staff has received a Dimensional Variance application for 1425 Cooper Circle, for a shed. The proposal is to replace an existing storage shed. The application has been reviewed for completeness and was accepted by Township Staff on May 22, 2023.

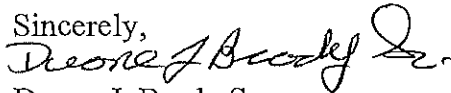
General Property Information Required:

1. Property address: 1425 Cooper Circle West Chester, PA 19380.
2. Owner of the property and for how long: Tyler & Samantha Simches – 6 years.
3. Is someone representing the owner; by what authority: The owner will be representing himself at the hearing.
4. Zoning district of the property and allowed requirements: R-2 Zoning / Shed are allowed by accessory use. The property is located in the Rockland Village SD, R-2 Planned Residential which required a 35-foot rear setback.
5. Size, shape, and dimensions of property: Property is 0.5774 Acres/ 25152 sq. ft. in size. A plot plan is provided for shape and dimensions. The max shed size is 120 sq. ft. for this size property.
6. Current use of property, Rental or Owner Occupied: Single Family Residential – Owner Occupied.
7. Structures that are presently on the property: Single Family Home and existing shed.
8. Structure's location on the property: As shown on attached Plot Plan.
9. Structures when were they built or placed on the property: The Township has no record of when the shed was installed.
10. What are adjacent properties being used for: Single Family Residential Properties.
11. What are the specific provisions of the zoning ordinance from which variance relief is being requested:
 - a. Zoning Ordinance Section 240-32 Accessory uses Part P. Storage sheds and accessory buildings, Letter A. On lots of one acre or less, a maximum of one storage shed of a maximum floor area of 120 square feet and a maximum height of 12 feet at its highest point may be placed or erected within the required side and/or rear yards of the property.

- b. Zoning Ordinance Section 240-9 R-2 Low Density Residential District Part G Lot area, width, building coverage, height, and yard regulations. The following requirements apply to each use in the R-2 District, subject to further applicable provisions of this chapter: All other uses Minimum rear yard setback.

12. What hardship is claimed to be caused by the ordinance provision: The property is a corner lot and uniquely shaped with a very small rear yard. The shed is too small for storing mower, weights, snowblower and other gear and toys.

Sincerely,



Duane J. Brady Sr.
East Goshen Township
Zoning Officer

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950



Name of Applicant: Tyler Simches

Applicant Address: 1425 Cooper Circle
West Chester PA, 19380

Telephone Number: (484) 319-7626 Email: tylersimches@yahoo.com

Email Address: tylersimches@yahoo.com

Property Address: 1425 Cooper Circle
West Chester PA, 19380

Tax Parcel Number: 53-4P-163 Zoning District: R2 Acreage: 0.58

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

240-32 Section T Storage Sheds Accessibility
Line 1 Sub line A

Description of the Zoning Relief requested and the future use of the property:

The Existing shed is not properly installed on a slab or stone bed. It is old, rotting, and an eye sore
We have a new shed already that is 28sqft bigger then the old shed. We want to install it at a different
location on the property. It will be used to store our mower, snowblower, weights, and things during winter

Description of the Hardship:

As described above the new shed is already purchased and awaiting delivery. The hardship and reason a
larger shed is needed is my mower and weights do not fit in the existing shed. The cannot even fit thru
the door as they are too wide. Just these 2 items are taking up 80-100sqft of my garage making it so we
can only fit one car. Then adding in the snowblower, sports gear, large childrens toys the current shed
is already too small.

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.


Signature of Applicant

4/24/23
Date

***Please review the formal application and review procedures on page three.**



COUNTY OF CHESTER
PENNSYLVANIA



Map Created:
Wednesday, May 17, 2023

County of Chester



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



OLD shed.



12 X 14 REFURNISHED QUAKER

Color.... Light Gray Vinyl

Trim....White

Roof....Charcoal Gray

Price: \$6,320 Less 20%= \$5,055

(Plus Tax and Delivery)

Features Include:

6' Double Fiberglass Doors

2-18x27 Windows

2 Pairs of Black RP Shutters

Gable Vents

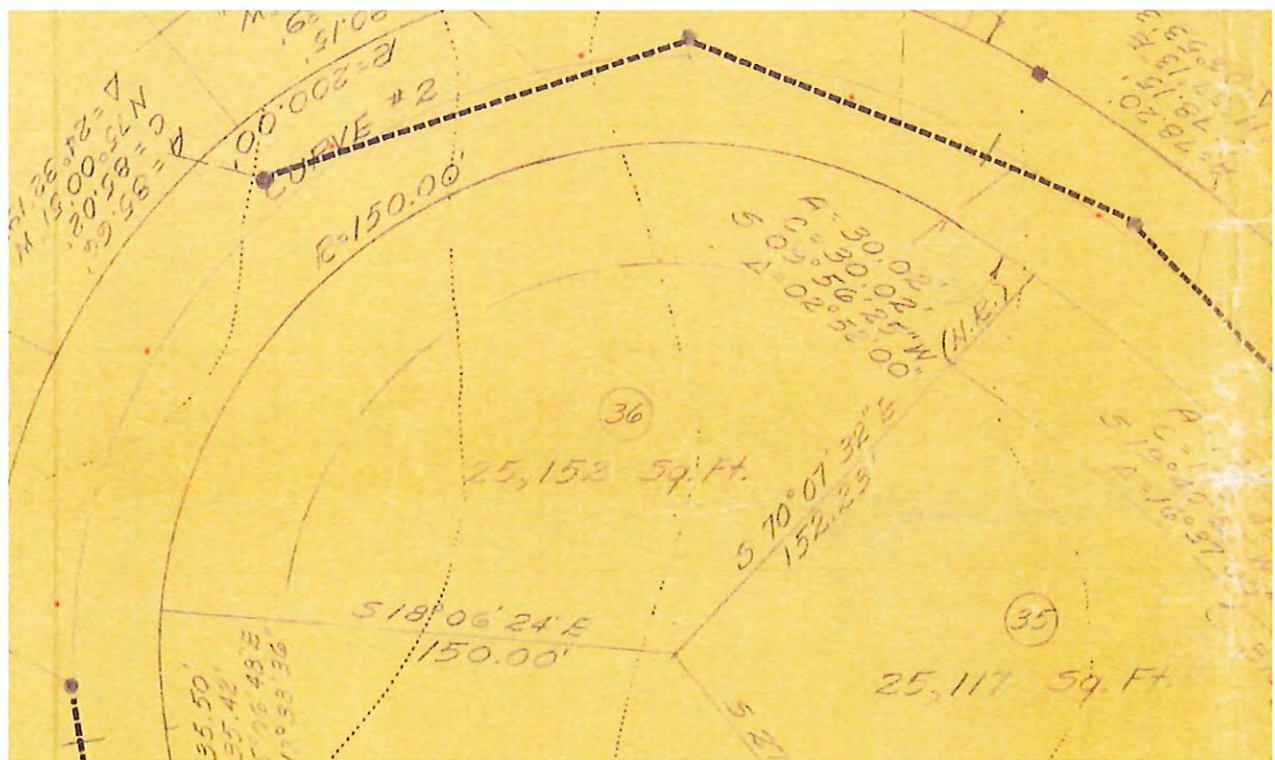
Painted Interior

To get a quote, please email us at info@mysheds.com, or give us a call at (610) 593-7700.

ZONING REQUIREMENTS
R-2 PLANNED RESIDENTIAL

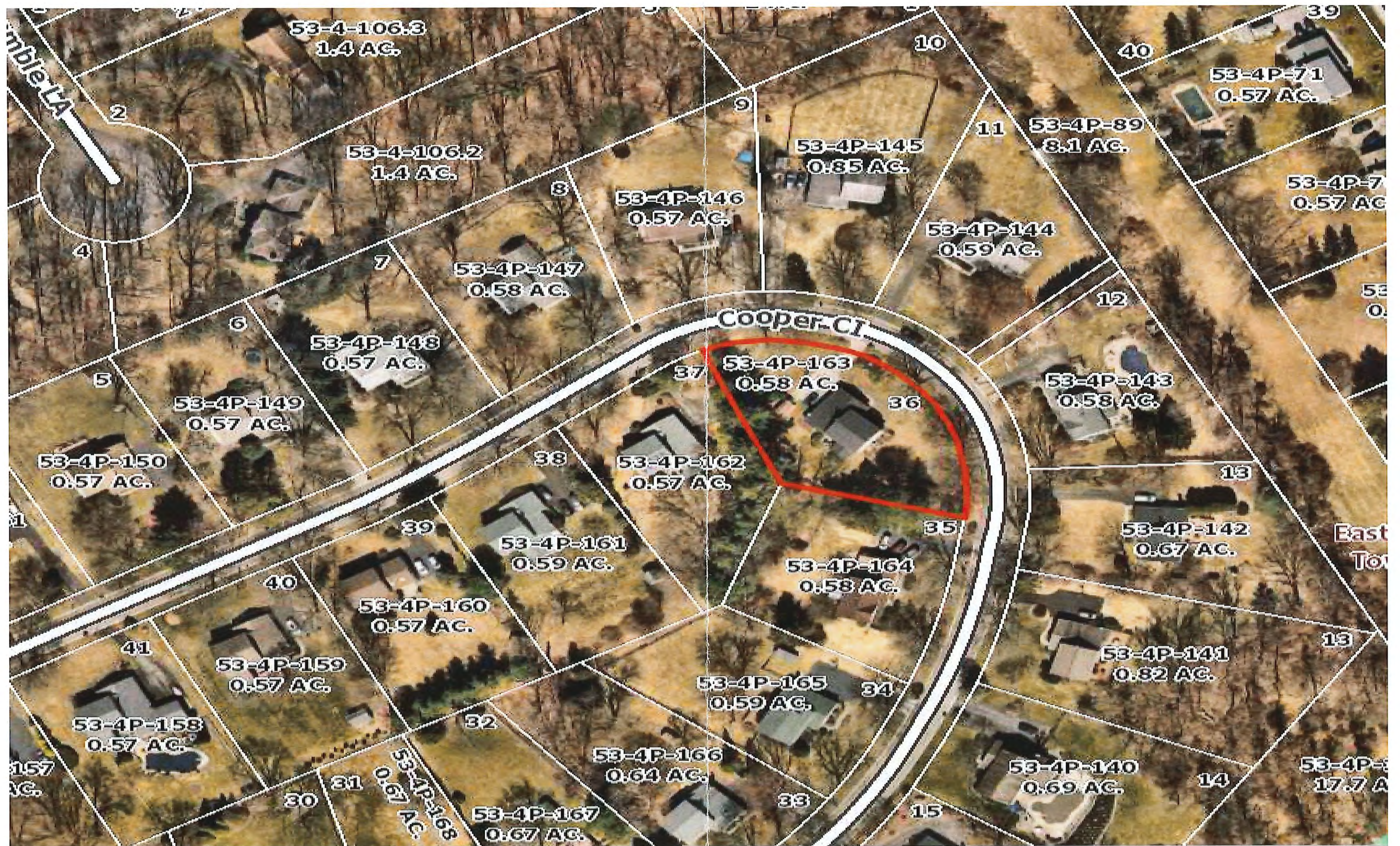
R-2 PLANNED RESIDENTIAL

Lot Area = 25,000 Sq.
Width = 125 Min @ 5
40 Min @ 5
Setback = Min. 35'
Sideyard = Min. 20'
Rearyard = Min. 35'



B. Nonconforming structures.

- (1) Continuation. Any lawful nonconforming structure existing on the effective date of this chapter, or subsequent amendments, or rendered nonconforming by this chapter, may continue to exist and be used. Such structures shall not further deviate from the provisions of this chapter, except as explicitly provided herein.
- (2) Restoration. Any lawful nonconforming structure which has been involuntarily damaged by fire, explosion, flood or similar cause or legally condemned as unsafe, may be restored or reconstructed within the limits of the existing foundation or footprint as the damaged structure, provided that:
 - (a) The restored or reconstructed structure shall not exceed its original dimensions.
 - (b) Restoration or reconstruction shall commence within one year from the date of damage, destruction or condemnation, and shall be completed within one year of the date of the commencement of such work.
- (3) **Alteration and enlargement.**
 - (a) Any lawful nonconforming structure existing on the effective date of this chapter, or subsequent amendments, or rendered nonconforming by this chapter, may be altered or enlarged, provided that such alteration or enlargement conforms to all of the lot area, width, building coverage, height and yard regulations and design standards of the zoning district in which it is located. For example, if a structure is nonconforming by virtue of its encroachment into the front yard setback, it may be altered or enlarged so long as the enlargement conforms to the front yard setback. If the new addition or enlargement cannot meet the required front yard setback, it shall not be permitted unless, upon application, the Zoning Hearing Board grants a variance.
 - (b) If a nonconforming structure is used or occupied by a nonconforming use, any alteration or enlargement of the structure shall be in compliance with the limitations of Subsection C.



