

**SEWAGE FACILITIES PLANNING MODULE
(COMPONENT 3)**

FOR

GVCC MASTER PLAN PHASES 1 AND 2

LOCATED IN

**EAST WHITELAND TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA**

PA DEP CODE No.: 1-15925-416-3J

Ebert Engineering, Inc.
Water and Wastewater Engineering

**P.O. Box 540
4397 Skippack Pike
Skippack, PA 19474**

EE, INC. PROJECT NO. 026-412

**June 28, 2023
Revised January 18, 2024**

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PA DEP PROJECT COMPLETION CHECKLIST

January 24, 2024

SENT VIA ELECTRONIC MAIL ONLY

Ms. Sabrena Johnson
Ebert Engineering, Inc.
P.O. Box 540
4397 Skippack Pike
Skippack, PA 19474

Re: Checklist Letter – Component 3 Module
Act 537 Planning
Great Valley Corporate Center Development
DEP Code No. 1-15925-416-3J
East Whiteland Township
Chester County

Dear Ms. Johnson:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (“DEP”) as a complete module packet for the proposed development. The project proposes the construction of a parking garage and 304,000-square-foot office building on an existing lot containing an existing office building and a restaurant building. On Tract A, a 130-unit residential apartment building will be constructed. On Tract B, 2 residential apartment buildings containing a total of 270 units will be constructed. The project is located at 209 Conestoga Road, in East Whiteland Township, Chester County on Tax Map Parcels 42-4-15.16, 42-4-15.12, 42-4-15.15, 42-4-15.17, 42-4-52.1, and 42-4-51.1.

The application mailer submission indicated that the proposed residential apartment units will utilize a flow rate less than Valley Forge Sewer Authority’s flow rate of 275 gallons of sewage per day per equivalent dwelling unit. Justification for the lower proposed flow rate must be included in the planning module submission for this project.

Sewage Facilities Planning Module forms are available online at www.dep.pa.gov. At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water*; *Wastewater Management*; *Act 537*; and *Sewage Facilities Planning* (<https://www.dep.pa.gov/Business/Water/CleanWater/WastewaterMgmt/Act537/Pages/Sewage-Facilities-Planning.aspx>). Select the appropriate forms from the center of the page.

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

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355

Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356

Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions and Checklist
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3800-FM-BPNPSM0362A
- 4B-County Planning Agency Review, Form 3800-FM-BPNPSM0362B
- 4C-County or Joint Health Department Review, Form 3800-FM-BPNPSM0362C

Please submit the completed planning modules and supporting information to the municipality in which the project is located. DEP must receive 1 electronic copy of the module. Electronic document submittal may be made through the DEP Public Upload with Electronic Payment form, which can be found on the DEP website at <https://greenport.pa.gov/ePermitPublicAccess/PublicSubmission/Home>. Please forward the upload confirmation email to Kelly Boettlin at kboettlin@pa.gov. Electronic submissions may also be sent via email.

Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer. For this project, optional Section J must be completed.

Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at http://files.dep.state.pa.us/Water/Wastewater%20Management/EDMRPortalFiles/SOPs/BPNPSM_Planning_SOP_C-3.pdf. Per the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

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

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

Upon review of the planning module, DEP will calculate the required review fee and send an invoice to the developer. Please do not submit checks for the module review fee prior to receiving an invoice.

Ms. Sabrena Johnson

-3-

January 24, 2024

If you have any questions concerning the information required, please contact me at 484.250.5184 or kboettlin@pa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Boettlin", with a stylized flourish at the end.

Kelly Boettlin
Sewage Planning Specialist 2
Clean Water

cc: Mr. Oxenford - Chester County Health Department (via email)
Ms. Conwell - Chester County Planning Commission (via email)
Mr. Nagel and Mr. Barner - East Whiteland Township (via email)
Mr. Bubel - Aqua America (via email)
Mr. Stoltz - Valley Forge Sewer Authority (via email)
Nave Newell (via email)
Planning Section

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 3850-FM-BCW0355)		
✓	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 3850-FM-BCW0356)		
✓	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 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
✓	Site Information is completed	
✓	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
✓	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
✓	The appropriate box is checked in Section E	
✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	

<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	
✓	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.1.a. The collection system boxes are checked	
✓	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
✓	Section G.1.b. The questions on the collection system are completed	
✓	Section G.2.a. The appropriate treatment facility box is checked	
✓	For existing treatment facilities, the name is provided	
✓	For existing treatment facilities, the NPDES permit number is provided	
✓	For existing treatment facilities, the CSL permit number is provided	
existing	For new treatment facilities, the discharge location is provided	
✓	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
✓	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
✓	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
—	Copies of easement(s) or right-of-way(s) are attached	
✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
✓	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
✓	A return receipt for its submission to the PHMC is attached	
✓	The PHMC review letter is attached	
✓	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
✓	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
✓	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
—	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	

N/A	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
N/A	The box is checked regarding Waters Designated for Special Protection	
1	The Social or Economic Justification is attached	
	The box is checked regarding Pennsylvania Waters Designated As Impaired	
	The box is checked regarding Interstate and International Waters	
	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
✓	Section J.1. The Project Flows are provided	
✓	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
✓	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
	Section J.3.b. The Collection System information is completed, signed and dated	
	Section J.3.b. The Conveyance System information is completed, signed and dated	
	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
	Section J.4.b. The Treatment Facility information is completed, signed and dated	
	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	

	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
N/A	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
HA ✓	Section O.1. The box is checked indicating municipal or private facilities	
N/A	If municipal, the remainder of Section O is not applicable	
	If private, the required analysis and evaluation of sewage management options is attached	
	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
	Section O.3. The Project Flows for the private facilities are provided	
	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
	Section O.4.b. The private Collection System information is completed, signed and dated	
	Section O.4.c. The private Conveyance System information is completed, signed and dated	
	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	

N/A	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
✓	All Public Notification boxes in this section are checked	
	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
✓	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
✓	The correct fee has been calculated requested by DEP	
	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
✓	The module completeness checklist is included	
✓	All completeness items have been checked as included by the municipality, as appropriate	
	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: Nicole Garbano
Applicant (or Applicant's authorized representative)

Date: 1/25/24

Signed: _____
Municipal Secretary

Date: _____

Checklist



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete

PA DEP TRANSMITTAL LETTER



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 1-15925-416-3J	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
PADEP SoutheastRegion
2 East Main Street
Norristown, PA 19401

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Nicole Gambone/ Ebert Engineering, Inc.

Planning Specialist _____ for GVCC Master Plan Phases 1 and 2
(Title) (Name)
a subdivision, commercial ,or industrial facility located in East Whiteland 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 checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

RESOLUTION FOR PLAN REVISION



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

WHEREAS GVCC, LLC has proposed the development of a parcel of land identified as
land developer

GVCC Master Plan Phases 1 and 2, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☒ other, (please specify). Upgrade to Lapp Road Pump Station Force Main

WHEREAS, East Whiteland Township finds that the subdivision described in the attached
municipality

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

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

I _____, Secretary, East Whiteland Township
(Signature)

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

Municipal Address:

East Whiteland Township
209 Conestoga Road
Frazer, PA 19355
Telephone 610-648-0388

Seal of
Governing Body

COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT FACILITIES



SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY

DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
1-15925-416-3J				

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name GVCC Master Plan Phases 1 and 2

2. Brief Project Description GVCC is a mixed-use development including two residential multifamily buildings, a Research and Development (R&D) building, a parking garage, and four retail spaces in addition to an existing office building and existing restaurant located on the development site.

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

Municipality Name	County	City	Boro	Twp
East Whiteland Township	Chester	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Steven	Brown			Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
209 Conestoga Road				
Address Last Line -- City	State	ZIP+4		
Frazer	PA	19355		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-648-0388				

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

GVCC Master Plan Phases 1 and 2

Site Location Line 1

Route 29 Morehall Road & Great Valley Parkway

Site Location Line 2

Site Location Last Line -- City

Devault

State

PA

ZIP+4

19355

Latitude

40.064986

Longitude

-75.537727

Detailed Written Directions to Site Head south on US-422 E and take the exit onto US-202 S. In 7.3 miles take the exit towards PA-29 S/Malvern and turn right onto Swedesford Road. Continue onto Liberty Blvd and turn right onto PA-29 N and arrive at the project site.

Description of Site The project site currently includes an existing office building and an existing restaurant that are already connected to the public sanitary sewer system and will remain.

Site Contact (Developer/Owner)

Last Name

Hayward

First Name

George

MI

Suffix

Phone

302-584-3136

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

Greystar, Philadelphia Suburban Development Corporation

FAX

Email

george.hayward@greystar.com

Mailing Address Line 1

161 Washington St.

Mailing Address Line 2

Suite 810

Mailing Address Last Line -- City

Conshohocken

State

PA

ZIP+4

19429

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

Last Name

Gambone

First Name

Nicole

MI

Suffix

Title

Planning Specialist

Consulting Firm Name

Ebert Engineering, Inc.

Mailing Address Line 1

4397 Skippack Pk

Mailing Address Line 2

PO Box 540

Address Last Line -- City

Skippack

State

PA

ZIP+4

19474

Country

Email

ngambone@ebertengineering.com

Area Code + Phone

610-584-6701

Ext.

