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December 1, 2025

Mr. Zachary Barner
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355-1699

**Re: Amended Final Land Development Narrative
13 S. Bacton Hill Road – Data Centers
East Whiteland Township, Chester County**

Dear Mr. Barner:

On behalf of our client and the Applicant, Sentinel, Green Fig LLC, we are filing an Amended Final Land Development Plan for Data Centers for 13 S. Bacton Hill Road. The tract includes tax parcels 42-3-128, 42-3-130, 42-3-130.1, and 42-3-130.2 in East Whiteland Township and tax parcel 41-3-4 for a total area of approximately 100 acres, owned by Green Fig Land, LLC. The Data Center project within East Whiteland Township involves Tax Parcels 42-3-130.1 and 42-3-130.2 only, which shall be consolidated as a part of this amended plan. The East Whiteland parcels lies within the Institutional (INS) – Continuing Care Retirement Community (CCRC) zoning district as delineated on the East Whiteland Township Zoning Map.

The site was formerly home to the Foote Mineral Company which produced lithium metal, lithium chemicals and a variety of ores. At the height of its operations, the main plant area had 52+ buildings and process areas. Foote Mineral operated from 1941 until 1991. The site was added to the National Priorities List (NPL) in 1992, making it eligible for cleanup under the Superfund program. The site has since been remediated and removed from the National Priorities List in accordance with DEP requirements.

Since the Foote Mineral operation, the site went under a zoning modification and design development for a Continuing Care Retirement Community (CCRC) from 2002 through 2012. Plans were approved for 'Whiteland Village', an 850-unit retirement community. Two (2) miles of offsite sanitary sewer main extension were constructed to serve the future community, which was never built due to the 2008 economic downturn. The site was abandoned and leased to local contractors for temporary lay down areas. All Brownfield remediation was completed despite the abandoned plans for construction, and onsite monitoring has continued to the present.

The Applicant is proposing to construct two Data Center buildings which will be approximately 410,000 s.f. each, for a total of approximately 820,000 s.f. of building footprint. The main access to the site will be from Swedesford Road, with an emergency access road provided to S. Bacton Hill Road. The site will be served by public water and sewer. It is the applicant's intention to begin construction of the proposed improvements after securing the required permits from the Township, as well as the Chester County Conservation District.

There are no variances requested as a part of this project at this time; however, a list of applicable waiver requests can be found on the cover sheet of the plan set.

Very truly yours,
JMR Engineering, LLC

John M. Robinson, P.E.

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