SEWAGE FACILITIES PLANNING MODULE

DEP Code No. 1-15919-251-2L

EME Job No. 3710-00

CONNORS PROPERTY

East Goshen Township, Chester County, PA

Prepared for:

Kenneth & Andrea Connors

25 Sweetbriar Lane
Glen Mills, PA 19343

March 10, 2023

Prepared by:



**EVANS MILL
ENVIRONMENTAL, LLC**

P.O. Box 735 • 101 Fellowship Road
Uwchland, PA 19480-0735
Phone (610) 458-8300 • Fax (610) 458-7168 • evansmil@eme-llc.com



**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants
101 Fellowship Road
P.O. Box 735
Uwchland, PA 19480
(610) 458-8300; FAX (610) 458-7168

TRANSMITTAL SHEET

DATE: March 15, 2023

TO: Mr. Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

CC: EME File # 3710-00

FROM: Ann M. Lane

RE: Connors Property – E. Strasburg Road
Sewage Facilities Planning Module
DEP Code No. 1-15919-251-2L

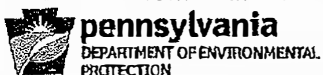
Attached please find five (5) copies of the Sewage Facilities Planning Module for the Connor Property on East Strasburg Road in East Goshen Township.

EME requests that the Township forward copies of the modules for distribution to the following agencies with your transmittal requesting their review:

2 copies	Ross Fisher, Chester County Health Department <i>Completed 5/1/23.</i>
1 copy	Carrie Conwell – Chester County Planning Commission (copy of County Planning form attached)

The remaining 2 copies are for the Township Planning Commission review & approval. An electronic copy of the planning module can be provided to your office upon request.

If you have any questions regarding this matter, or need additional information or copies, please feel free to give our office a call. Thank you in advance in your prompt attention in this matter.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

EP Code #:

1-15919-251-2L

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

CONNORS PROPERTY; EAST STRASBURG ROAD; EAST GOSHEN TOWNSHIP

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

1. Date plan received by county or joint county health department 4/26/23
Agency name Chester County Health Department
2. Date review completed by agency 5/1/23

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? |
| | | If no, what are the inconsistencies? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? |
| | | If yes, describe <u>Unknown at the present time.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal? |
| | | If yes, describe <u>Unknown at the present time.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>Recommend approval upon meeting all East Goshen Township municipality approvals.</u> |
| | | 5. Name, title and signature of person completing this section: |
| | | Name: <u>Eric Lynch</u> |
| | | Title: <u>Environmental Health Specialist</u> |
| | | Signature: <u>[Signature]</u> |
| | | Date: <u>5/1/23</u> |
| | | Name of County Health Department: <u>Chester County Health Dept.</u> |
| | | Address: <u>Lot Westtown Rd. Suite 208, P.O. Box 2747 West Chester PA 19381-0447</u> |
| | | Telephone Number: <u>(484) 746-9320</u> |

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

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

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

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

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. PRIMARY 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. Proceed to G.6.

- ☒ ☐ Is this project consistent with the municipal prime agricultural land protection program.

6. HISTORIC PRESERVATION ACT Exempt – less than 10 acres disturbance proposed

YES NO

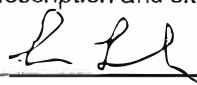
- a. ☐ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP Web site at www.depweb.state.pa.us select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

H. SEWAGE ENFORCEMENT OFFICER ACTION (See Section H of attached instructions)

- I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:
 - ☒ Is generally suitable for onlot disposal. This module does not constitute individual permit approval.
 - ☐ Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
 - ☐ Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
 - ☐ Cannot be evaluated for general site suitability because of insufficient soils testing.
- The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).
 - ☐ Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
 - ☐ Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
 - ☐ Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
 - ☐ Lot density of more than 1 Residential Dwelling Unit/acre.
 - ☐ Proposed use of a community onlot disposal system or system serving commercial, industrial or institutional uses.

3. Residual Tract Facilities (For use only when there is an existing onlot disposal system on the residual tract)

- ☒ I have inspected the lot on which the existing building and existing onlot disposal system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. (Required)
- ☒ I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing onlot disposal system should be drawn from this acknowledgement. (Required)
- ☐ A brief description and sketch of the existing system and site is attached. (Optional)


Signature of Certified Sewage Enforcement Officer having jurisdiction
in municipality where development is proposed

01498
Certification #

5/1/23
Date

I. **ALTERNATIVE SEWAGE FACILITIES ANALYSIS** (See Section I of attached instructions)

This analysis consists of a narrative that will support the chosen sewage disposal method by comparing it to methods already in use in the area or to any other available method. Attach the narrative to the package and title it **Alternative Analysis**. The narrative should describe:

the chosen sewage disposal method, and whether the method is interim (to be replaced within 5 years) or ultimate (will serve the development beyond 5 years). Also provide the number of lots or EDU's that will be served.

ALTERNATIVE SEWAGE FACILITIES ANALYSIS (Continued) (See Section I of attached instructions)

the types of land uses adjacent to the project area (agricultural, residential, commercial etc.) and the type of sewage disposal method serving each of those land uses.

if the sewage facilities described in (2) are in need of improvement due to high rates of onlot malfunction or overloaded public sewers.

the sewage disposal method indicated for the development area in the municipality's Official Sewage Facilities Plan. (Such as: onlot disposal systems, public sewers, etc.).

existing and/or proposed sewage management program(s) in the area and/or any other municipal options necessary to satisfy the requirements of section(s) 71.72 or 71.73 including the provisions of the selected option.

potential alternative sewage disposal methods that are available for the project.

why the proposed disposal method was chosen over the alternative methods discussed.

who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility.

any other information that the developer feels will support the chosen disposal method.

Complete the following sections (J, K, L and/or M) if indicated ☒.

If none are indicated, go directly to Section N.

J. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

(See Section J of instructions)

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 compete 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 _____"



**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants

SEWAGE FACILITIES PLANNING MODULE MAILER

for

CONNORS PROPERTY

1671 & 1681 East Strasburg Road

Formally Lots 3 & 4 of the Ashbridge Subdivision

East Goshen Township, Chester County, PA

EME Job No. 3710-00

Project Narrative

Andrea & Kenneth Connors propose to construct a single-family residence and barn on their property. The property is located on the north side of East Strasburg Road in East Goshen Township, Chester County. The project consists of two tax parcels which are known as Lot 3 & 4 of the Ashbridge Farm Subdivision, recorded on May 1, 2002. The Ashbridge Farm Subdivision received sewage facilities planning module approval under DEP Code #1-15919-182-1 on May 22, 2002.

Sewage disposal will be via individual on-lot sewage disposal systems. Soil testing was performed by Evans Mill Environmental, LLC and witnessed by the Chester County Health Department's Sewage Enforcement Officer. The proposed house will contain 5-bedrooms. The proposed barn will include a 4-bedroom groom's quarters. The groom's quarters will house 3 grooms and 1 trainer traveling with the horses between May and October at which time they travel to shows about 2 weeks per month with little activity the rest of the time. The house and barn will be served by separate individual on lot sewage disposal systems.

The total sewage flows for this project are estimated at 1,100 gpd. EDU's are estimated to be 2.75 (based on PADEP policy of 400 gpd per EDU). The previous planning approval anticipated the construction of 5-bedroom homes on each lot.

The project is located within the Ridley Creek watershed which is classified as High-Quality. A nitrate map search was submitted to the Chester County Health Department and map resulted in one well with nitrate level greater than 5 ppm within ¼-mile of the subject parcels.

We note that both lot 3 and lot 4 were approved under the previous planning module for development as single-family properties. The Willistown Conservation Trust has placed a conservation easement on Lot 3 prohibiting the construction of a residence but not prohibiting the installation of an on-lot sewage disposal system as approved under the previous planning module.

The properties will remain in common ownership with Lot 3 being used for horse pasture and riding. We note that we are not increasing the number of dwellings that can be constructed on these two lots, only the positioning of those dwellings. The applicant is willing to place one of the septic systems on Lot 3 if by doing so that placement eliminates the need to do additional planning.

SEWAGE FACILITIES PLANNING MODULE

DEP Code No. 1-15919-251-2L

EME Job No. 3710-00

CONNORS PROPERTY

East Goshen Township; Chester County, PA

Prepared for:

Kenneth & Andrea Connors

25 Sweetbriar Lane

Glen Mills, PA 19343

March 10, 2023

Prepared by:



**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants

PO Box 735 ▶ 101 Fellowship Road

Uwchland, PA 19480-0735

(610) 458-8300 ▶ fax (610) 458-7168 ▶ evansmil@eme-llc.com

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.	
	Municipal Responses to Component 4A comments are included.	
Component 4B – County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
	Component 4B is attached, completed and signed.	
	Municipal Responses to Component 4B comments are included.	
Component 4C – County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
	Component 4C is attached, completed and signed.	
	Municipal Responses to Component 4C comments are included.	
Component 2 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0352)		
<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.	

	Section H.3. The residual tract information is completed.	
	The SEO has signed and dated the form.	
<i>Section I: Alternative Sewage Facilities Analysis</i>		
	The Alternative Sewage Facilities Analysis is attached.	
	All information required in the module directions has been addressed.	
<i>Section J: Protection of Rare, Endangered or Threatened Species</i>		
	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 is not older than 2 years.	
	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 K: Permeability Testing</i>		
	The Permeability Testing information is attached.	
<i>Section L: Preliminary Hydrogeologic Study</i>		
	The Preliminary Hydrogeologic Study is attached.	
	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist.	
<i>Section M: Detailed Hydrogeologic Study</i>		
	The Detailed Hydrogeologic Study is attached.	
	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist.	
<i>Section N: Retaining Tanks</i>		
	All boxes are checked indicating the use and type of Retaining Tanks.	
	Section N.1.a. The Holding Tank replacement information is completed.	
	Section N.1.b. The Holding Tank Ordinances or Regulations are attached.	
	Section N.2. The Privies/Chemical Toilet information is provided.	
	Section N.3.a. The Retaining Tank Cleaner information is completed.	
	Section N.3.b. The Disposal Site information is completed.	
	The letter of agreement with the disposal site is attached.	
<i>Section O: Public Notification Requirement</i>		
	All Public Notification boxes in this section are checked.	