Area Code + FAX

610-584-6704

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: Aqua PA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number 1523404

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 317

Connections 5

Name of:

existing collection or conveyance system Lapp Road PS and Valley Stream Parkway Interceptor

owner East Whiteland Township

existing interceptor Valley Creek Trunk Sewer and Wilson Road Pump Station

owner Tredyffrin Township and AQUA Resources

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Valley Forge Sewer Authority WWTP

NPDES Permit Number for existing facility 43974

Clean Streams Law Permit Number 1599422

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

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

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

Name of Permittee Agency, Authority, Municipality Valley Forge Sewer Authority

Name of Responsible Agent _____

Agent Signature _____ Date _____

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials SJ.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 87,190 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality East Whiteland Township (gravity to Lapp Road Pump Station)

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality East Whiteland Township (Lapp Road Pump Station and Interceptor to Township line)

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality Valley Forge Sewer Authority

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

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

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

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

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

c. Conveyance System

Name of Agency, Authority, Municipality Aqua Resources (Valley Creek Interceptor)

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality Valley Forge Sewer Authority

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

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

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Nicole Gambone

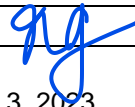
Name (Print)

Planning Specialist

Title

4397 Skippack Pike, Skippack, PA 19474

Address



Signature

January 3, 2023

Date

610-584-6701

Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

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

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$50.00 = \$ \underline{\hspace{2cm}}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$35.00 = \$ \underline{\hspace{2cm}}$$

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

The fee is based upon:

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

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

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

COMPONENT 3 – SECTION F PROJECT NARRATIVE

PROJECT NARRATIVE
GVCC Master Plan Phases 1 and 2

1. ***Indicate the nature of the development project. (Residential, Commercial, Institutional, Industrial, etc.) If the project is commercial, institutional or industrial, describe the activity, such as light manufacturing, private hospital, or heavy manufacturing.***

The GVCC Master Plan Phases 1 and 2 is a proposed development of the existing lots within the overall Great Valley Corporate Center located along Route 29 Morehall Road, Old Morehall Road and Great Valley Parkway in East Whiteland Township, Chester County, Pennsylvania.

GVCC Master Plan Phases 1 and 2 is a mixed-use development including two residential multifamily (apartment) buildings, a Research and Development (R&D) building, and a parking garage with four retail spaces. The development will be broken into two phases (Phase 1 and Phase 2). This planning module will provide sewage facilities planning for both Phase 1 and Phase 2.

Phase 1 includes the two residential multifamily buildings, Multifamily Building No. 1 and Multifamily Building No. 2. Multifamily Building No. 1 is a conventional apartment building with a total of 267 apartment units in the building. This building will contain one hundred and sixty (160) one-bedroom and studio units, ninety-four (94) two-bedroom units, and thirteen (13) three-bedroom units. Multifamily Building No. 1 will include a clubhouse with a fitness center and a pool. Both the clubhouse and the pool can only be used by the tenants of the building.

Multifamily Building No. 2 is a proposed Age-Restricted (55+) apartment building with a total of one hundred and thirty-three (133) apartment units. This building will contain seventy-four (74) one-bedroom units and fifty-nine (59) two-bedroom units. This apartment building will also include a clubhouse containing a fitness center and a pool for resident use only.

Phase 2 includes the Research and Development (R&D) building with a parking garage that includes four retail spaces. The R&D building is a proposed 304,000 sf building alongside an adjacent 5 level parking garage for the employees. The parking garage also includes four 3,350 sf proposed retail spaces, for a total of 13,400 sf of retail.

The wastewater generated by the proposed development will flow by gravity through the existing East Whiteland Township collection system to the existing Lapp Road Pump Station. The wastewater will then be pumped to the Valley Stream Parkway Interceptor which will convey the flow by gravity to the Matthews Road Interceptor. The Matthews Road Interceptor will convey the wastewater to the Valley Creek Interceptor. The Valley Creek Interceptor is owned by Tredyffrin Township and Aqua Resource. The Valley Creek Interceptor will convey the wastewater to the Valley Forge Wastewater Treatment Plant for treatment and disposal. The treated effluent will then be discharged by the Valley Forge Wastewater Treatment Plant in accordance with their NPDES permit (Permit No.

PA0043974). The Valley Forge Wastewater Treatment Plant is owned and operated by the Valley Forge Sewer Authority.

2. ***Enter the number of lots or EDUs in the development project. Lots refer to single family residential dwellings and for purposes of flow calculation are assumed to generate a minimum of 400 gallons per day (gpd). If larger residential flows are anticipated, these flows should be used. The residual tract, if any, is also counted as a lot. For commercial, industrial, and institutional facilities, the number of lots in a subdivision is determined by using EDUs. Divide the total flow for these facilities by 400 to determine the number of EDUs.***

The wastewater that will be generated by the proposed GVCC Master Plan Phases 1 and 2 development is 87,190 gpd. The table below outlines the projected sewage flow for each use along with the flow justification.

GVCC MASTER PLAN PHASES 1 AND 2				
PROPOSED	SQUARE FEET	NUMBER OF UNITS	ESTIMATED AVERAGE DAILY WASTEWATER FLOW (GPD)	COMMENTS
PHASE 1				
Multifamily Building No. 1 & Clubhouse	N/A	267	51,280	190 gpd/unit + 2 edus x 275 gpd/edu (clubhouse)
Multifamily Building No. 2 & Clubhouse	N/A	133	25,820	190 gpd/unit + 2 edus x 275 gpd/edu (clubhouse)
PHASE 2				
R&D Building	304,000	N/A	8,750	875 parking spaces x 10 gpd/employee
Retail Spaces	3,350	4	1,340	13,400 sf total x 0.1 gpd/sf
TOTAL			87,190	

Each apartment unit in Multifamily Building No. 1 & No. 2 all utilize a flow per unit equal to 190 gpd per apartment unit which was allocated by the East Whiteland Township. Two (2) additional edus have been allocated to each clubhouse and pool (Multifamily Building No. 1 Clubhouse & Multifamily Building No. 2 Clubhouse). The calculated flow for each clubhouse and pool is 550 gpd. This is based upon one edu being allocated for a bathroom in the clubhouse and once edu being allocated to the pool.

As mentioned above, the clubhouse amenities will include a fitness center and pool for resident use only. It is noted that there are no shower facilities provided as part of these

amenities. The pool will utilize a Pentair filtration system. The Pentair Superflo filtration pump is a 1.5 hp pump that operates at 10 gpm. The filtration system is programmed to operate for four minutes every six hours. The daily backwash volume is 160 gpd (10 gpm x 4 min x (24 hrs/6 hrs)). These calculations can be found in the Pool Backwash Flow Summary included in Appendix A.

The flows for the proposed R&D Building were calculated based on the maximum number of employees and visitors. The number of employees and visitors were calculated based upon the total number of parking spaces and a flow of 10 gpd per person. There are a total of 875 parking spaces. The calculated flow is 8,750 gpd (875 persons x 10 gpd/person).

There will be four retail spaces located on the first floor of the parking garage building for the R&D Building. Each retail space will have an area of 3,350 square feet (4 spaces x 3,350 sf/space). A flow of 0.1 gpd per square foot has been utilized to calculate the wastewater flows for the retail component of this proposed development. The calculated amount of wastewater that will be generated by the retail spaces in the parking garage is 1,340 gpd (13,400 sf x 0.1 gpd/sf).

East Whiteland Township defines the flow per edu as being equal to 275 gpd/edu. Therefore, the proposed GVCC development will generate 87,190 gpd of wastewater or the equivalent of 317 edus (87,190 gpd / 275 gpd/edu).

3. ***Describe the proposed sewage disposal method (municipal treatment facility, package plant, etc.) including a description of collection and conveyance facilities, if applicable. Include a general map showing the path of the sewage to the treatment facility.***

The proposed development will connect to and be serviced by the East Whiteland Township Sewer Collection System. The wastewater will flow from the proposed development by gravity through the existing sanitary sewer collection system to the existing Lapp Road Pump Station. The wastewater will then be pumped to the Valley Stream Parkway Interceptor which connects to the Matthews Road Interceptor. The Matthews Road Interceptor will convey the wastewater to the Valley Creek Interceptor which is owned by Tredyffrin Township and Aqua Resources. The Valley Creek Interceptor will convey the wastewater to the Valley Forge Wastewater Treatment Plant for treatment and disposal.

The following outlines the proposed method of sewage disposal for the project and proposed upgrades to the conveyance system.

Collection

The wastewater will flow by gravity through the existing East Whiteland Township sanitary sewer collection system to the Lapp Road Pump Station

Conveyance and Treatment

The Lapp Road Pump Station conveys the wastewater to the Valley Stream Parkway Interceptor. Both the Lapp Road Pump Station and the Valley Stream Parkway Interceptor are being upgraded as part of the Knickerbocker Subdivision. The PADEP issued a Water Quality Management Permit (Permit No. 152304) on October 25, 2023. The upgrade to the Lapp Road Pump Station includes the installation of two new larger pumps. This will increase the rated capacity to an annual average flow of 140,000 gpd with a firm pumping rate of 392 gpm. The upgraded pumps were selected so that the pumps with a larger force main could provide the required pumping rate for the additional flow proposed by this development.

The Valley Stream Parkway Interceptor is also being upgraded from an eight inch to twelve inch sanitary sewer main as part of the same Water Quality Management permit. This will provide the required conveyance capacity for the additional wastewater that will be generated by this project.

The upgrades to both the Lapp Road Pump Station and Valley Stream Parkway Interceptor will start construction in the Spring of 2024 and be completed in the Fall of 2024. This will be prior to the start of construction of this proposed development.

Based upon the proposed total additional flows of 87,190 gpd (76,000 gpd (400 apartment units x 190 gpd/unit) + 1,100 gpd (two clubhouses) + 8,750 gpd (R&D Building) + 1,340 gpd (Retail)) calculated for this project, the total flows to the Lapp Road Pump Station will be as follows:

Average Daily Flow Calculation

Existing Average Daily Flows	=	60,109 gpd *
Knickerbocker Average Daily Flows	=	80,300 gpd **
Proposed Average Daily Flows	=	<u>87,190 gpd</u>
TOTAL FLOW	=	227,599 gpd

* Based on Flows from 2019 Chapter 94 Report (60,109 gpd)

**Proposed Knickerbocker Development flows (80,300 gpd).

The PA DEP requires a peaking factor of 3.8 to be utilized in the calculation of the required pumping rate for pump stations with an average daily flow between 100,000 gpd and 300,000 gpd. The following is the calculation of the required pumping capacity:

Pumping Rate Calculation

Design Average Daily Flow	=	227,599 gpd
Peaking Factor	=	3.8
Peak Flow	=	864,876 gpd
Pumping Rate	=	864,876 gpd / 1,440 min/day
	=	601 gpm

The pumps that will be installed as part of the Upgrade to the Lapp Road Pump Station are Flygt model NP 3171SH3 275 with a 195 mm impeller. These pumps will operate at 392 gpm at a total dynamic head of 174 feet.

As part of this proposed development, the existing six inch force main will be replaced with a new eight inch force main. With the new force main, the pumps will operate at 612 gpm at a total dynamic head of 127 feet. See attached hydraulic calculation summary chart and graph. This will provide an additional pumping capacity of 11 gpm (612 gpm – 601 gpm). This will allow for an additional average daily flow of 15,840 gpd ($(11 \text{ gpm} \times 1,440 \text{ min/day}) / 3.8$) for any future development within the service area of the Great Valley Corporate Center. It is also noted that there is little to no undeveloped land left in the existing corporate center. The calculation of the existing flows is also based upon the highest existing historical flows and any future flows will most likely be from redevelopment of existing buildings.

As part of the approval process for this development, a Water Quality Management permit will be required to replace the existing six inch force main with a eight inch force main and to increase the permitted annual average flow of the Lapp Road Pump Station from 140,000 gpd to 227,599 gpd with a design capacity of 612 gpd.

4. ***Specify the projected population to be served and sewage flows in gpd and how these figures were calculated. Flow figures should be consistent with those found in DEP's Domestic Wastewater Facilities Manual available on the DEP Web site at www.depweb.state.pa.us, Keyword: "wastewater" unless adequate justification for lower per capita flows is provided and/or has been previously approved by DEP.***

Per the 2019 census the average number of persons per housing unit was 2.63. The projected equivalent population is 834 persons ($317 \text{ edus} \times 2.63 \text{ persons/edu} = 833.7$). East Whiteland Township assigns a flow per edu as being equal to 275 gpd/edu. This is a per capita flow of 105 gpd per person ($275 \text{ gpd per edu} / 2.63 \text{ persons per edu} = 104.6 \text{ gpd}$). This exceeds the recommended flow per person of 75 gpd per person.

5. ***Describe the location of the discharge, disposal point or land application, if applicable.***

The wastewater from the proposed development will flow by gravity sewer to the Lapp Road Pump Station within the East Whiteland Township sewer system. The wastewater then conveys to the Valley Stream Parkway Interceptor which connects to the Matthews Road Interceptor. The Matthews Road Interceptor discharges to the Valley Creek Trunk Sewer, owned by Tredyffrin Township and Aqua Resources, which flows for ultimate treatment and disposal at the Valley Forge Sewer Authority Wastewater Treatment Plant under NPDES Permit No. PA0043974.

6. ***List the total acreage of the proposed land development project.***

The gross tract area of the development is approximately 27.1 acres.

7. ***Describe the use of any acreage or parcels under the same ownership and adjacent to the property. (Such as: for future development, recreational, agriculture, open space, etc.) If the land is proposed for future development, or is part of a phased project, determine if there will be adequate sewage disposal facilities to serve those phases.***

Of the 27.1 acres of this development, parcel 42-4-15.17A is owned by the developer of this project. The parcel contains an existing structure that is already connected to the public sanitary sewer system and will not be impacted or changed as part of this project. It should be noted that the existing structures flows are included in the historical flow data, as part of the existing daily flows taken from the 2019 Chapter 94 Report.

There are no other acreage or parcels adjacent to the proposed development that are owned or controlled by the developer of this project.

8. ***Provide information on any previous Act 537 planning completed for the site and any other information that the applicant believes is important for the Department's review of the project.***

The East Whiteland Township Act 537 Plan identifies the project area to be serviced by the existing East Whiteland Township Sanitary Sewer Service Area. The proposed method of sewage disposal for the proposed development is connection to the East Whiteland Township Sanitary Sewer System which is consistent with the Act 537 Plan.

East Whiteland Township will be the permittee of the wastewater system.

**COMPONENT 3 – SECTION H ALTERNATIVE SEWAGE FACILITIES
ANALYSIS**

ALTERNATIVES ANALYSIS
GVCC Master Plan Phases 1 and 2

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). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.*

The wastewater that will be generated by the proposed GVCC Master Plan Phases 1 and 2 development is 87,190 gpd. The table below outlines the projected sewage flow for each use along with the flow justification.

GVCC MASTER PLAN PHASES 1 AND 2				
PROPOSED	SQUARE FEET	NUMBER OF UNITS	ESTIMATED AVERAGE DAILY WASTEWATER FLOW (GPD)	COMMENTS
PHASE 1				
Multifamily Building No. 1 & Clubhouse	N/A	267	51,280	190 gpd/unit + 2 edus x 275 gpd/edu (clubhouse)
Multifamily Building No. 2 & Clubhouse	N/A	133	25,820	190 gpd/unit + 2 edus x 275 gpd/edu (clubhouse)
PHASE 2				
R&D Building	304,000	N/A	8,750	875 parking spaces x 10 gpd/employee
Retail Spaces	3,350	4	1,340	13,400 sf total x 0.1 gpd/sf
TOTAL			87,190	

Each apartment unit in Multifamily Building No. 1 & No. 2 all utilize a flow per unit equal to 190 gpd per apartment unit which was allocated by the East Whiteland Township. Two (2) additional edus have been allocated to each clubhouse and pool (Multifamily Building No. 1 Clubhouse & Multifamily Building No. 2 Clubhouse). The calculated flow for each clubhouse and pool is 550 gpd. This is based upon one edu being allocated for a bathroom in the clubhouse and once edu being allocated to the pool.

As mentioned above, the clubhouse amenities will include a fitness center and pool for resident use only. It is noted that there are no shower facilities provided as part of these amenities. The pool will utilize a Pentair filtration system. The Pentair Superflo filtration pump is a 1.5 hp pump that operates at 10 gpm. The filtration system is programed to

operate for four minutes every six hours. The daily backwash volume is 160 gpd (10 gpm x 4 min x (24 hrs/6 hrs)). These calculations can be found in the Pool Backwash Flow Summary included in Appendix A.

The flows for the proposed R&D Building were calculated based on the maximum number of employees and visitors. The number of employees and visitors were calculated based upon the total number of parking spaces and a flow of 10 gpd per person. There are a total of 875 parking spaces. The calculated flow is 8,750 gpd (875 persons x 10 gpd/person).

There will be four retail spaces located on the first floor of the parking garage building for the R&D Building. Each retail space will have an area of 3,350 square feet (4 spaces x 3,350 sf/space). A flow of 0.1 gpd per square foot has been utilized to calculate the wastewater flows for the retail component of this proposed development. The calculated amount of wastewater that will be generated by the retail spaces in the parking garage is 1,340 gpd (13,400 sf x 0.1 gpd/sf).

East Whiteland Township defines the flow per edu as being equal to 275 gpd/edu. Therefore, the proposed GVCC development will generate 87,190 gpd of wastewater or the equivalent of 317 edus (87,190 gpd / 275 gpd/edu).

The proposed development will connect to and be serviced by the East Whiteland Township Sewer Collection System. The wastewater will flow from the proposed development by gravity through the existing sanitary sewer collection system to the existing Lapp Road Pump Station. The wastewater will then be pumped to the Valley Stream Parkway Interceptor which connects to the Matthews Road Interceptor. The Matthews Road Interceptor will convey the wastewater to the Valley Creek Interceptor which is owned by Tredyffrin Township and Aqua Resources. The Valley Creek Interceptor will convey the wastewater to the Valley Forge Wastewater Treatment Plant for treatment and disposal.

The following outlines the proposed method of sewage disposal for the project and proposed upgrades to the conveyance system.

Collection

The wastewater will flow by gravity through the existing East Whiteland Township sanitary sewer collection system to the Lapp Road Pump Station

Conveyance and Treatment

The Lapp Road Pump Station conveys the wastewater to the Valley Stream Parkway Interceptor. Both the Lapp Road Pump Station and the Valley Stream Parkway Interceptor are being upgraded as part of the Knickerbocker Subdivision. The PADEP issued a Water Quality Management Permit (Permit No. 152304) on October 25, 2023. The upgrade to the Lapp Road Pump Station includes the installation of two new larger pumps. This will increase the rated capacity to an annual average flow of 140,000 gpd with a firm pumping

rate of 392 gpm. The upgraded pumps were selected so that the pumps with a larger force main could provide the required pumping rate for the additional flow proposed by this development.