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: _____ Date: _____
Applicant (or Applicant's authorized representative)

Signed: _____ Date: _____
Municipal Secretary



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
PA Department of Environmental Protection
2 East Main Street
Norristown, PA 19401

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Evans Mill Environmental, LLC
(Name)
Project Consultant _____ for the Conners Property _____
(Title) (Name)
a subdivision, commercial, or industrial facility located in East Goshen Township
Chester _____ County.
(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4B County Planning Agency Review |
| <input checked="" type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | <input type="checkbox"/> 3m Minor Act 537 Update Revision | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

COMPLETENESS CHECKLIST

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

ALL ONLOT/RETAINING TANK PROPOSALS

- ☒ Name and address of land development project
- ☒ USGS 7.5 minute topographic map with the development area plotted
- ☒ Project narrative
- ☐ Letter of intent to serve the project from the public water supplier (if applicable)
- ☒ Alternative analysis narrative
- ☐ Proof of public notification (if applicable)
- ☒ Plot plan of project with all required information
- ☒ A Site Investigation and Percolation Test Report forms for each soil profile examination and percolation test performed
- ☒ Preliminary Hydrogeology (if applicable)
- ☐ Permeability Testing (if applicable)
- ☐ Detailed Hydrogeology (if applicable)
- ☐ Sewage Enforcement Officer's signature
- ☐ Soils information preparer's signature
- ☐ Completed Component 4 (Planning Agency Review) for each existing planning agency and health department

Projects proposing holding tanks or privies are required to provide the following additional information.

HOLDING TANKS

- ☐ Copies of all ordinances, regulations, and/or restrictions governing holding tank maintenance
- ☐ Copy of the replacement method implementation schedule
- ☐ Copy of the financial assurances description for the replacement sewage disposal method
- ☐ Name of the tank cleaner/hauler
- ☐ Name and permit number of the disposal site
- ☐ Disposal site approval for holding tank contents disposal

PRIVIES

- ☐ Site Investigation and Percolation Test Report forms for all soil profiles and percolation tests
- ☐ Copies of ordinances, regulations, and/or restrictions for replacement of privies
- ☐ Disposal site approval for retaining tank contents disposal

MUNICIPAL ACTION

- ☐ Component 2, with SEO signature
- ☐ Component 4, planning agency comments and responses to those comments
- ☐ Proof of public notification
- ☐ Comments and responses generated by public notification
- ☐ Transmittal letter

Signature of Municipal Official

Date Submittal Determined Complete



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

Code No.
1-15919-251-2L

SEWAGE FACILITIES PLANNING MODULE

Component 2. Individual and Community Onlot Disposal of Sewage

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) proposing the use of individual onlot sewage disposal systems (including individual residential spray irrigation systems (IRSIS)) and except for those projects qualifying for the "exception to the requirement to revise the Official Plan" under Chapter 71, Section 71.55, (2) proposing retaining tanks (including holding tanks, privies, chemical, incinerating, recycling or composting toilets), (3) proposing municipal permitted community onlot sewage disposal systems, and (4) proposing DEP permitted individual or community large volume onlot sewage disposal systems.

This component, along with any other documents specified in the cover letter, must be submitted to the municipality with jurisdiction over the project site for review and approval. All appropriate documentation must be attached for the Sewage Facilities Planning Module package 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 applicant 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 N through R. Complete Sections J, K, L and/or M if indicated ☒. The municipality should complete Section Q if marginal conditions are present and/or if a waiver of the planning requirements is requested for the residual tract and/or if assurance of long term O & M option is required.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name CONNOR PROPERTY
2. Brief Project Description PROPOSED SINGLE FAMILY DWELLING AND BARN WITH GROOMS QUARTER

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

Municipality Name	County	City	Boro	Twp
EAST GOSHEN	CHESTER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual – Last Name	First Name	MI	Suffix	Title
DAVIS	DEREK			MANAGER
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
1580 PAOLI PIKE				
Address Last Line – City		State	ZIP+4	
WEST CHESTER		PA	19380-6199	
Phone + Ext.	FAX (optional)	Email (optional)		
(610)692-7171				

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. GENERAL SITE SUITABILITY (See Section G of attached instructions)

This section must be completed when the proposed method of sewage disposal is the use of onlot sewage disposal systems or privies. The purpose of the information provided in this section is to determine the general suitability of the site for onlot disposal of sewage. Site suitability should not be construed as approval for permit issuance on individual lots. Additional testing may be required for permit issuance.

NOTE: If one or more lots in this subdivision are planned to be served by individual residential spray irrigation systems (IRSIS), please see the specific information on IRSIS in Section G.3 of the attached instructions.

1. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision or development:

- | | |
|--|--|
| a. Location of all soil profiles and percolation tests. | i. Surface waters. |
| b. Slope at each test area. | j. Wetlands – from National Wetland Inventory Mapping and USDA Hydric Soils Mapping. |
| c. Soil types and boundaries. | k. Floodplain or floodprone area soils, floodways (Federal Flood Insurance Mapping). |
| d. Existing and proposed streets, roadways, access roads, etc. | l. Designated open space areas. |
| e. Lot lines and lot sizes. | m. Remaining acreage under the same ownership and contiguous lots. |
| f. Existing and proposed rights-of-way. | n. Existing onlot or sewerage systems; pipelines, transmission lines, etc., in-use or abandoned. |
| g. Existing and proposed drinking water supplies for proposed and contiguous lots. | o. Prime agricultural land. |
| h. Existing buildings. | p. Orientation to North |

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

A waiver from sewage facilities planning ☐ is, ☒ is not requested for the residual land tract associated with this project. (See Section H, Section Q, Component 4 and instructions for additional information).

3. SOILS INFORMATION

- Attach copies of "Site Investigation and Percolation Test Report" (3800-FM-WSFR0290A) (formerly known as "Appendix A") form(s) for the proposed subdivision.
- Marginal conditions for long-term onlot sewage disposal ☐ are, ☒ are not present. See marginal conditions information in Sections H and Q and in attached instructions.
- If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

3. Residual Tract Facilities (For use only when there is an existing onlot disposal system on the residual tract)

- ☐ I have inspected the lot on which the existing building and existing onlot disposal system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. (Required)
- ☐ I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing onlot disposal system should be drawn from this acknowledgement. (Required)
- ☐ A brief description and sketch of the existing system and site is attached. (Optional)

Signature of Certified Sewage Enforcement Officer having jurisdiction
in municipality where development is proposed

Certification #

Date

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section I of attached instructions)

This analysis consists of a narrative that will support the chosen sewage disposal method by comparing it to methods already in use in the area or to any other available method. Attach the narrative to the package and title it **Alternative Analysis**. The narrative should describe:

1. the chosen sewage disposal method, and whether the method is interim (to be replaced within 5 years) or ultimate (will serve the development beyond 5 years). Also provide the number of lots or EDU's that will be served.

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (Continued) (See Section I of attached instructions)

2. the types of land uses adjacent to the project area (agricultural, residential, commercial etc.) and the type of sewage disposal method serving each of those land uses.
3. if the sewage facilities described in (2) are in need of improvement due to high rates of onlot malfunction or overloaded public sewers.
4. the sewage disposal method indicated for the development area in the municipality's Official Sewage Facilities Plan. (Such as: onlot disposal systems, public sewers, etc.).
5. existing and/or proposed sewage management program(s) in the area and/or any other municipal options necessary to satisfy the requirements of section(s) 71.72 or 71.73 including the provisions of the selected option.
6. potential alternative sewage disposal methods that are available for the project.
7. why the proposed disposal method was chosen over the alternative methods discussed.
8. who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility.
9. any other information that the developer feels will support the chosen disposal method.

Complete the following sections (J, K, L and/or M) if indicated ☒.

If none are indicated, go directly to Section N.

☐ **J. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

(See Section J of instructions)

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 _____"

N. RETAINING TANKS cont'd. (See Section N of attached instructions)**3. Retaining Tank Pumping and Content Disposal**

a) Name of Retaining Tank Cleaner _____
 (This can be the municipality or a contracted cleaner)
 Address _____
 Telephone Number _____

b) Name of Disposal Site _____
 Type of treatment facility _____
 NPDES or Land Disposal permit number _____
 County _____ Municipality _____

Attach letter of agreement with the proposed disposal site verifying adequate capacity for disposal needs. Retaining tank wastes must be disposed of at a DEP permitted facilities or sites.

c) A municipality, sewer authority, or sewage management agency may delegate or contract for the collection and disposal of retaining tank contents, except that the ultimate responsibility for the proper collection and disposal of the contents shall remain with the municipality, authority or agency.

O. PUBLIC NOTIFICATION REQUIREMENT (See Section O of attached instructions)

This section must be completed to determine if the applicant will be required to publish certain facts about the project in a newspaper of general circulation in accordance with Chapter 71, Section 71.53(d)(6) 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 are found in Section O 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". Check all boxes that apply.

Yes No

- | | | | |
|-----|--------------------------|-------------------------------------|---|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project propose the construction of a sewage treatment facility? |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day? |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000? |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government? |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project require the establishment of <i>new</i> municipal administrative organizations within the municipal government? |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a subdivision of 50 lots or more? |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve a major change in established growth projections? |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve a different land use pattern than that established in the municipality's Official Sewage Facilities Plan? |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)? |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in Chapter 71.21(a)(5)(i), (ii), (iii)? |

Q. MUNICIPAL ACTIONS (Marginal conditions, Residual Tract Waiver and/or O&M option)
(See Section Q of attached instructions)

This section is to be completed by the municipality if marginal conditions have been identified on the project site and/or if a waiver of the planning requirements has been requested for the residual tract of the subdivision and/or if an assurance of long term operation and maintenance is required by Section 71.72. If none of these conditions are met, do not complete this section.

1. ☐ The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)
 - ☐ Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73
 - ☐ Replacement area testing
 - ☐ Scheduled replacement with sewerage facilities
 - ☐ Reduction of the density of onlot systems
- ☐ The justification required in Section Q of the instructions is attached.
2. ☐ A **waiver** of the planning requirements for the residual tract of this subdivision has been requested.
 The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.
3. ☐ The **option** selected to assure long-term proper operation and maintenance, required by Title 25, PA Code, Section 71.72, for the proposed DEP permitted non-municipal sewage facility or local agency permitted community onlot sewage system is clearly identified and attached.

Chairperson or Secretary of Governing Body

Signature

Date

Municipality Name

Address

Address

(Area Code) Telephone No. ()

R. PLANNING MODULE REVIEW FEE (See Section R of attached 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 the DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department's review of my project will not begin until the Department receives the correct review fee from me for the project.

**EVANS MILL
ENVIRONMENTAL, LLC**

TAB C

**SEWAGE FACILITIES
PLANNING MODULE
COMPONENT 4**

SECTION C. AGENCY REVIEW (continued)**Yes****No**☐☐

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____

☐☐

14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____

☐☐

15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____

☐☐

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

☐☐

If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies _____

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

Name: _____

Title: _____

Signature: _____

Date: _____

Name of Municipal Planning Agency: _____

Address _____

Telephone Number: _____

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

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

The planning agency must complete this component within 60 days.