The Valley Stream Parkway Interceptor is also being upgraded from an eight inch to twelve inch sanitary sewer main as part of the same Water Quality Management permit. This will provide the required conveyance capacity for the additional wastewater that will be generated by this project.

The upgrades to both the Lapp Road Pump Station and Valley Stream Parkway Interceptor will start construction in the Spring of 2024 and be completed in the Fall of 2024. This will be prior to the start of construction of this proposed development.

Based upon the proposed total additional flows of 87,190 gpd (76,000 gpd (400 apartment units x 190 gpd/unit) + 1,100 gpd (two clubhouses) + 8,750 gpd (R&D Building) + 1,340 gpd (Retail)) calculated for this project, the total flows to the Lapp Road Pump Station will be as follows:

Average Daily Flow Calculation

Existing Average Daily Flows	=	60,109 gpd *
Knickerbocker Average Daily Flows	=	80,300 gpd **
Proposed Average Daily Flows	=	<u>87,190 gpd</u>
TOTAL FLOW	=	227,599 gpd

* Based on Flows from 2019 Chapter 94 Report (60,109 gpd)

**Proposed Knickerbocker Development flows (80,300 gpd).

The PA DEP requires a peaking factor of 3.8 to be utilized in the calculation of the required pumping rate for pump stations with an average daily flow between 100,000 gpd and 300,000 gpd. The following is the calculation of the required pumping capacity:

Pumping Rate Calculation

Design Average Daily Flow	=	227,599 gpd
Peaking Factor	=	3.8
Peak Flow	=	864,876 gpd
Pumping Rate	=	864,876 gpd / 1,440 min/day
	=	601 gpm

The pumps that will be installed as part of the Upgrade to the Lapp Road Pump Station are Flygt model NP 3171SH3 275 with a 195 mm impeller. These pumps will operate at 392 gpm at a total dynamic head of 174 feet.

As part of this proposed development, the existing six inch force main will be replaced with a new eight inch force main. With the new force main, the pumps will operate at 612

gpm at a total dynamic head of 127 feet. See attached hydraulic calculation summary chart and graph. This will provide an additional pumping capacity of 11 gpm (612 gpm – 601 gpm). This will allow for an additional average daily flow of 15,840 gpd ((11 gpm x 1,440 min/day) / 3.8) for any future development within the service area of the Great Valley Corporate Center. It is also noted that there is little to no undeveloped land left in the existing corporate center. The calculation of the existing flows is also based upon the highest existing historical flows and any future flows will most likely be from redevelopment of existing buildings.

As part of the approval process for this development, a Water Quality Management permit will be required to replace the existing six inch force main with a eight inch force main and to increase the permitted annual average flow of the Lapp Road Pump Station from 140,000 gpd to 227,599 gpd with a design capacity of 612 gpd.

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 (on lot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.***

All of the properties surrounding the site are residential and commercial in nature and are connected to the public facilities. This is the long-term method of sewage disposal for these properties.

3. ***Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of on lot 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 improvement in order to attain or maintain compliance with effluent limitations (including Nitrogen and Phosphorus cap loads, where appropriate), overloaded treatment facilities or high on lot malfunction rates, a combined sewage disposal alternative that proposes to upgrade or construct facilities to serve these needs areas as well as the proposed project area may be more viable than a method intended to serve only the current project.***

The proposed development will connect to and be serviced by the East Whiteland Township Sewer Collection System. The wastewater will flow from the proposed development by gravity through the existing sanitary sewer collection system to the existing Lapp Road Pump Station. The wastewater will then be pumped to the Valley Stream Parkway Interceptor which connects to the Matthews Road Interceptor. The Matthews Road Interceptor will convey the wastewater to the Valley Creek Interceptor which is owned by Tredyffrin Township and Aqua Resources. The Valley Creek Interceptor will convey the wastewater to the Valley Forge Wastewater Treatment Plant for treatment and disposal.

4. ***Determine and indicate what sewage disposal method is proposed for the development***

area in the municipality's Official Sewage Facilities Plan (such as: on lot disposal systems, public sewers, etc.).

The East Whiteland Township Act 537 Plan identifies the project area to be serviced by the existing East Whiteland Township Sanitary Sewer Service Area. The proposed method of sewage disposal for the proposed development is connection to the East Whiteland Township Sanitary Sewer System which is consistent with the Act 537 Plan.

East Whiteland Township will be the permittee of the wastewater system.

- 5. *Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.***

The site is located within East Whiteland Township Public Sanitary Sewer service area. Therefore, any existing on-lot sewage management programs would not apply to the selected method of sewage disposal.

- 6. *Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality, delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must assure that applicable water quality standards are attained.***

The most feasible alternative for wastewater disposal is connection to East Whiteland Township Sewer Collection System, as the surrounding properties are currently connected to public sewer and it is consistent with East Whiteland Township's Act 537 Plan.

The concept development plan, in conjunction with USDA-NRCS soils mapping, does not appear to support on-lot sewage disposal as a large portion of the proposed project site soils have been disturbed.

Permitting and constructing of a "package" WWTP that would serve only the subject development is not a viable alternative from an environmental or administrative viewpoint considering the availability to connect to an existing municipality owned public sanitary sewer system.

The selected sewer alternative is technically and financially feasible and would provide adequate wastewater treatment and disposal in through a connection to the existing public sanitary sewer system and is the identified method for this property in the East Whiteland Township Act 537 Plan.

- 7. *Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage***

disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.

In consideration of the development capabilities of the subject property, in accordance with applicable Township zoning and SALDO, the public sewer alternative was evaluated for wastewater treatment and found to provide adequate sewage facilities from an environmental, administrative, and financial perspective. Connection to the existing East Whiteland Township Sewer Collection System is the ultimate long-term sewage planning option.

8. *Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.*

To assure adequate long-term sewage disposal for the project, the disposal system must be properly operated and maintained. The applicant must indicate in the analysis who will be the owner of the facility 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.

The proposed sanitary sewer collection system and the new eight inch force main for the Lapp Road Pump Station will be dedicated to East Whiteland Township. East Whiteland Township will own, operate, and maintain the proposed sanitary sewer facilities.

COMPONENT 4A



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-15925-416-3J

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

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

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

Project Name

GVCC Master Plan Phases 1 and 2

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

1. Date plan received by municipal planning agency _____

2. Date review completed by agency _____

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
		17. Name, title and signature of planning agency staff member completing this section: Name: _____ Title: _____ Signature: _____ Date: _____ Name of Municipal Planning Agency: _____ Address _____ Telephone Number: _____

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

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

The planning agency must complete this component within 60 days.

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

COMPONENT 4B



INSTRUCTIONS FOR COMPLETING COMPONENT 4B COUNTY PLANNING AGENCY REVIEW (or Planning Agency with Areawide Jurisdiction)

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.

SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

GVCC Master Plan Phases 1 and 2

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

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

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

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

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

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

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

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

COMPONENT 4C



INSTRUCTIONS FOR COMPLETING COMPONENT 4C COUNTY OR JOINT HEALTH DEPARTMENT REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



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

GVCC Master Plan Phases 1 and 2

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

1. Date plan received by county or joint county health department _____
Agency name _____
2. Date review completed by agency _____

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

Yes No

- | | | |
|---|--------------------------|---|
| <input 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 type="checkbox"/> | 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? |
| If yes, describe _____ | | |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal? |
| If yes, describe _____ | | |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: _____ |
| 5. Name, title and signature of person completing this section: | | |
| Name: _____ | | |
| Title: _____ | | |
| Signature: _____ | | |
| Date: _____ | | |
| Name of County Health Department: _____ | | |
| Address: _____ | | |
| Telephone Number: _____ | | |

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

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

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

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

USGS LOCATION MAP

**PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI)
CORRESPONDENCE**

1. PROJECT INFORMATION

Project Name: **GVCC**

Date of Review: **12/7/2023 09:35:26 AM**

Project Category: **Waste Transfer, Treatment, and Disposal, Liquid waste/Effluent, Sewage module/Act 537 plan**

Project Area: **27.01 acres**

County(s): **Chester**

Township/Municipality(s): **EAST WHITELAND TOWNSHIP**

ZIP Code:

Quadrangle Name(s): **MALVERN**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Little Valley Creek-Valley Creek**

Decimal Degrees: **40.061516, -75.535487**

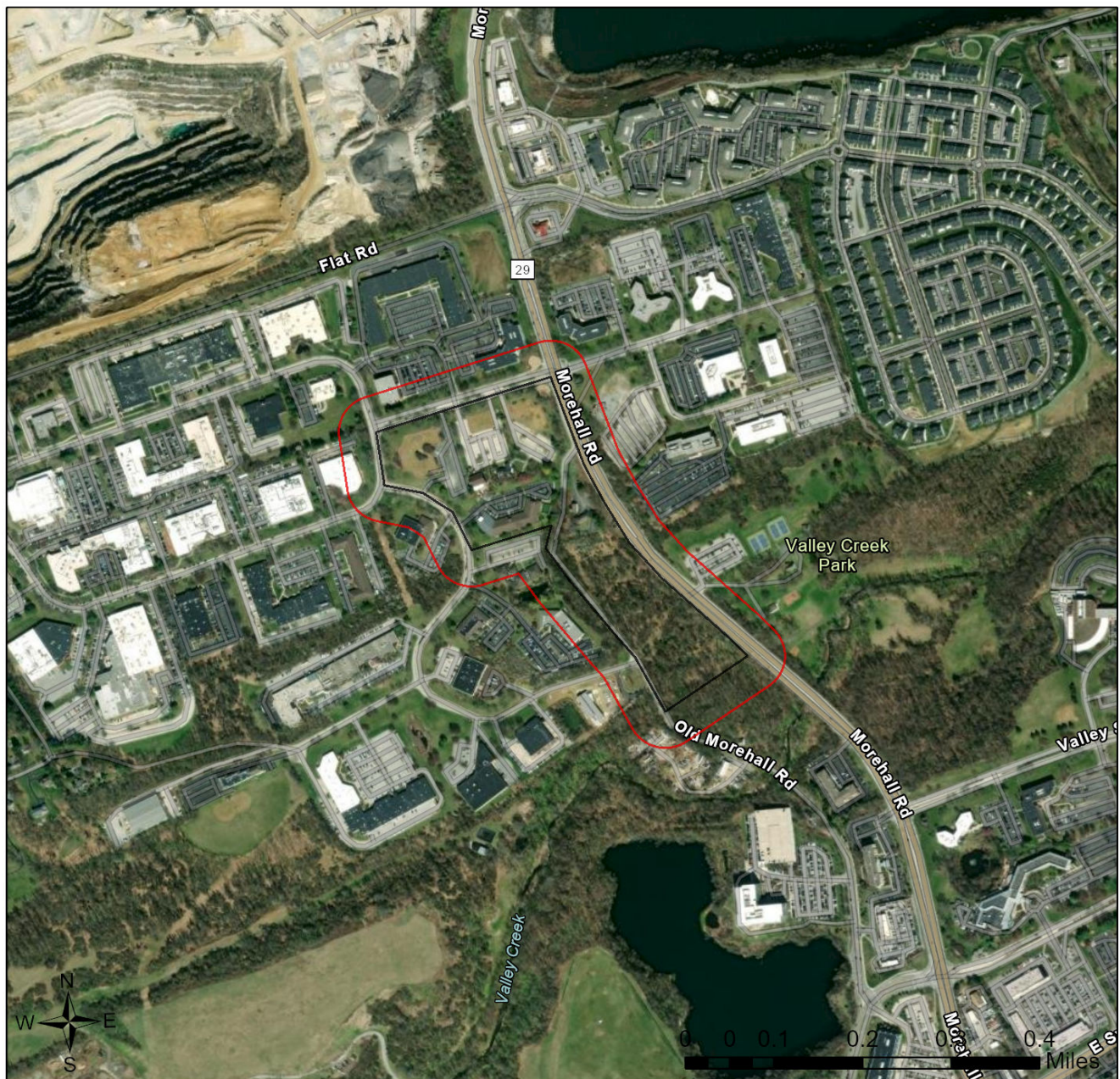
Degrees Minutes Seconds: **40° 3' 41.4564" N, 75° 32' 7.7529" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

GVCC



- 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

GVCC



- 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

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Sabrina Johnson, Planning Specialist

Company/Business Name: Ebert Engineering, Inc.

Address: 4397 Skippack Pike, PO Box 540

City, State, Zip: Skippack, PA 19474

Phone: (610-584-6701)

Fax: ()

Email: sjohnson@ebertengineering.com

8. CERTIFICATION

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

S Johnson

applicant/project proponent signature

12/7/23

date

**PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION (PHMC)
CORRESPONDENCE**



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

December 13, 2023

Sent Via PA-SHARE

RE: ER Project # 2023PR05827.001, GVCC Project, Department of Environmental Protection, East Whiteland Township, Chester County

Dear Submitter,

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

Above Ground Resources

No Above Ground Concerns - Environmental Review - No Historic Properties - Above Ground

Based on the information received and available in our files, it is our opinion that there are no above ground historic properties (resources listed in or eligible for listing in the National Register) present in the project area of potential effect. Therefore, no above ground historic properties will be affected by the proposed project. Should the scope of the project change and/or new information be brought to your attention regarding historic properties located within the project area of potential effect, please reinitiate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact Barbara Frederick at bafrederic@pa.gov.

Archaeological Resources

More Information Requested - Environmental Review - More Info Archaeological - High Prob

Based on an evaluation by our staff, there is a high probability that National Register-eligible archaeological sites may be present within the undeveloped southern portion of the project area. These sites could be adversely affected by project activities. Our review considers the locations of known archaeological resources, the Statewide Pre-Contact Predictive Model, soil type, topographic setting, slope direction and distance to water, among other regionally specific predictive factors for archaeological site locations. It is our opinion that a Phase I archaeological survey of the undeveloped southern portion of the project area should be conducted to locate potentially significant resources. Guidelines and instructions for conducting all phases of archaeological survey in Pennsylvania are available on our website:

<https://www.phmc.pa.gov/Preservation/About/Documents/Guidelines%20for%20Archaeological%20>

More Information Requested - New Survey

Please use this request for more information to enter survey and resource details and upload the survey report. Please submit the requested materials to the PA SHPO through PA-SHARE using the link under SHPO Requests More Information on the Response screen.

For questions concerning archaeological resources, please contact Casey Hanson at chanson@pa.gov.

Sincerely,



Emma Diehl
Environmental Review Division Manager

Contact Information

Email	First Name	Last Name	Tit
Organization	Phone		Pr
sjohnson@ebertengineering.com	Sabrena	Johnson	-
-	-	-	Ye
sjohnson@ebertengineering.com	Sabrena	Johnson	PI
Ebert Engineering, Inc.	(610) 584-6701		No

Project Overview

Project Name

GVCC Project

Project Description

The proposed development includes an existing office and existing restaurant, as well as a proposed office building and two residential tracts (A & B), or a total of 400 residential units.

Present Land Use

Existing office building, farmhouse, and restaurant to remain unchanged. House on corner of Old Morehall Road to be removed.

Previous Land Use

Existing office building and restaurant, office center (now demolished).

Involves Ground Disturbance

Yes

One or More Above Ground Resources 45 Years in Age or Older

No

Approximate Age of Buildings

0.0 Year(s)

Project Includes

Construction	Demolition	Rehabilitation	Disposition
Yes	Yes	No	No

Project Location

This project is located on:

Federal Property	State Property	Municipal Property	Private Property
No	No	No	Yes

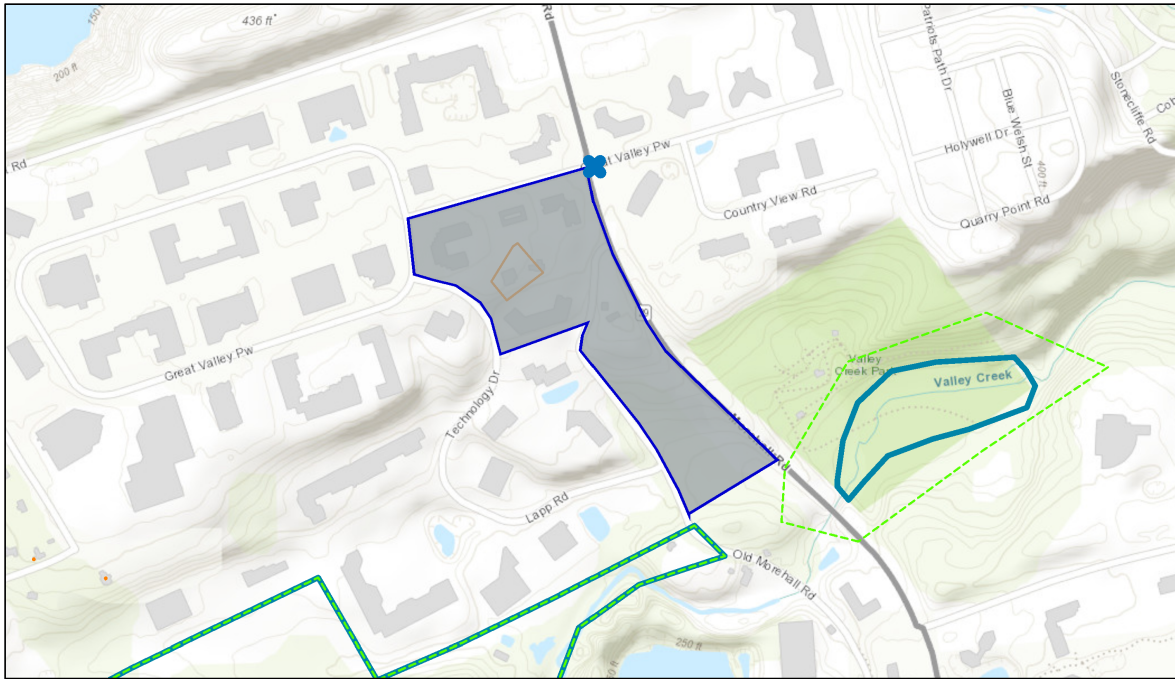
Project Address

Morehall Road/Route 29 and Great Valley Parkway

Project City	State	Project Zip
Malvern	PA	193550000

APE Description	APE Area (acres)
Approximately 26.2 gross acres	27.1

LOD Description	LOD Area (acres)
Approximately 26.2 gross acres	27.1



December 7, 2023

1:9,028
0 0.075 0.15 0.3 mi
0 0.1 0.2 0.4 km
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Municipalities Containing the Area of Potential Effect (APE)

Municipality	County
East Whiteland	Chester

Resource within the Project Area

Previously-Identified Above Ground & District Resources in the Area of Potential Effect (APE)

Resource Number	Resource Type	Resource Name	
Address			Eligibility
1995RE40861	Resource	Kurtz, Joseph, House	
14 Great Valley Pkwy.			Undetermined

Newly-Identified Resources and Previously-Identified Resources with Updated Information

Resource Type	Resource Subtype	Resource Name	
Address			Status
No Data			

Project Documents

Photos

No Photograph Available

Attachments

Attachment Type	Attachment Name	Date Created Name
Description		
Narrative	Project Narrative & Photos	2023-12-07T11:54:33
-		
Site Plan	Site Plans	2023-12-07T11:54:50
-		

 Submit Home Environmental Review DOE Request National Register Nomina... Federal Tax Credit Success Story Inventory Form Independent Survey Independent Survey Prop... Local Historic District Project Supplement Project Contact

Thank you for your Submission

Submission Token:
LA7DENLQSE7Y

Information about your
Submission has been
transmitted by email to
the Contacts you listed on
the previous screen.