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

SECTION C. AGENCY REVIEW (continued)

Yes No

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

18. Name, Title and signature of person completing this section:

Name: _____

Title: _____

Signature: _____

Date: _____

Name of County or Areawide Planning Agency: _____

Address: _____

Telephone Number: _____

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

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

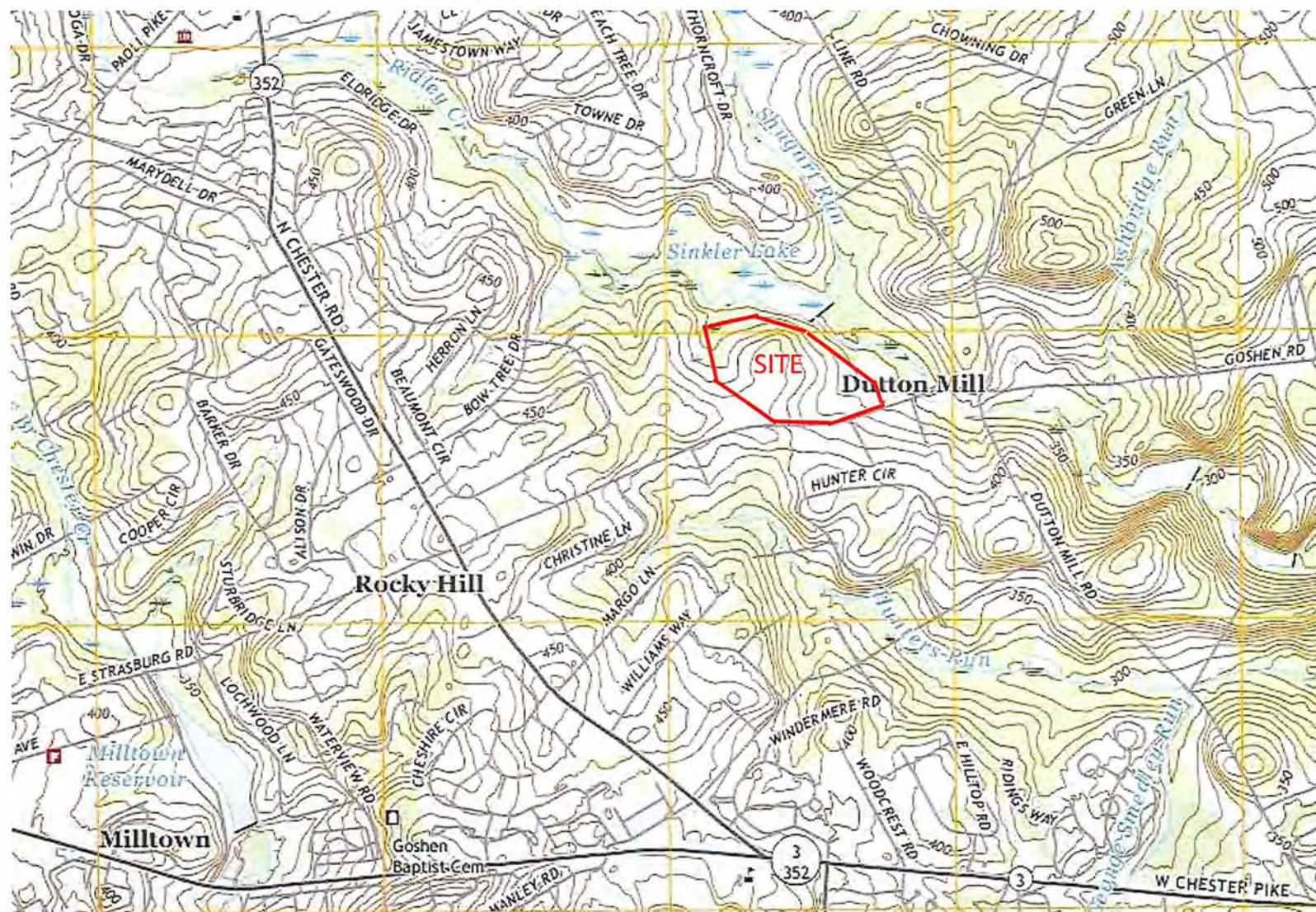
The county planning agency must complete this component within 60 days.

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

**EVANS MILL
ENVIRONMENTAL, LLC**

TAB D

SITE MAPS



EVANS MILL ENVIRONMENTAL, LLC
P.O. Box 735
101 Fellowship Road
Uwchland, PA 19480
(610) 458-8300
(610) 458-7168 FAX

CONNORS PROPERTY – EAST STRASBURG ROAD

East Goshen Township; Chester County, PA

U. S. G. S. QUADRANGLE – WEST CHESTER, PA

Scale: 1:24,000

USGS Map Date: 8/29/2019

By: USGS

EME No: 3710-00



**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants

SEWAGE FACILITIES PLANNING MODULE

**Connors Property
East Goshen Township, Chester County, PA**

**DEP Code No. 1-15919-251-2L
EME Job No. 3710-00**

Project Narrative

(Numbering corresponds to "Instructions for Completing Component 3" and the questions are restated in italics)

1. *Describe the nature of the planned development project (residential, commercial, institutional, etc.) If the project is commercial or institutional, describe the activity planned for the site.*

Response

KENNETH & ANDREA CONNORS ARE PROPOSING CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL HOME AND A BARN WITH A GROOMS QUARTERS.

2. *Enter the number of lots or **equivalent dwelling units (EDUs)** in the development project. **LOTS** refer to single family residential dwellings and for purposes of flow calculation purposes and are assumed to generate a minimum of 400 gallons per day (gpd). **If larger flows are anticipated, use the appropriate figures.** The residual tract, if any, is also counted as a lot. Multifamily units, commercial, or institutional facilities, the number of EDUs in the subdivision is determined by dividing the total proposed flows for these facilities by 400.*

Response

THE PROPOSED EDU'S FOR THIS PROJECT ARE ESTIMATED AT 2.75 EDU'S (ROUNDED UP TO 3).

3. *Describe the proposed sewage disposal method (individual onlot, large volume onlot, holding tanks, etc.).*

Response

THE PROPOSED METHOD OF SEWAGE DISPOSAL WILL BE SEPARATE ONLOT SEWAGE DISPOSAL SYSTEMS FOR THE HOUSE AND THE BARN. THE GROOMS QUARTERS IN THE BARN WILL HOUSE 3 GROOMS AND 1 TRAINER TRAVELING WITH THE HORSES BETWEEN MAY AND OCTOBER AT WHICH TIME THEY TRAVEL TO SHOWS ABOUT 2 WEEKS PER MONTH WITH LITTLE ACTIVITY THE REST OF THE TIME.

4. *Enter the projected sewage flows in gallons per day (GPD) and how this figure was calculated. Information on flows for individual, community or large volume onlot systems can be found in Chapter 73 of DEP's regulations available electronically at www.pacode.com. Flows for other projects can be found in DEP's*



**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants

SEWAGE FACILITIES PLANNING MODULE

**Connors Property
East Goshen Township, Chester County, PA**

**DEP Code No. 1-15919-251-2L
EME Job No. 3710-00**

Alternative Analysis

(Numbering corresponds to "Instructions for Completing Component Component 2" and the questions are restated in italics")

1. *Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Also, provide the number of lots or EDU's that will be served.*

Response

INDIVIDUAL ONLOT SEWAGE DISPOSAL IS THE CHOSEN & ULTIMATE METHOD OF DISPOSAL. THE TOTAL NUMBER OF EDU'S IS 2.75.

2. *Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses.*

Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (onlot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.

Response

THE SUBJECT PROPERTY IS LOCATED WITHIN THE R-2 RESIDENTIAL DISTRICT OF THE TOWNSHIP AND IS SURROUNDED BY RESIDENTIAL PROPERTIES.

3. *Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of onlot malfunction or overloaded public sewers. Is there a potential for a combined public/private project?*

If any of the sewage facilities described above are in need of due to overloaded treatment facilities or high onlot malfunction rates, a combined sewage disposal alternative that proposed to upgrade or construct facilities to serve these needs areas as well as the proposed project area maybe more viable than a method intended to serve only the current project.

Response

THERE ARE NO KNOWN SEWAGE FACILITIES IN NEED OF REPAIR NEAR THE PROJECT SITE.

and who will be responsible for the operation and maintenance of the facility. This may be a private individual, a municipality, a sewer authority or a management agency; however, the ultimate responsibility lies with the municipality. The delegated local agency or DEP may require a more extensive analysis of the available choices relative to ownership and operation of the facility. If the project will be required to participate in an EXISTING municipal sewage management program or if a sewage management program is to be created, describe the program's requirements. Sewage management programs can consist of requirements for tank pumping, ordinances requiring maintenance of systems, or financial arrangements (fees, taxes, etc.) guaranteeing long-term operation of the treatment facilities.

Response

THE PROPERTY OWNER WILL OWN AND MAINTAIN THE ONLOT SEWAGE DISPOSAL SYSTEMS.

9. *Finally, the applicant may use the narrative to describe any special considerations or provide any additional information that supports the choice of disposal method. The alternative analysis must be attached to the planning module package for review by the municipality and approving agency.*

Response

HOUSE



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

**SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. Z266795 Municipality East Goshen Twp County Chester
Site Location 1671 E. Strasburg Road Subdivision Name _____
☒ SUITABLE Soil Type _____ Slope _____ % Depth to Limiting Zone 84 Ave. Perc. Rate 17.25
☐ UNSUITABLE ☐ Mottling ☐ Seeps or Pooled Water ☐ Bedrock ☐ Fractures ☐ Coarse Fragments
☐ Perc. Rate ☐ Slope ☐ Unstabilized Fill ☐ Floodplain ☐ Other _____

SOILS DESCRIPTION:

Soils Description Completed by: Chester County Health Dept TP# 9-29-1 Date: 9-29-2022

Inches	Description of Horizon
0 TO 5	DK BR, LO, 2SBK, FRI, ABT
5 TO 24	LT BR, SILO, 15% CF, 2 SBK, C, FRI
24 TO 40	BR, SALO, 2SBK, FRI, CL
40 TO 84	VARIGATED, SALO, 1SBK, VFRI
TO	
TO	CONFIRMATION PIT: 9-29-2 OK TO 84"

PERCOLATION TEST:

Percolation Test Completed by: Ross Miller: PERC: TP# 9-29-1 & 9-29-2 Date: 9/30/2022

Weather Conditions: ☐ Below 40°F ☒ 40°F or above ☒ Dry ☐ Rain, Sleet, Snow (last 24 hours)
Soil Conditions: ☐ Wet ☒ Dry ☐ Frozen

Hole No.	*** Yes No	Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
1	x	10 / 30	4 3/8	3 3/8	3 1/4	2 7/8	2 1/2	2 1/2	2 1/4	2 1/8
2	x	10 / 30	3 1/4	3 1/8	2 7/8	2 7/8	2 7/8			
3	x	10 / 30	1 1/2	1 3/8	1 3/8	1 1/4				
4	x	10 / 30	2	2	1 7/8	1 7/8				
5	x	10 / 30	3 3/4	3 3/4	3 1/2	3	2 3/4	2 1/2	2 1/8	2
6	x	10 / 30	1 3/4	1 5/8	1 1/2	1 1/4	1 1/4	1 1/8	1 1/4	

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	2 1/8"	14.1	36"
2	2 7/8"	10.4	36"
3	1 1/4"	24	36"
4	1 7/8"	16	24"
5	2"	15	24"
6	1 1/4"	24	24"
TOTAL OF MIN / IN →		103.5	= 17.25
TOTAL NO. OF HOLES →		6	

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.

(S)

Sewage Enforcement Officer

☐ White - Local Agency

☐ Yellow - Applicant

☐ Pink - Local DEP Office

BARN



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

**SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE**

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE SIDE

Application No. Z266795 Municipality East Goshen County Chester
Site Location 1681 East Strasburg Rd Subdivision Name _____
☒ **SUITABLE** Soil Type GdC Slope 8% Depth to Limiting Zone 84" Ave. Perc. Rate _____
☐ **UNSUITABLE** ☐ Mottling ☐ Seeps or Pounded Water ☐ Bedrock ☐ Fractures ☐ Coarse Fragments
☐ Perc. Rate ☐ Slope ☐ Unstabilized Fill ☐ Floodplain ☐ Other _____

SOILS DESCRIPTION:

Soils Description Completed by: Eric Lynch TP 12-6-2 Date: 12/6/2022

Inches	Description of Horizon
<u>0</u> TO <u>8</u>	<u>Dk Br, silo, gran, fri, g</u>
<u>8</u> TO <u>28</u>	<u>Br, mica, silo, mod sbk, vfri, c</u>
<u>28</u> TO <u>84</u>	<u>vari, sa lo, mass, str, loose</u>
_____ TO _____	_____
_____ TO _____	_____
_____ TO _____	_____

PERCOLATION TEST:

Percolation Test Completed by: _____ Date: _____

Weather Conditions: ☐ Below 40°F ☐ 40°F or above ☐ Dry ☐ Rain, Sleet, Snow (last 24 hours)
Soil Conditions: ☐ Wet ☐ Dry ☐ Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop
1			10 / 30								
2			10 / 30								
3			10 / 30								
4			10 / 30								
5			10 / 30								
6			10 / 30								

***Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	_____ "	_____	_____ "
2	_____ "	_____	_____ "
3	_____ "	_____	_____ "
4	_____ "	_____	_____ "
5	_____ "	_____	_____ "
6	_____ "	_____	_____ "
TOTAL OF MIN / IN →		_____ =	_____ "
TOTAL NO. OF HOLES →		_____	_____ "

Min
Inch

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by DEP.

(S)

Sewage Enforcement Officer

☐ White - Local Agency

☐ Pink - Local DEP Office

☐ Yellow - Applicant

BRIEF PRELIMINARY HYDROGEOLOGIC STUDY

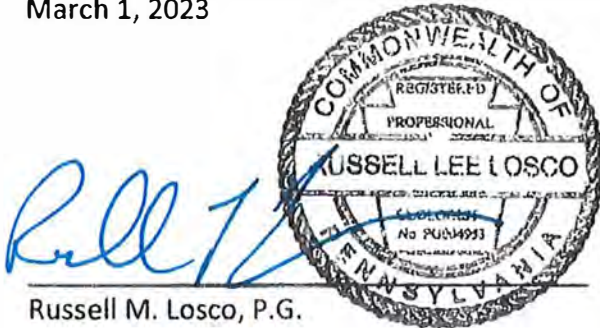
EME # 3710-00

**CONNORS PROPERTY
East Goshen Township
Chester County, Pennsylvania**

Prepared for:

Kenneth M. & Andrea B. Connors
25 Sweetbriar Lane
Glen Mills, PA 19342

March 1, 2023



Russell M. Losco, P.G.
Hydrogeologist

Prepared by:



**EVANS MILL
ENVIRONMENTAL, LLC**

P.O. Box 735 • 101 Fellowship Road
Uwchland, PA 19480-0735
Phone (610) 458-8300 • Fax (610) 458-7168 • evansmil@eme-llc.com

INTRODUCTION

Kenneth M. and Andrea B. Connors (Connors) are the owners of two tax parcels 53-4-134.3 & 53-4-134.4 located on the northside of East Strasburg Road East Goshen Township Chester County Pa. These parcels are also lots 3 and 4 of the Ashbridge Subdivision. Both lot 3 and lot 4 were previously approved for use as a single-family lot. Subsequent to the approval of the Ashbridge Subdivision and associated Planning Module, the Willistown Conservation Trust has placed a conservation easement over lot 3 of that subdivision meaning Lot 3 can no longer be developed as a residential lot. The Connors will use lot 3 as the site of a horse-riding ring and pasture. Lot 4 will be developed with a single-family home and a horse barn on the second floor of which there will be a groom'sman's apartment. Each dwelling will be served by individual septic systems. Since there will be two septic systems on one lot, DEP has determined that a new planning submission is required. Since there are wells located within $\frac{1}{4}$ mile of the perimeter of these lots, that a preliminary hydrogeologic study is required as part of the planning module submission.

BACKGROUND INFORMATION

Site Description

This project site consists of gently sloping agricultural fields and steeply wooded areas. There are some forest areas near the center of the property. Surface topography slopes in a general direction towards the Crum Creek which drains entire site Figure 1 below is the property shown on the USGS Topographic Map.



FIGURE 1: USGS QUADRANGLE – WEST CHESTER, PA

annual 1-year-in-2 groundwater recharge rate for basins underlain by igneous and metamorphic aquifers is 800,000 gallons per day (gpd)/square mile. This site specific value correlates to 1,250 gpd per acre, and is used in DEP's dilution model which assimilates nitrate-nitrogen from sewage disposal systems. For the 1 in 10 low flow year Wright reports a groundwater recharge of 796 gpd per acre.

R. E. Wright reports that significant reductions in the baseflow contribution to groundwater recharge can result from the diversion of groundwater by public sewerage of a project site. The Wright report suggests that the use of onsite wells and public sewers can reduce the baseflow by 8.8 to 9.5%, while the use of onsite wells and onsite septic systems reduces the baseflow by less than 1%. This site is proposing two new onsite septic systems north of Goshen (Strasburg) Road with onsite water. We note that these parcels were part of the Ashbridge subdivision and both parcels were approved for on lot sewage disposal. The only reason for this submission is that lot 3 is now conserved by a conservation easement held by the Willistown Conservation Trust and two dwellings will now be located on lot 4. We are not increasing the number of septic systems from the previously approved Ashbridge Farm Planning Module DEP code number 1-15919-182-1.

In the beginning of 2014, the new Chester County Act 167 Ordinance went into effect. That ordinance generally requires the recharge (infiltration) of the difference between the predevelopment and post development 2-year storm runoff. Storms of up to a 2-year recurrence frequency account for over 90% of the total annual rainfall. Since a majority of the increased runoff is subsequently recharged, no net loss in baseflow recharge was calculated for this site.

Aquifer Characteristics

Based on the nature of the geologic materials, the underlying shallow aquifer system is expected to be influenced by water table conditions with local streams and wetlands acting as drains. The groundwater flow will therefore resemble the surface topography, flowing from higher topographic areas to lower topographic areas. Groundwater is expected to flow onsite from the higher topography along Sugartown Road to the low areas including the tributaries to the Ridley Creek (groundwater discharge area) located east and west of Sugartown Road. Since there is a potential for nitrates to potentially impact down-gradient properties, calculations were performed to determine if the nitrates from the proposed sewage disposal system will degrade the groundwater quality of down gradient properties.

Groundwater Quality

Sloto (1994) examined 16 wells in parts of Chester, county completed in the felsic gneiss. The examination revealed that these wells generally yield water that is low to medium in dissolved solids, moderately hard to hard and slightly acidic. Calcium is the dominant cation and bicarbonate is the dominant anion. Elevated concentrations of iron, lead, manganese and radon and low pH are common water quality problems. Of the 16 wells examined in the Sloto (1994) study, the mean yield was 153 gpm.

NITRATE ANALYSIS

Daily Flow Calculations as per PA Department of Environmental Protection (DEP) Policy

As stated earlier there are two proposed building sites, the equine barn and apartment located in the northwest quadrant of the property and the new dwelling located in the north east quadrant of the property. They both drain

The basic Nitrate Dilution equation is as follows:

$$Nr = (L) (Nw) + (R) (Nb) (A) / L + (R \times A) \text{ where:}$$

Nr = The concentration in mg/L of nitrate-nitrogen in the groundwater at the down gradient end of the plume.

L = Volume of effluent (gpd) 262.5 for each Lot times the number of lots.

Nw = Concentration on nitrate-nitrogen in the effluent (mg/L) 45 mg/L

R = Volume of groundwater recharged over the project area (gpd) 1,250 gpd.

- Nb = Background NO₃ concentration (mg/L) 1.92 mg/L.

A = Area available to capture recharge (acres) *recharge area of Lot 1 septic system is 1.81 acres.*

This model has typically been utilized to estimate the groundwater loading rate from a development site that would be capable of achieving a target nitrate concentration at a down gradient *point* at the tract boundary.

Site Application of the Nitrate Dilution Model

The dilution model was applied separately to the equine barn site and to the new dwelling site. Wastewater flow for each facility was based on 262.5 gpd/du. The equine barn is a private facility with use restricted to the owner of the facility and guests. The dilution model was also run for average year conditions. The respective watershed calculations follow. Again, the recharge area was determined based on that area that based on topography contributes recharge to dilute the nitrogen coming from the individual drain fields.

EQUINE BARN AND APARTMENT

For the equine barn and apartment the contributory watershed contains approximately 10.02 acres.

For the 1 in 2 flow year, you have:

Nr = Nitrate concentration in mg/L of plume at property boundary

L = 262.5 gpd

Nw = 45 mg/L

R = 830,000 gpd/sq. mi / 640 ac/sq.mi X 10.02 acres = 12,994.69 gpd

Nb = 2.60 mg/L

A = 10.02 acres

$$Nr = \frac{(262.5 \text{ gpd}) (45 \text{ mg/L}) + (1,296.9 \text{ gpd-ac}^{-1}) (1.92 \text{ mg/L}) (10.02 \text{ acres})}{(1,296.9 \text{ gpd} \times 10.02 \text{ acres})}$$

Nr = 3.47 mg/L at property boundary

Dwelling Site

For the 1 in 2 flow year, you have:

Nr = Nitrate concentration in mg/L of plume at property boundary

L = 262.5 gpd

Nw = 45 mg/L

R = 830,000 gpd/sq. mi / 640 ac/sq.mi X 19.3 acres = 25,029.69 gpd

LIST OF REFERENCES

Berg, T.M. and Dodge, C.M., (1981), *Atlas of Preliminary Geologic Quadrangle Maps of Pennsylvania*, Pennsylvania Bureau of Topographic and Geologic Survey, Map 61, 4th Series, Harrisburg, Pennsylvania, p. 636.

Geyer, A.R. and Wilshusen, J.P., (1982), *Engineering Characteristics of the Rocks of Pennsylvania*, Pennsylvania Bureau of Topographic and Geologic Survey, Environmental Geology Report 1, p. 300.

Low, .D.J, Hippe, D.J. and Yannacci, D., (2002), *Geohydrology of Southeastern Pennsylvania*, U.S. Department of the Interior, U.S. Geologic Survey in cooperation with the Pennsylvania Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey, New Cumberland, PA, p.347.

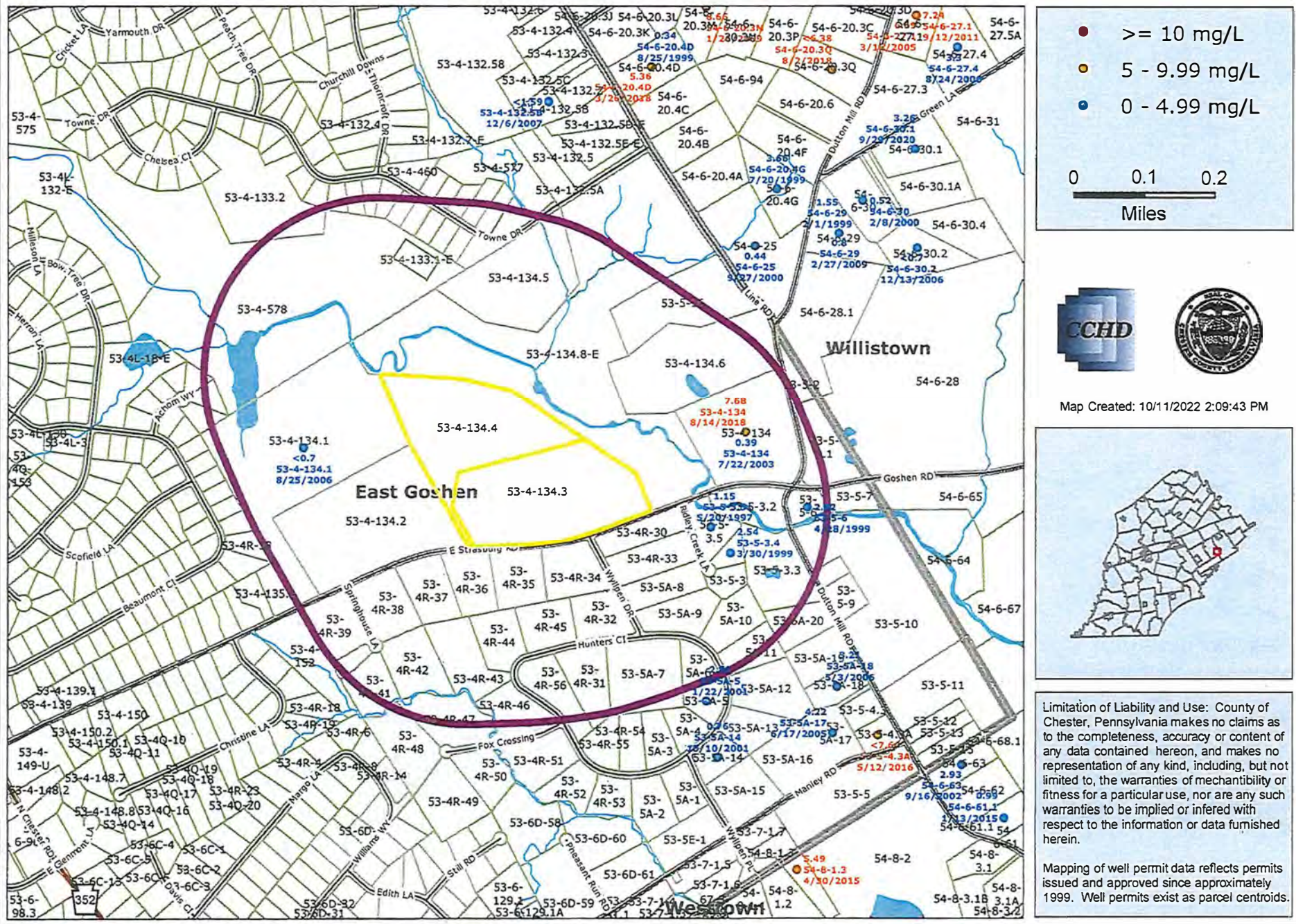
PA Department of Environmental Protection, Bureau of Water Quality Protection (December 29, 1997), Revised March 31, 2003)., *Impact of the Use of Subsurface Disposal Systems on Ground Water Nitrate Nitrogen Levels*, Document No. 362-2207-004.