Please monitor your email
and PA-SHARE for further
actions required of you.

For more information
about what comes next
and how to monitor the
status of your Submission
please review information
in the [Help](#)
documentation.

PROJECT NARRATIVE

GVCC

The proposed Great Valley Corporate Center (GVCC) is a proposed mixed-use development located along Route 29/Morehall Road and Great Valley Parkway identified by tax parcels 42-4-15.16, 42-4-15.12, 42-4-15.15, 42-4-15.17, 42-4-52.1, and 42-4-51.1 in East Whiteland Township, Chester County. The proposed development includes an existing office and existing restaurant, as well as a proposed office building and two residential tracts (A & B), or a total of 400 residential units.

The wastewater flow for the proposed Great Valley Corporate Center is 80,400 gpd, or the equivalent of 293 edus ($80,400 \text{ gpd} / 275 \text{ gpd/edu} = 292.4 \text{ edus}$).

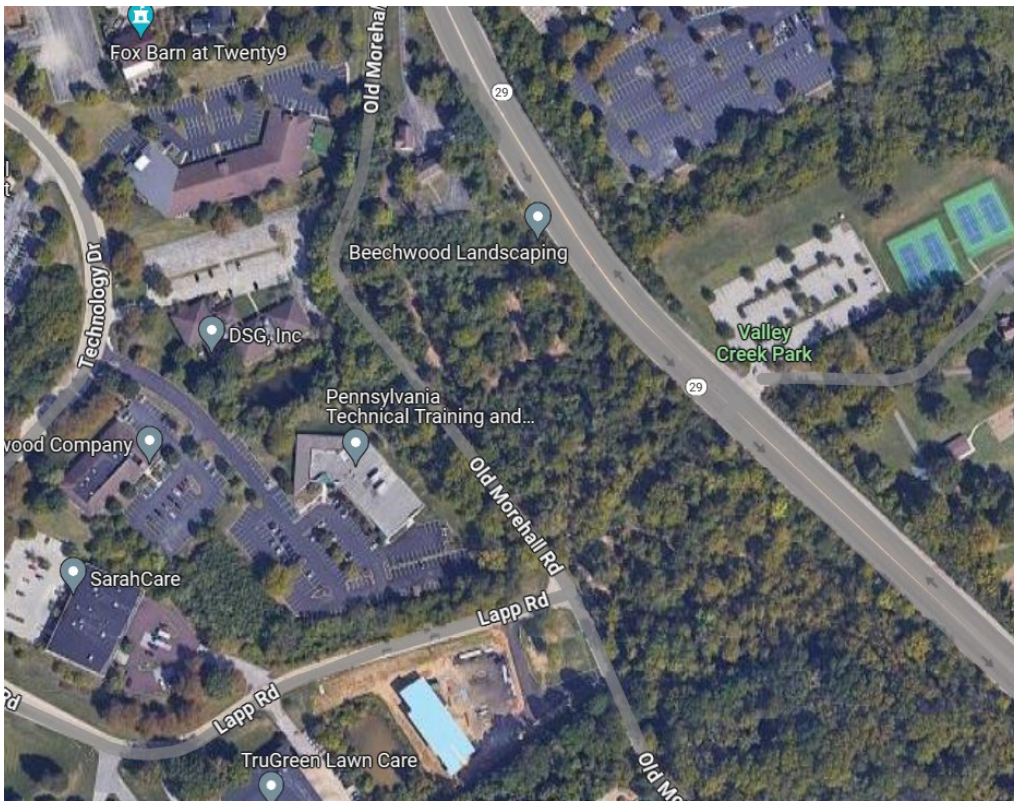
The proposed development will connect to and be serviced by the APW's East Whiteland Township Sewer Collection System. The wastewater will flow from the proposed development by gravity sewer to the existing Lapp Road Pump Station within APW's East Whiteland Township Sewer Collection System. There is no on-site pump station proposed on the development property. The wastewater would then convey to the Valley Stream Parkway sewer main which connects to the Matthews Road Interceptor. The Matthews Road Interceptor conveys to the Valley Creek Trunk Sewer, owned by Tredyffrin Township and Aqua Resources, which conveys for ultimate wastewater treatment and disposal to the Valley Forge Sewer Authority Wastewater Treatment Plant under NPDES Permit No. PA0043974.

Site plans are included and site photos are below.

SITE PHOTOS



Aerial view of proposed project site, 2023.



Aerial view of proposed project site, 2023.



View of project site from intersection of Route 29 and Old Morehall Road.



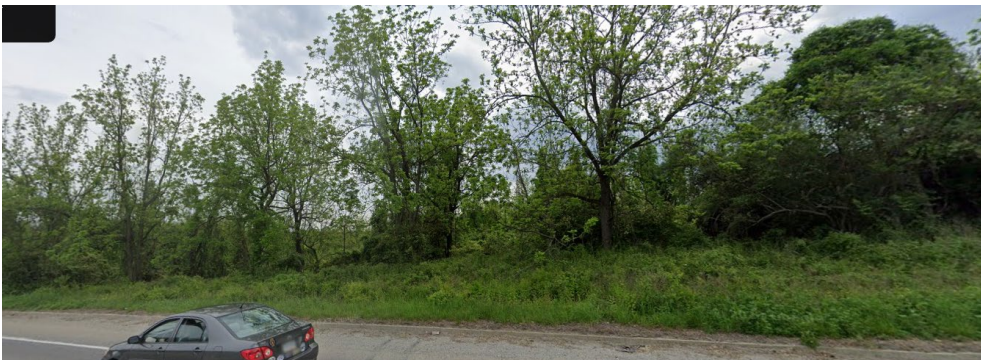
View of project site from intersection of Route 29 and Old Morehall Road.



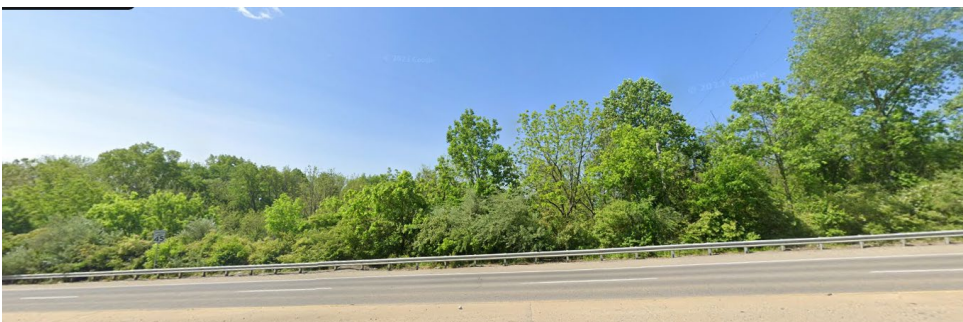
View of project site from Old Morehall Road (building to remain).



View of project site from Old Morehall Road (building to remain).



View of project site from North Morehall Road/Route 29.



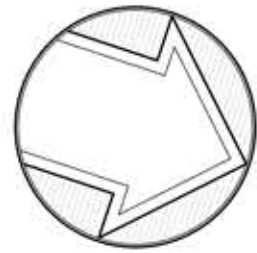
View of project site from North Morehall Road/Route 29.