R.E. Wright and Associates, Inc. (1980), *Special Study of the Middle Delaware River Basin Study Area II*, R.E. Wright Associates, Inc., prepared for the Delaware River Basin Commission, Volume II of III.

Sloto, R.A., (1994), *Geology, Hydrology and Ground-Water Quality of Chester County, Pennsylvania*, Chester County Water Resources Authority, in conjunction with the United States Geologic Survey, Water Resources Report 2, p. 128.

3710-00

Nitrate-Nitrogen Concentrations Within 1/4 Mile of 53-4-134.3, 53-4-134.4,



MASS BALANCE EQUATION

SUB-BASIN AREA: 1

Final Nitrate Concentration: DRY PRECIPITATION YEARS

Daily Flow per Household 262.5 gpd
262.5 gpd

$$N_r = (L) (N_w) + (R) (N_b) (A) / L + (R * A)$$

Where:

N_r = Average resultant NO₃ concentration in groundwater (mg/l)

L = Volume of effluent discharged (gpd)

N_w = Nitrate-nitrogen concentration of effluent (mg/l)

R = Recharge from precipitation to groundwater (gpd/acre)

N_b = Background NO₃ concentration (mg/l)

A = Area (acres)

Variables:

	1	Number of Households		
$L =$	262.5	GPD/household X	1	house(s) = 262.5 gpd
$N_w =$	45	Nitrate Effluent Concentration (mg/l)		
$R =$	1250	GPD/acre (Groundwater Recharge)		
$N_b =$	2.6	Background Nitrate Concentration (mg/l)		
$A =$	19.3	Acreage		

Therefore:

$N_r =$	3.06	mg/l
$L =$	262.5	gpd
$N_w =$	45	mg/l
$R =$	24,098	gpd
$N_b =$	2.6	mg/l
$A =$	19.3	acre(s)

The Drinking Water Standard for Nitrate is 10 mg/l

The final nitrate concentration (C_q) is: 3.06 mg/l

EVANS MILL
ENVIRONMENTAL, LLC

TAB C

ANALYTICAL LAB
RESULTS

M.J. Reider Associates, Inc.

MJRA Terms & Conditions

All samples submitted must be accompanied by signed documentation representing a Chain of Custody (COC). The COC Record acts as a contract between the client and MJRA. Signing the COC form gives approval for MJRA to perform the requested analyses and is an agreement to pay for the cost of such analyses. COC Records must be completed in black or blue indelible ink (must not run when wet). COC documentation begins at the time of sample collection. Client is required to document all sample details prior to releasing samples to MJRA. All samples must be placed on ice immediately after sampling and shipped or delivered to the laboratory in a manner that will maintain the sample temperature above freezing and below 6C (loose ice is preferred).

Sample Submission, Sample Acceptance & Sampling Containers

Included on the COC must be the sample description, date and time of collection (including start and stop for composites), container size and type, preservative information, sample matrix, indication of whether the sample is a grab or composite, number of containers & a list of the tests to be performed. Poor sample collection technique, inappropriate sampling containers and/or improper sample preservation may lead to sample rejection. Suitable sample containers, labels, and preservatives (as applicable), along with blank COCs are provided at no additional cost.

Turnaround Times (TAT)

Average TAT for test results range from 5 to 15 working days depending on the specific analyses and time of year submitted. Faster turnaround times (*RUSH TAT) may be available depending on the current workload in a particular department and the nature of the analyses requested. We encourage you to verify requests for expedited sample results with one of our Technical Directors prior to sample submittal. Without confirmation from a Technical Director, your results may not be completed by your deadline. *RUSH TAT Surcharges are applied for expedited turnaround times.

Analytical Results, Sample Collection Integrity & Subcontracting

Analytical values are for the sample as submitted and relate only to the item tested. The value indicates a snapshot of the constituent content of the sample at the time of sample collection. Analytical results can be impacted by poor sample collection technique and/or improper preservation. All sample collection completed by MJRA was performed in accordance with applicable regulatory protocols or as specified in customer specific sampling plans. Constituent content will vary over time based on the matrix of the sample and the physical and chemical changes to its environment. All sample results and laboratory reports are strictly confidential. Results will not be available to anyone except the primary client or authorized party representing the client unless MJRA receives additional permissions from the client. When necessary, MJRA will subcontract certain analyses to a third party accredited laboratory. If client prohibits subcontracting, it must be provided in writing and include instruction on how to proceed with client samples that require third party analyses.

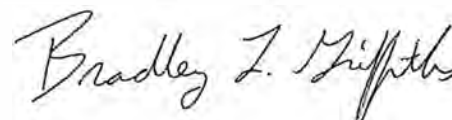
Payment Terms

Payment Terms are Net 30 days. Prices are subject to change without notice. A standing monthly charge of 1.5% of the clients over-30-day-unpaid balance may be added to the balance after 30 days and each month thereafter (day 31, 61, 91 etc.). The laboratory accepts all major credit cards, ACH transactions, checks and cash. New clients must pay for all services rendered prior to sample collection and/or in some cases report processing. Clients must contact the MJRA accounting department to pursue a credit-based account. MJRA reserves the right to terminate the client's credit account and to refuse to perform additional services on a credit basis if any balance is outstanding for more than 60 days.

Warranty & Litigation

MJRA does not guarantee any results of its services but has agreed to use its best efforts, in accordance with the standards and practices of the industry, to cause such results to be accurate and complete. We disclaim any other warranties, expressed or implied, including a warranty of fitness for a particular purpose and warranty of merchantability. Clients agree that they shall reimburse MJRA for any and all fees, cost and litigation expenses, including reasonable attorney fees incurred by MJRA in obtaining payment for the services rendered. All costs associated with compliance with any subpoena for documents, testimony, or any other purpose relating to work performed by MJRA, for a client, shall be paid by that client. MJRA's aggregate liability for negligent acts and omissions and of an intentional breach by MJRA will not exceed the fee paid for the services. Client agrees to indemnify and hold MJRA harmless for any and all liabilities in excess of said amount. Neither MJRA nor the client shall be liable to the other for special, incidental consequential or punitive liability or damages included but not limited to those arising from delay, loss of use, loss of profits or revenues. MJRA will not be liable to the client unless the client has notified MJRA of the discovery of the alleged negligent act, error, omissions or breach within 30 days of the day of its discovery and within one year of the date of invoice.

Reviewed and Approved by:



Bradley T Griffiths
Project Manager



107 Angelica Street ○ Reading, PA 19611 ○ www.mjreider.com ○ (610) 374-5129 ○ fax (610) 374-7234

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Additional accreditations by MD (261)

DEP POSTCARD RESPONSE

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355
Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356
Sewage Facilities Planning Module Component 2, Form 3800-FM-BPNPSM0352

- 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. 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.

Preliminary Hydrogeologic Study. For this project, optional section L must be completed. This project has been identified as requiring a preliminary hydrogeologic study because nitrate-nitrogen concentrations in excess of 5 parts per million (ppm) have been identified in one or more water supply wells in the municipality where your proposed development is located. Because the identification of nitrate-nitrogen in the groundwater may affect your selection of a technically feasible alternative for this project, DEP has been requested to notify developers early in the planning process about hydrogeologic requirements. The Chester County Health Department maintains current information on water supply wells throughout Chester County that exhibit nitrate-nitrogen contamination, so you should contact them promptly for specific information regarding nitrate contamination in the area of your proposed project. Please note that you are not required to submit the preliminary hydrogeologic study if no water supplies within 1/4 mile of your proposed project are found to exceed 5 ppm nitrate-nitrogen.

Act 34 of 2020. Your planning module submission must be consistent with Act 34 of 2020 and the Act 34 of 2020 Frequently Asked Questions (FAQ) document. Information regarding Act 34 and the Act 34 FAQ can be found on the DEP website by selecting Businesses, Water, Bureau of Clean Water, Wastewater Management, Act 537, Sewage Enforcement Officers (SEO), and Act 34 FAQ.

Standard Operating Procedures. 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

PNDI

circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

The DEP, in PA Code Title 25 Chapter 87, defines an intermittent watercourse as a body of water flowing in a channel or bed composed primarily of substrates associated with flowing water, which, during periods of the year, is below the local water table and obtains its flow from both surface runoff and groundwater discharges. Chapter 87 further defines perennial watercourses as a body of water flowing in a channel or bed composed primarily of substrates associated with flowing waters and is capable, in the absence of pollution or other manmade stream disturbances, of supporting a benthic macroinvertebrate community which is composed of two or more recognizable taxonomic groups of organisms that live at least part of their life cycles within or upon available substrates in a body of water or water transport system. **The project area was only investigated for the presence of wetlands; therefore, formal and complete wetland delineations were not performed.**

A bog turtle (*Glyptemys muhlenbergii*) habitat screening is required for permit activities which will impact regulated waters within Chester County, one of the 15 counties in Pennsylvania known to support populations of bog turtles. A Pennsylvania Natural Diversity Inventory (PNDI) search on November 7, 2022 (Project Search ID: 772562) indicated a state federally and state listed species of concern may be present within the project area. The PNDI Project Environmental Review Receipt is provided as Attachment 2. The investigation area was evaluated for potential bog turtle habitat on November 28, 2022 in accordance with the *United States Fish and Wildlife Service Guidelines for Bog Turtle Surveys*, revised April 2020. The approach requires positive evidence of bog turtle habitat, which include suitable hydrology, suitable soils, and suitable vegetation. Wetland A was also investigated for the presence of Tooth-cup (*Rotala ramosior*) a plant species normally found in wetlands.