WATER SUPPLY COMMITMENT LETTER

To Be Inserted Upon Receipt

PUBLIC NOTICE

PLANS



EXISTING STRUCTURE INVENTORY			
LABEL	ADDRESS	GROSS FLOOR AREA (SF)	TAX PARCEL NUMBER
A	360 OLD MOREHALL RD	0	42-4-51.1
B	380 MOREHALL RD	6,164	42-4-52.1
C	309 TECHNOLOGY DR	33,537	42-4-15.17A
D	18 GREAT VALLEY PW	28,523	42-4-15.16
E	16 GREAT VALLEY PW	6,642	42-4-15.12
F	10 GREAT VALLEY PW	16,337	42-4-15.15
G*	16 GREAT VALLEY PW	-	42-4-15.12
H**	16 GREAT VALLEY PW	-	42-4-15.12
TOTAL = 91,203			

* EST. OF ABRAHAM FELTERS BARN
EAST WHITELAND TOWNSHIP
HISTORIC RESOURCE *143
** JOSEPH KURTZ HOUSE
EAST WHITELAND TOWNSHIP
HISTORIC RESOURCE *98

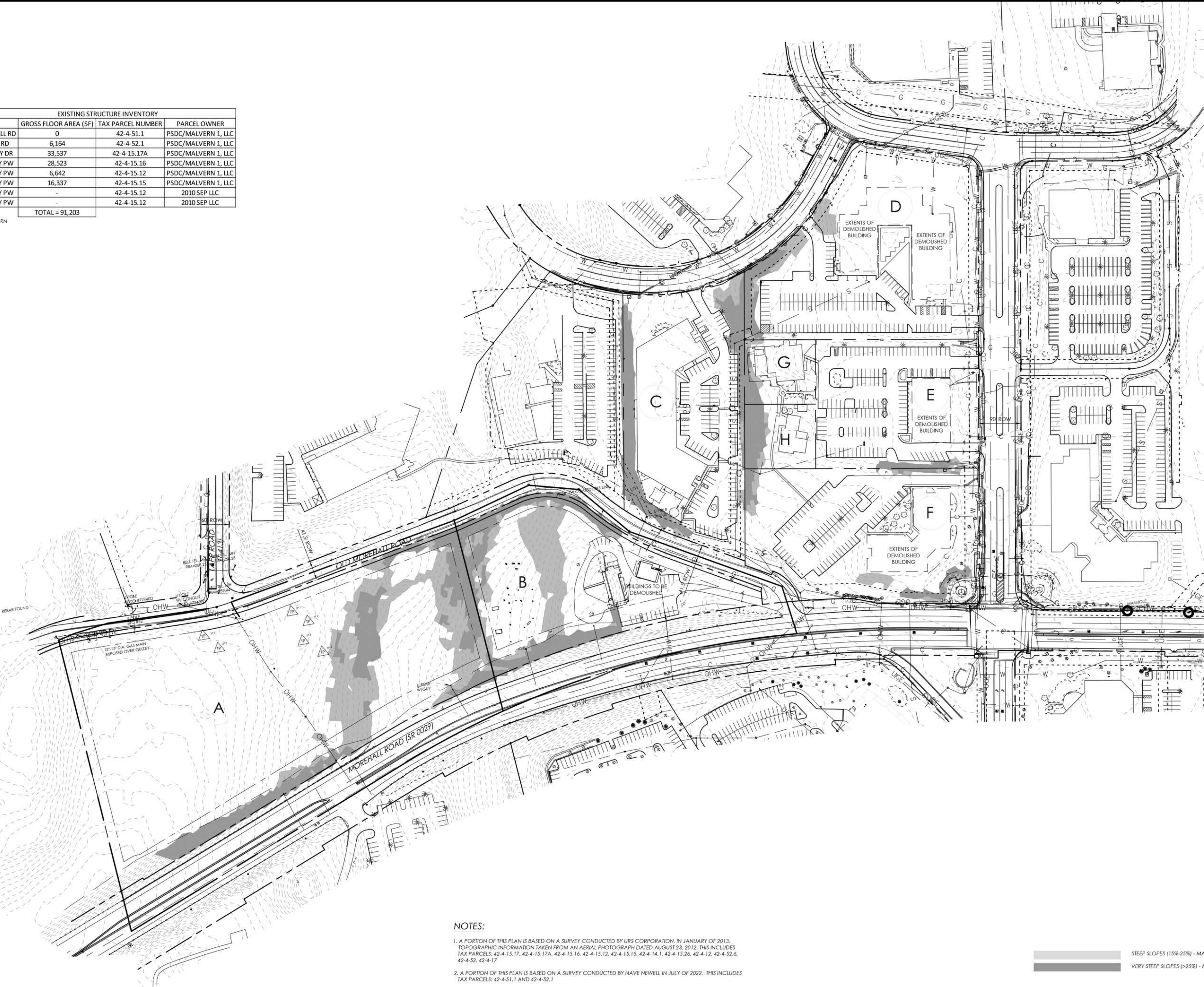
UTILITIES CONTACTS LIST

AQUA PENNSYLVANIA, INC.
762 W. LANCASTER AVENUE
BRYN MAWR, PA 19010
CONTACT: STEVE PIZZI
PHONE: (484) 525-1400

PECO ENERGY
C/O STS. CLC
1004 W. 8TH AVENUE
KING OF PRUSSIA, PA 19406
CONTACT: WAYNE VINCENT
EMAIL: WVINCENT@STUS.NET

VERIZON PENNSYLVANIA, INC.
6TH FLOOR
900 RACE STREET
PHILADELPHIA, PA 19107
CONTACT: SUZETTE WALKER
EMAIL: SUZETTE.E.WALKER@VERIZON.COM

EAST WHITELAND TOWNSHIP
209 CONESTOGA ROAD
FRAZER, PA 19355
CONTACT: WILLIAM STEELE
PHONE: (610) 648-0600 (EXT. 211)



NOTES:

- A PORTION OF THIS PLAN IS BASED ON A SURVEY CONDUCTED BY URS CORPORATION, IN JANUARY OF 2013. TOPOGRAPHIC INFORMATION TAKEN FROM AN AERIAL PHOTOGRAPH DATED AUGUST 23, 2012. THIS INCLUDES TAX PARCELS: 42-4-15.17, 42-4-15.17A, 42-4-15.16, 42-4-15.12, 42-4-15.15, 42-4-14.1, 42-4-15.26, 42-4-12, 42-4-52.6, 42-4-52, 42-4-17.
- A PORTION OF THIS PLAN IS BASED ON A SURVEY CONDUCTED BY NAVE NEWELL IN JULY OF 2022. THIS INCLUDES TAX PARCELS: 42-4-51.1 AND 42-4-52.1.
- THE PROPERTY FALLS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 42029C0160G AND 42029C0105G MAPS REVISED SEPTEMBER 29, 2017.
- PURSUANT TO ACT 187, A PENNSYLVANIA ONE CALL WAS PLACED AND ASSIGNED SERIAL NOS. 2023380046. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES.
- LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM AN EXISTING SURVEY BY OTHERS, UTILITY RECORDS, ABOVEGROUND EXAMINATION OF THE SITE, AND/OR PRIVATE UTILITY LOCATION COMPANY. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY OF ALL UTILITIES BEFORE THE START OF WORK.
- ALL STEEP AND VERY STEEP SLOPES DELINEATED ON THE TRACT ARE MANMADE.

REFERENCE PLANS:

- OFFICIAL TAX MAPS OF EAST WHITELAND TOWNSHIP.
- PLAN ENTITLED 'EXISTING CONDITIONS MAP', PREPARED BY URS CORPORATION, DATED JANUARY 22, 2013.

SOILS LEGEND:

SOILS INFORMATION OBTAINED FROM THE USDA-NRCS WEB SOIL SURVEY, VERSION 15. SURVEY PERFORMED ON SEPTEMBER 6, 2022.

CIC CONESTOGA SILT LOAM, 3 TO 8 PERCENT SLOPES
PUB PENLAWS SILT LOAM, 3 TO 8 PERCENT SLOPES
URB URBAN LAND - 0 TO 8 PERCENT SLOPES

HSG B
HSG D

STEEP SLOPES (15%-25%) - MANMADE
VERY STEEP SLOPES (>25%) - MANMADE



PROJECT SERIAL NO. 2023380046

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
Penny/Pennsylvania One Call System, Inc.

1-800-242-1776



990 West Valley Road • Suite 1100
Wayne, PA 19097-1830
P 610.265.8323 F 610.265.4299
www.naveandnewell.com

REVISED PER TCA TWP & MCMAHON COMMENTS		DATE	BY
1	REVISED PER TCA TWP & MCMAHON COMMENTS	5/31/23	BTB

SEAL:

DRAWING NAME: PLANNING MODULE - EXISTING FEATURES

GVCC MASTER PLAN

PHASES 1 & 2

LOCATION: EAST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

project no.	2019059.04	drawn by:	BTB
date:	5/31/23	chk'd by:	PEL
scale:	1" = 100'	approved by:	GCN
sheet no.			

C1.0

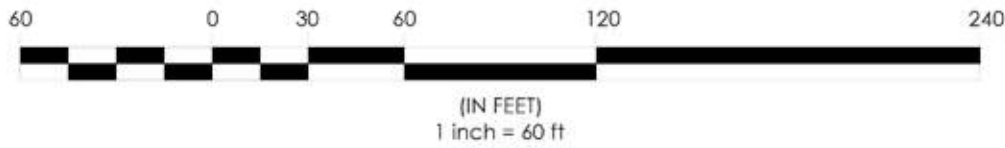


NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.



dwell design studio, llc
8200 Greensboro Drive,
Suite 650
McLean, VA 22102
[o] 571-253-6950
[c] 703-283-6825
[d] 571-570-4089
dwelldesignstudio.com

GREYSTAR: ILLUSTRATIVE RENDERING
EAST WHITELAND TOWNSHIP, CHESTER COUNTY, PA
JANUARY 3, 2024



APPENDIX A: POOL BACKWASH CALCULATION

Pool Backwash Flow Calculation

The pool will utilize a Pentair filtration system. The Pentair Superflo filtration pump is a 1.5 hp pump that operates at 10 gpm. The filtration system is programed to operate for four minutes every six hours. The daily backwash volume is 160 gpd(10 gpm x 4 min x (24 hrs/6 hrs)).