FIELD OBSERVATIONS

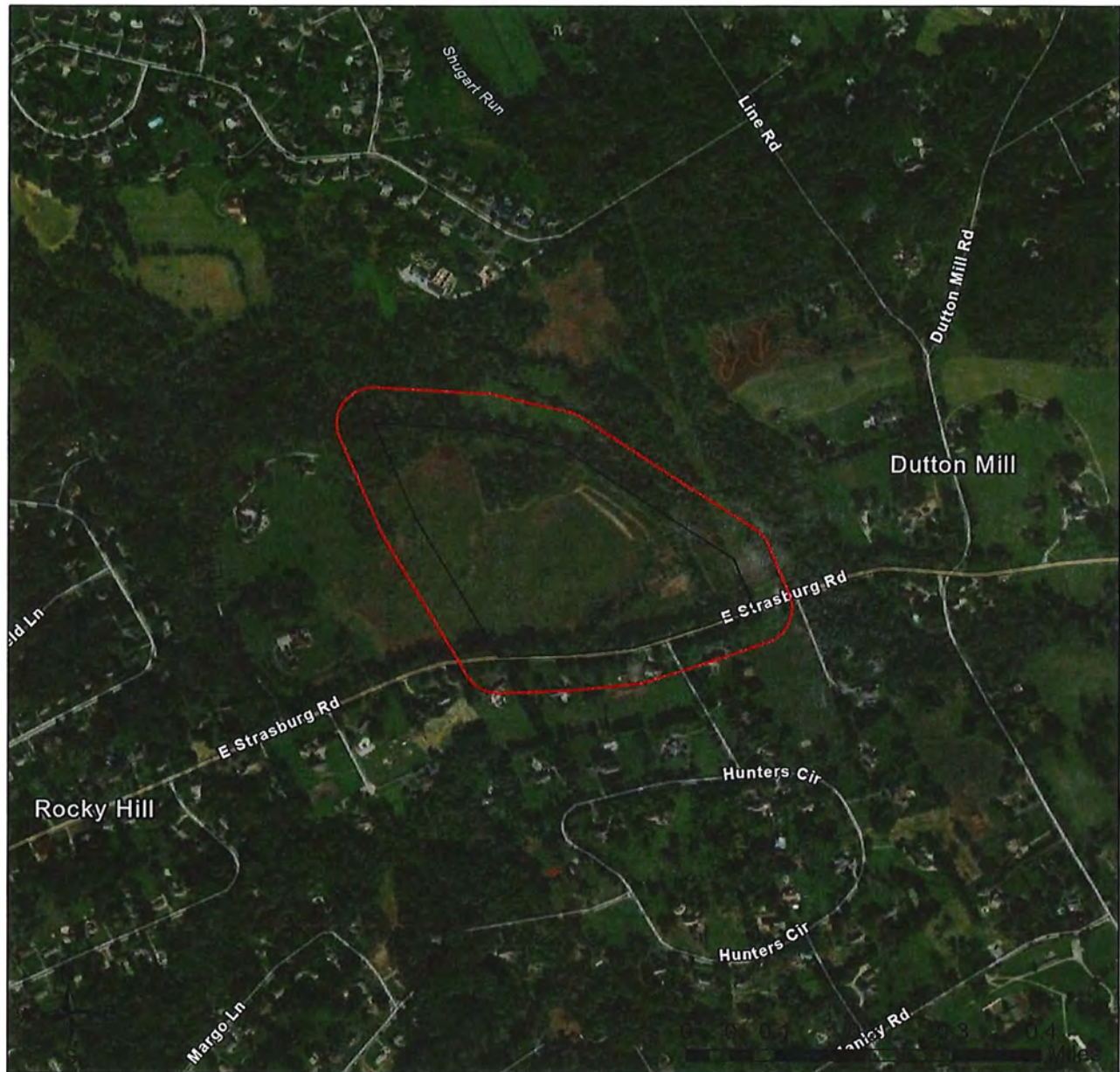
The investigation area consists of an approximately 36-acre project area located at Moser-Connors Property project site in East Goshen Township, Chester County, Pennsylvania. An Aerial Photograph Map is provided as Attachment 3. Photographs of the investigation area are included as Attachment 4. United States Fish and Wildlife Service (USFWS) Bog Turtle Habitat Survey Data Forms are provided as Attachment 5. An overall grading plan is provided as Attachment 6. The overall grading plan indicates the proposed project details as well as the location of Wetland A. The Investigator's Resume is provided as Attachment 7. Waters within the investigation area drain to Ridley Creek.

Wetland A is a palustrine emergent (PEM) wetland that is located in the northwestern portion of the investigation area. Dominant vegetation within Wetland A consists of reed canary grass (*Phalaris arundinacea*, FACW), mile-a-minute-vine (*Ipomoea cairica*, FACU), and sensitive fern (*Onoclea sensibilis*, FACW). The soils within Wetland A consist of silt loam and firm mud. Hydrology is provided to Wetland A from surface water. **Bog turtle habitat is not present within Wetland A due to the absence of the appropriate soils and hydrology associated with the species. Tooth-cup was not observed within the wetland, though disturbance of the resource will be avoided.**

**ATTACHMENT 1
SITE LOCATION MAP**

**ATTACHMENT 2
PNDI PROJECT ENVIRONMENTAL
REVIEW RECEIPT**

Moser-Connors Property



- 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 project area (or land parcel) has not been investigated by someone qualified to identify and delineate wetlands (holding a natural resource degree or equivalent work experience), or it is currently unknown if the project or project activities will affect wetlands.

Q2: 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 project area (or land parcel) has not been investigated by someone qualified to identify and delineate wetlands (holding a natural resource degree or equivalent work experience) or it is currently unknown if the project or project activities will affect wetlands.

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:

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).

DCNR 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. After desktop review, if a botanical survey is required by DCNR, we recommend the DCNR Botanical Survey Protocols, available here:

<https://conservationexplorer.dcnr.pa.gov/content/survey-protocols>)

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>.

**ATTACHMENT 3
AERIAL PHOTOGRAPH MAP**

ATTACHMENT 4
SITE PHOTOGRAPHIC LOG



SITE PHOTOGRAPHS

Client Name:

Evans Mill Environmental

Site Location:

East Goshen Township, Chester County,
Pennsylvania

Project No.

220802

Photo No.
3

Date:
11/28/22

**Direction Photo
Taken:**

East

Description:

View of uplands within the
investigation area



Photo No.
4

Date:
11/28/22

**Direction Photo
Taken:**

East

Description:

View of uplands within the
investigation area





SITE PHOTOGRAPHS

Client Name:
Evans Mill Environmental

Site Location:
East Goshen Township, Chester County,
Pennsylvania

Project No.
220802

Photo No.
7

Date:
11/28/22

**Direction Photo
Taken:**

West-northwest

Description:

View of Wetland A



Phase 1 Bog Turtle Habitat Survey Data Form for the Northern Population Range

(Revised April 29, 2020) Please do not edit document.

Wetland ID: A

PNDI # (for PA): 772562

Property/Project Name Moser-Corcoran Property

Coordinates 39.981797, -75.521588 Project Type Residential Development

Entity Requesting Phase 1 Survey Evans Mill Environmental

County/Township/Municipality Chester County, East Goshen Twp.

Lead Surveyor Teresa Amicone Affiliation Liberty Environmental, Inc.

Other Assistants Present _____

Date of Survey 11/28/2022 Time In 10:00 AM Time Out 10:45 AM Air Temp. 51 (°) °C

Last Precipitation ☐ < 24 hours ☒ 1-7 days ☐ > 1 week ☐ unknown Drought conditions? ☐ Yes ☐ No ☐ Unknown

Drought Index*¹ (Circle): none D0 D1 D2 D3 D4 Wetland Photos Taken ☒ Yes ☐ No (Provide photo location map)

Notes (e.g., details about drought, flood, abnormally dry, and/or snow/ice conditions, and any other seasonal conditions observed):

Wetland Size N/A acres, if known # Wetlands w/in Project Area² 1

Estimate wetland size (acres) ☒ < 0.1 ☐ 0.1 - 0.5 ☐ 0.5 - 1 ☐ 1 - 2 ☐ 2 - 4 ☐ 5+ ☐ 10+

Estimate % Canopy Cover*³ ☒ 0% ☐ ≤ 5 ☐ 6-20 ☐ 21-40 ☐ 41-60 ☐ > 60

Hydrology and Soils (check all that apply): use additional pages to further discuss pertinent general wetland information

☐ Springs/Seeps ☐ Springhouse ☐ Trib/Stream ☐ Pond ☐ Stormwater ☐ Iron Bacteria ☐ Watercress

☐ Water Visible on Surface Evidence of Flooding ☐ Yes ☒ No If yes, (☐ Seasonal Flooding⁴ ☐ Routine Flooding⁵)

☐ Rivulets (____ inches deep) ☐ Subsurface Tunnel/Rivulets ☐ Tire Ruts (____ inches deep)

☐ Small Puddles/Depressions (____ inches deep) ☐ Saturated soils present? If yes, year-round? ☐ Likely ☐ Unlikely ☐ Unk

☐ Yes ☒ No Are there any signs of disturbance to hydrology (e.g., drainage ditches, tile drainages, berms, culverts, fill material, ponds, roads, beaver activity)?

Estimate time period (in years) of disturbance*: ☐ ≤ 5 ☐ 6-10 ☐ 11-20 ☐ > 20

For ditches that may be present, is there bog turtle habitat? If yes, describe:

¹ (*) Denotes reference to the Supplemental Information document that provides more details on this particular question.

² Each wetland must have a separate Phase 1 habitat assessment data form completed.

³ Determine percent cover of abundant species for the wetland, not by wetland type. Abundant species are those that are most prominent in the wetland and have the highest percent of coverage compared to other species.

⁴ Seasonal flooding in wetlands/streams can occur as a result of spring snow melt/heavy rain that increases water levels in these systems.

⁵ Routine flooding refers to tidally-influenced wetland/stream systems or the occurrence of normal rain patterns throughout the year.

Wetland ID: A

Describe surrounding landscape (e.g., wetlands, forest, subdivision, agricultural field, fallow field, etc.):

Forested areas, riparian corridor, fallow fields
and residential development

Landscape Info

How much of this wetland is located off-site (i.e., outside the property boundaries or right-of-way)?

- ☒ None of it – the entire wetland is within the property boundaries
☐ Some of it – _____ Acres or _____ % of the wetland appears to be located off-site

If part of this wetland continues off-site, how much of the off-site portion was surveyed (on foot)?

- ☐ None of it ☐ All of it ☐ Part of it (_____ acres or _____ % of the off-site portion)

Is there potential bog turtle habitat within 300 feet*? ☐ Yes ☒ No ☐ Unk Habitat off-site? ☐ Yes ☐ No ☒ Unk

If yes, how did you conclude this?

Species

Were any bog turtles observed? ☐ Yes ☒ No If yes, how many? _____
Other herps observed? ☐ Yes ☒ No If yes, which ones? _____

*Note that you must be permitted by the state you are conducting the survey in to handle bog turtles.

*Report bog turtle observations to your local FWS Field Office and state wildlife office within 48 hrs.

- ☐ Yes ☒ No ☐ Unsure The hydrology criterion for bog turtle habitat is met.
☐ Yes ☒ No ☐ Unsure The soils criterion for bog turtle habitat is met.
☒ Yes ☐ No ☐ Unsure The vegetation criterion for bog turtle habitat is met.
☐ Yes ☒ No ☐ Unsure This wetland HAS potential bog turtle habitat (fair to good quality).
☐ Yes ☒ No ☐ Unsure This wetland HAS potential bog turtle habitat (low to very low quality).
☒ This wetland does NOT have potential bog turtle habitat. ☐ UNSURE if suitable habitat is present.

Lead Surveyor Opinion

Notes (How did you reach this opinion?):

Lack of appropriate soils & hydrology associated with the species

Lead Surveyor – please sign below certifying to the best of your knowledge that all of the information provided herein is accurate and complete.