POOL EQUIPMENT LIST				
ITEM	MANUFACTURER/SUPPLIER	CATALOG NO.	NO. REQUIRED	REMARKS
ALUMINUM TELESCOPIC HANDLE	RECREONICS, SPECTRUM, or EQUAL	10-323	1	8ft - 16ft
BODY/LIFE HOOK	RECREONICS, SPECTRUM, or EQUAL	12-239	1	-
STANDARD POOL BRUSH (16"-18")	RECREONICS, SPECTRUM, or EQUAL	10-140	1	-
50ft VACUUM HOSE	RECREONICS, SPECTRUM, or EQUAL	10-404	1	1.5" x 50' LENGTH WITH SWIVEL
COMMERCIAL VACUUM HEAD	RECREONICS, SPECTRUM, or EQUAL	10-202	1	24" WIDE FLEX-A-VAC
STAINLESS STEEL HOOKS	RECREONICS, SPECTRUM, or EQUAL	10-364	1	PROVIDE AS REQ'D FOR EQUIPMENT
50ft THROW BAG	RECREONICS, SPECTRUM, or EQUAL	12-215	1	-
6x6 TILE DEPTH MARKERS	RECREONICS, SPECTRUM, or EQUAL	12-625 12-262	SEE DRAWINGS	DEPTH IN FEET 0-12 (3 FT) DEPTH IN METERS
6x6 TILE - NO DIVING SYMBOL	RECREONICS, SPECTRUM, or EQUAL	12-628.NDS	SEE DRAWINGS	-
POOL SAFETY COVER	MERLIN INDUSTRIES or EQUAL	DURA-MESH	1	COLOR: TBD
POOL ACCESS LIFT	AQUA CREEK PRODUCTS, or EQUAL	F-411RPL-R-AT1	1	PROVIDE ANCHOR SET
3-STEP LADDER	S.R. SMITH or EQUAL	STD PLUS	2	PROVIDE ANCHOR SET & ESCUTCHEON PLATES
STAINLESS STEEL STAIR GRAB RAIL	S.R. SMITH or EQUAL	3HR-4	1	.065 WALL THICKNESS
UNDERWATER POOL LIGHT	PENTAIR or EQUAL	AMERILITE	2	300W - 50 FOOT CORD
POOL FILTER w/ MULTI-PORT VALVE	PENTAIR - TRITON	TR140	1	
POOL FILTRATION PUMP	PENTAIR - SUPERFLO	-	1	1.5 HP
SKIMMERS	HAYWARD - AUTOSKIM w/ OVERFLOW	SP1082	3	
MAIN DRAINS	PENTAIR - STARGUARD	T.B.D.	2	VGBA COMPLIANT

DATE:
07/11/2

PROJECT:
Res
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3 Si
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DATE:1

DRAWN:

SHEET

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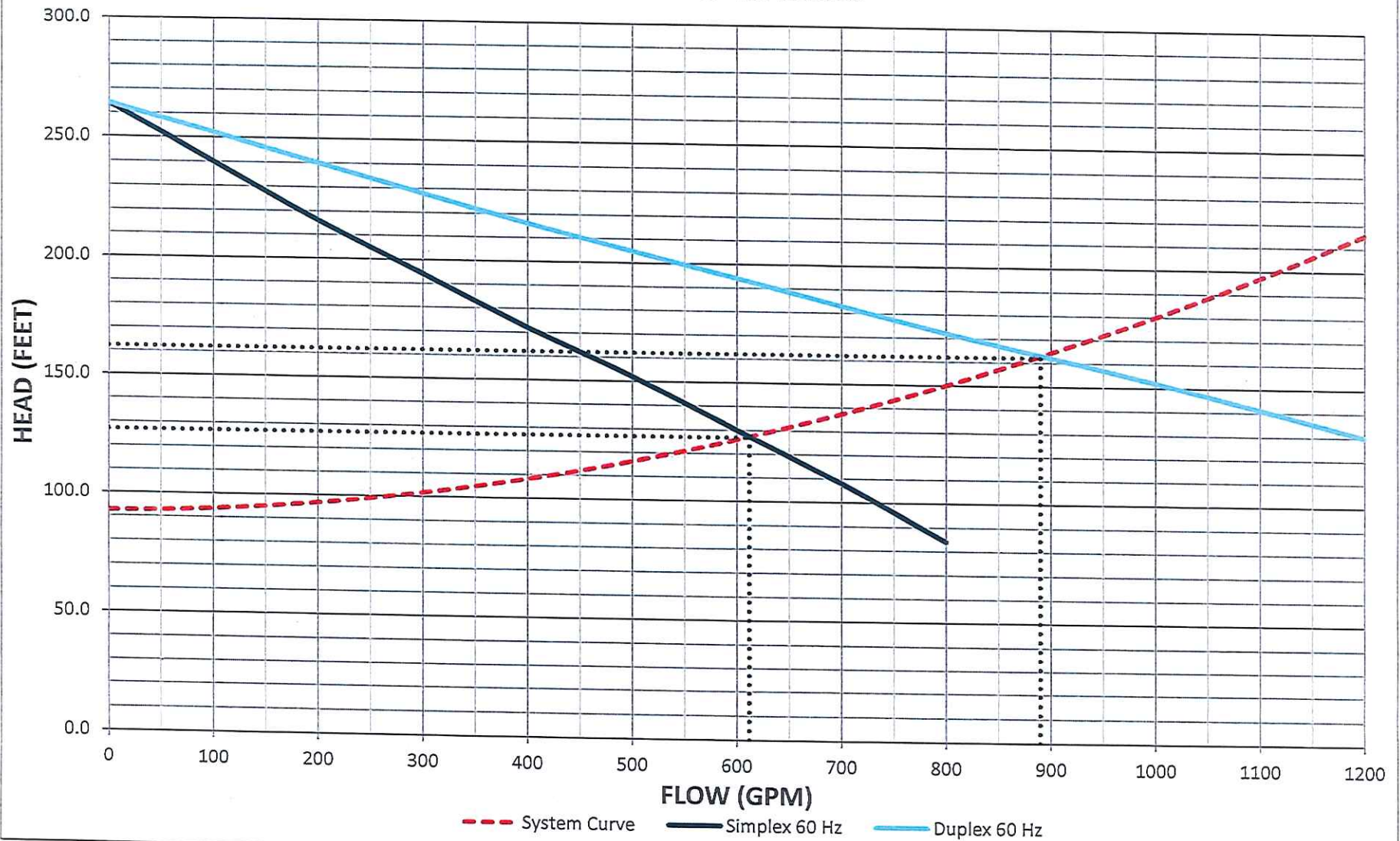
SHEET



JAME
Construction
private
Any new
part or
Jame

APPENDIX B: LAPP ROAD PUMP STATION FORCE MAIN UPGRADE

EAST WHITELAND TOWNSHIP LAPP ROAD PUMPING STATION
PROPOSED FLYGT NP 3171 SH3~ 275, 195 mm IMPELLER
35 HP, 3,520 RPM MOTOR
8" Forcemain



612 gpm @ 127' TDH

890 gpm @ 162' TDH

LAPP ROAD PS w/ GVCC
EAST WHITELAND TOWNSHIP, CHESTER COUNTY

EBERT ENGINEERING, INC.
PO BOX 540, 4397 SKIPPACK PIKE
SKIPPACK, PA 19474
EE, INC. PROJECT NO. 026-353

HYDRAULIC CHECK 8 INCH FORCEMAIN
SIMPLEX PUMP OPERATION
Friction Factor C = 120 (DI Pipe at Pump Station)
Friction Factor C=130 (DIP CL 52 Pipe for Force Main)
July 26, 2023

Flow (gpm)	Hydraulic Grade Line (ft)	Suction Elevation (ft)	Additional Head to High Point (ft)	Total Dynamic Head $H_{GL} - H_s$ (ft)	Friction Loss (ft)
0	307.48	215.10	0.02	92.40	0.00
50	307.82	215.10	0.00	92.72	0.32
100	308.67	215.10	0.00	93.57	1.17
150	309.99	215.10	0.00	94.89	2.49
200	311.77	215.10	0.00	96.67	4.27
250	313.99	215.10	0.00	98.89	6.49
300	316.63	215.10	0.00	101.53	9.13
350	319.69	215.10	0.00	104.59	12.19
400	323.16	215.10	0.00	108.06	15.66
450	327.03	215.10	0.00	111.93	19.53
500	331.29	215.10	0.00	116.19	23.79
550	335.95	215.10	0.00	120.85	28.45
600	340.99	215.10	0.00	125.89	33.49
650	346.42	215.10	0.00	131.32	38.92
700	352.22	215.10	0.00	137.12	44.72
750	358.40	215.10	0.00	143.30	50.90
800	364.96	215.10	0.00	149.86	57.46
850	371.88	215.10	0.00	156.78	64.38
900	379.17	215.10	0.00	164.07	71.67
950	386.82	215.10	0.00	171.72	79.32
1000	394.84	215.10	0.00	179.74	87.34
1050	403.22	215.10	0.00	188.12	95.72
1100	411.96	215.10	0.00	196.86	104.46
1150	421.05	215.10	0.00	205.95	113.55
1200	430.50	215.10	0.00	215.40	123.00