Print Name

Shannon Ryan

Signature

Shannon Ryan

Date

12/5/2022

Teresa Amatore

12/5/22

Contact Information

shannon@libertygenius.com

****Important**** Please include all Phase 1 data forms in a final Phase 1 bog turtle habitat assessment report (see Attachment 3 in *Guidelines for Bog Turtle Surveys* for checklist) and submit to your local state wildlife agency and U.S. Fish and Wildlife Service Field Office (see Attachment 1 in *Guidelines for Bog Turtle Surveys*).

**ATTACHMENT 6
OVERALL GRADING PLAN**

ATTACHMENT 7
INVESTIGATOR RESUME

TERESA M. AMITRONE
Project Manager/Senior Environmental Scientist

PROFESSIONAL PROFILE

Training

Maryland Department of Transportations' Green and Yellow Card
Training for Erosion and Sediment Structure Design and Monitoring

Pennsylvania Department of Transportations' Threatened and Endangered Species Instructor Training
OSHA 40-Hour Hazardous Waste Site Training (2015)
8-hour HAZWOPER Certification (2020)

Key Projects

Wetland Delineation, Mitigation and Environmental Permitting

Delineation of wetlands and watercourses using U.S. Army Corps of Engineers methodology. Developed and monitored wetland mitigation areas established for compensatory purposes. Prepared Environmental Assessments for Joint Permit and Nationwide Permit applications.

Joint Permit Application Assistance for Residential Development, Upper Dublin Township, Montgomery County, PA: This 80-acre tract, featuring three wetlands, is under construction as a 74-lot residential subdivision. Prepared environmental evaluations and narrative reporting, represented the client at agency meetings, and provided other general consulting services in support of obtaining a Pennsylvania Department of Environmental Protection Chapter 105 Permit and US Army Corps of Engineers Section 404 Joint Permit. Also completed a Phase I and Phase II bog turtle survey for the project and obtained threatened and endangered species clearances.

Goodman Logistics Center, Newberry Township, York County, PA: As part of an ACOE and PA DEP Joint Permit for a nearly 160-acre site featuring twenty wetlands and sixteen watercourses, served as lead scientist performing the regulated waters delineation and preparing the Jurisdictional Determination. Assisted the client in developing an Environmental Assessment and mitigation plan using the Pennsylvania Function Based Aquatic Compensation Protocol which led to the successful acquisition of the Joint Permit. The logistics campus featuring two buildings totaling more than 1.8 million square feet is now under construction.

Hamburg Logistics Project, Perry Township, Berks County, PA: As part of an ACOE and PA DEP Joint Permit for a 1.4 million square-foot distribution center, served as the lead scientist performing the regulated waters delineation and Jurisdictional Determination. Assisted the client in developing an Environmental Assessment and mitigation plan which led to the successful acquisition of the Joint Permit.

Hamburg Commerce Park Project, Windsor and Perry Townships, Berks County, PA: As part of an ACOE and PA DEP Joint Permit for a new 170-acre multi-use business park, lead scientist performing the regulated waters delineation and Jurisdictional Determination. Assisted the client in developing an Environmental Assessment and mitigation plan using the Pennsylvania Function Based Aquatic Compensation Protocol which led to the successful acquisition of the Joint Permit. The construction of three warehouse and distribution centers totaling 2.25 million square feet is completed at this former golf course site.

Project Manager/Senior Environmental Scientist

PennDOT Engineering District 5-0, Lehigh, Monroe, Berks, and Lehigh Counties, PA: State Routes 073; 4036; 082; 0419; 3036 – On behalf of the PennDOT Engineering District 5-0, conducted more than 30 Phase I habitat assessments for the bog turtle and more than 50 Phase II and Phase III Bog Turtle Surveys. Responsible for all agency coordination during these projects and obtained Pennsylvania Department of Environmental Protection General Permits for various forms of maintenance procedures.

Development of Construction Monitoring Protocols: On behalf of PennDOT Engineering Districts 5-0, 6-0, and 8-0, assisted with the development of Construction Monitoring Protocols used during routine maintenance and construction procedures on several State Routes located within the 14 counties known to contain bog turtles. These protocols are used to enable the Districts to conduct maintenance and construction procedures rapidly and efficiently and have been accepted by the United States Fish and Wildlife Service and Pennsylvania Fish and Boat Commission as vehicles to avoid and minimize impacts to the species.

Programmatic Agreement for Bog Turtle Procedures, Statewide, PA: On behalf of the PennDOT Environmental Quality Assurance Department, assisted the Districts in the development of a Programmatic Agreement with the United States Fish and Wildlife Service and Pennsylvania Fish and Boat Commission to obtain clearance for certain maintenance projects within the 14 counties where known bog turtle populations exist. This agreement provides a vehicle by which regulatory compliance is fulfilled during routine maintenance procedures. The agreement has also been used by local municipalities and private individuals to allow them to proceed with projects that may have indirect or direct impacts to bog turtles.

Amtrak Atglen to Safe Harbor Rails-to-Trails, Lancaster County, PA: Conducted Phase I Bog Turtle Habitat Assessments on all wetlands located within 300-feet of the proposed alignment for an approximately eight-mile section of the alignment.

Berks County Bridge Repair/Replacement Projects, Berks County, PA: On behalf of the County of Berks, completed Regulated Waters Delineations and Phase I Bog Turtle Habitat Assessments at the Berks County Bridges 24A, 30C, 32D, 35A, 35B, 36A, 37A, 39B, 40C, 43D, 46A, 46E, 46G, 48A, 54B, 55B, 55A, 55B, 58A, and 73B as part of the PA DEP General Permits for each project.

Montgomery County Bridge Repair/Replacement Projects, Montgomery Township, PA: On behalf of the County of Montgomery, completed Regulated Waters Delineations and Phase I Bog Turtle Habitat Assessments at the Montgomery County Bridges 74, 296, and 231 as part of the PA DEP General Permits for each project.

Delaware County Bridge Repair/Replacement Projects, Delaware County, PA: On behalf of the County of Delaware, completed Regulated Waters Delineations and Phase I Bog Turtle Habitat Assessments at the Delaware County Bridges 112, 143, 174, and 243 as part of the PA DEP General Permits for each project.

Leidy Southeast Pipeline Expansion Project, Tobyhanna and Tunkhannock Townships, Monroe County, PA: Performed Phase I Bog Turtle Habitat Assessments within 33 wetlands located along a proposed pipeline alignment as part of the PA DEP General Permitting for the project.

PUBLIC NOTICE

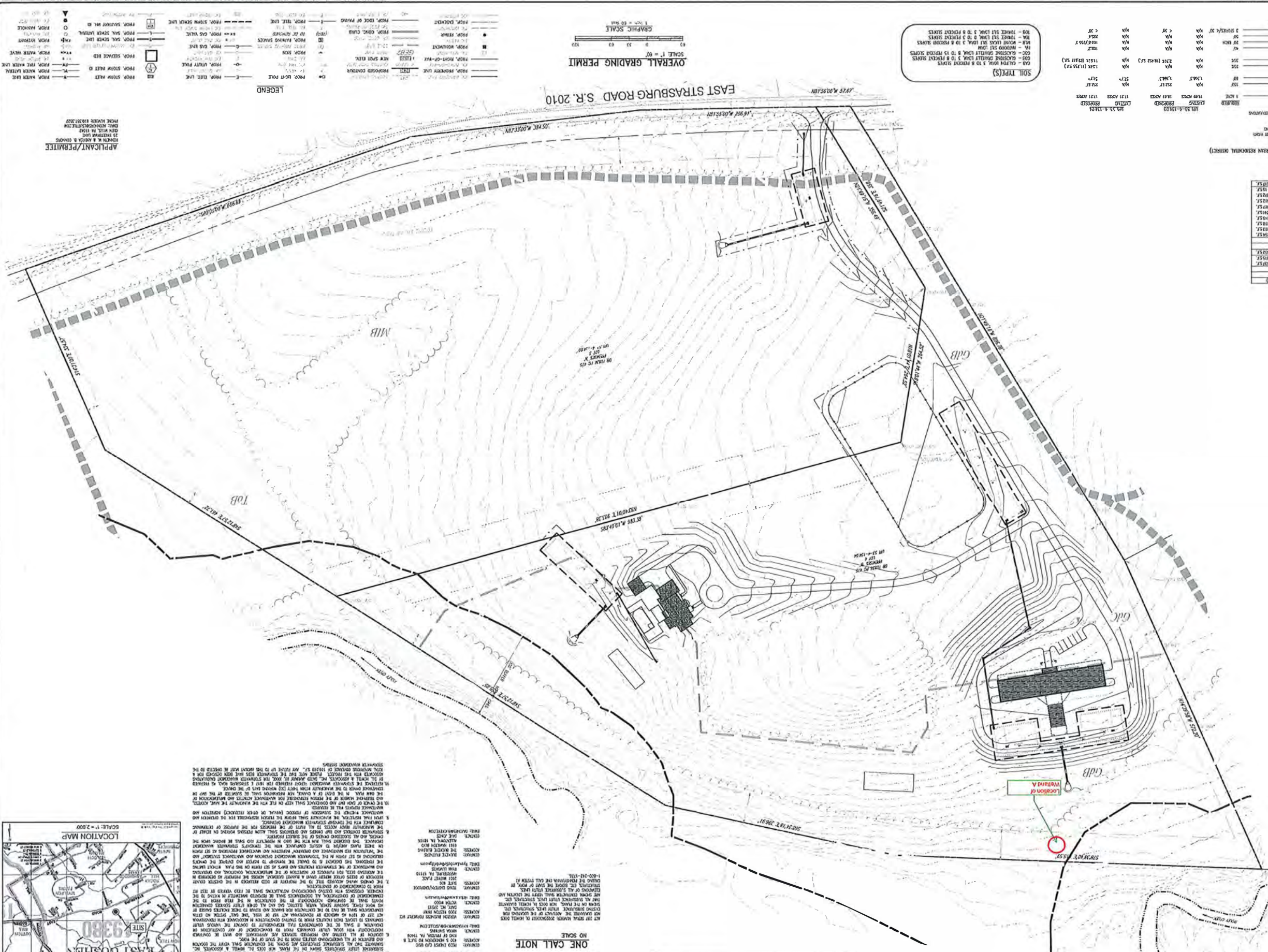
**EVANS MILL
ENVIRONMENTAL, LLC**

TAB I

SITE PLAN

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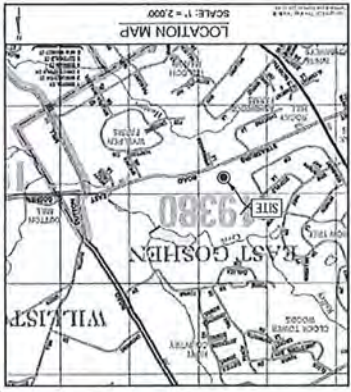
SOIL TYPE(S)



PURPOSE OF PLAN
 THE PURPOSE OF THIS PLAN IS TO PROVIDE DETAILED GRADING, EROSION CONTROL, AND STORMWATER MANAGEMENT MEASURES FOR THE PROPOSED IMPROVEMENTS TO GRAVEL PILES AND TAMPING OF A DRAINAGE APPROACH TO THE SINGLE-FAMILY DWELLING, POOL, HORSE BARN, ROAD R/W, AND ASSOCIATED IMPROVEMENTS.

CALL BEFORE YOU DIG!
 A PERMITS/NOTICE LAW REQUIRES
 5 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-5100 CAL
 PENNSYLVANIA GAS SYSTEM, INC.
 1-800-242-1776

ONE CALL NOTE

[illegible]

12/05/22
1:00
462
12/05/22
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GRADING PERMIT PLAN
OVERALL GRADING PERMIT
DARR KENNETH & ANDREA CONNORS
PERMIT SINGLE-FAMILY DWELLING
10000+ E. STRASBURG ROAD
EAST COSHEN TOWNSHIP, CHESTER COUNTY, PA

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