

**WEST VINCENT TOWNSHIP PLANNING COMMISSION
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
THURSDAY, MARCH 26, 2026, 7:00PM**

CALL TO ORDER at 7:00pm.

ATTENDANCE

George Martin, Chair	[]
Steve Bazil	[X]
Jeff Butler	[]
Frank Frederick	[X]
Jesse Miller	[X]
Barb Mueller	[]
Ted Otteni	[X]

ACTION ITEMS

meeting minutes – Mr. Bazil made a motion to approve the February 26, 2026 Meeting minutes. The motion was seconded by Mr. Frederick.

There was no public comment.

By unanimous vote the motion was approved.

Toll Mid-Atlantic LP (LD 2025-02) – The Planning Commission discussed trail network extensions, frontage improvements, improvements at the intersection of State Route 401 and South Chester Springs Road, trail specifications, and roadways widths.

Mike Tuosto, Counsel for a neighboring Property Owner, commented on site access and sewage planning.

Christine Whaley, West Vincent Township, commented on site access.

Jennifer Farnham, West Vincent Township, commented on the traffic study, traffic counts, and approval conditions for a neighboring development.

Dennis Tribert, West Vincent Township, commented on site access.

Ken Alan, Open Space Review Board, commented on open space allocations and a crosswalk.

Mr. Frederick made a motion to amend the motion approved at the January 22 Planning Commission to delete condition #7, as to making an application National Register of Historic Places, and to add as a condition of approval that the Applicant provide trail extensions (1) on Reference Map 59, the trail that runs along the SW boundary and loops back needs to be

extended to continue along the SW boundary, then turn along the SE boundary, down the slope and across the wet area, then turn to the NNW and be connected to the service road that provides access from State Route 401. A trail needs to be added along/around the conservation area/cornfield and connected to the trail that will run above the cornfield, in back of the houses, at the NW corner of the cornfield. For the most part there are existing roads used for agricultural access to the field that can be used as trails. The service road that is used to access the cornfield from State Route 401 needs to be integrated into the trail network to provide access from State Route 401; (2) on Reference Map 62, a trail needs to be established from the existing trail running NW, where it passes the drainage basin, running to the NE and then curving to the NW up to the gate on Chester Springs Road; and, (3) on Reference Map 60, to enable easier access to the trail network; at the Veronica Lane intersection either steps or a ramp need to be added so that people coming from the existing development across Chester Springs Road don't have to walk on the road to get to the trail network on the Bennett Property. The motion was seconded by Mr. Basil.

Kate Farnham, Historical Commission, commented on an application National Register of Historic Places.

Andy Rok, West Vincent Township, commented on trail maintenance and frontage improvements.

Ms. Jennifer Farnham commented on equestrian trail use.

Sebrina Girty, West Vincent Township, commented on trip generation calculations.

There was general discussion regarding site access, road safety, roadway widths, trails, and South Chester Springs Road.

By unanimous vote the motion was approved.

Pulte (CUA 2026-01) – Tommy Ryan Township Manager, commented on update reviews for this Application.

PUBLIC COMMENT

- There was no additional public comment at this evening's meeting.

NEXT MEETING

- The Planning Commission will next meet on Thursday, April 23, at 7pm, at the Township Building, if needed.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55pm.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF CLEAN WATER

DEP Code #:
 1-15970-427-2L

**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
 1672 Hilltop Road Subdivision

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)

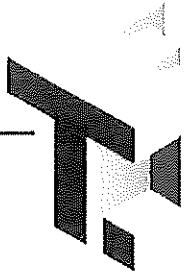
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the 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: <u>West Vincent Township Planning Commission</u>		
Address <u>729 Saint Matthews Road, Chester Springs, PA 19425</u>		
Telephone Number: <u>610-458-1601</u>		

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.



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622
Fax (610) 286-1679

April 10, 2026

Environmental Design Service, Inc.
Attn: Mr. Jeremy Kerstetter
3685 Leike Road
Parkesburg, PA 19365

RE: 1672 Hilltop Road – 2nd Dwelling
Sewage Planning Module
West Vincent Township
Chester County

Dear Mr. Kerstetter:

We have received a copy of the Sewage Facilities Planning Module Component 2 and associated information for the 1672 Hilltop Road Second Dwelling located on Hilltop Road in West Vincent Township, Chester County. Following PADEP guidelines for a Component 2 sewage planning module review, we have determined that the module is administratively incomplete for the following reasons:

1. Section H. The section requires completion by the Chester County Health Department as the Sewage Enforcement Officer. This section has not been completed by the CCHD SEO. We acknowledge that the Township has provided this information to the CCHD for review.
2. Section L. The cover letter from the PADEP indicates that a preliminary hydrogeological study is required for this project. No study appears to be included with the planning module.
3. A completed and signed Component 4a form shall be included from the Township Planning Commission. This form has been included, however is not completed by the Township PC. It is acknowledged that a copy of the module was completed and forwarded to the Township Planning Commission by the Township.
4. A completed and signed Component 4b form shall be included from the County Planning Commission. This completed form has not been included, although we acknowledge has been provided to CCPC for their review.
5. A completed and signed Component 4c form shall be included from the County Health Department. This completed form has not been included, although we acknowledge has been provided to CCHD for their review.



At the completion of the aforementioned items, please resubmit the requested information for inclusion into the modules. If you have any questions about the items presented, feel free to contact me at (610) 286-1622 extension 101 or via email at mreinert@technicon2.com. Thank you.

Sincerely yours,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Township Engineer

cc: Tommy Ryan, Township Manager
David Onorato, Esquire, Township Solicitor
TEI file: Municipal/West Vincent/4077-128-Ltr01 1672 Hilltop Road Planning
module.doc



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

Code No.
1-15970-427-2L

SEWAGE FACILITIES PLANNING MODULE

Component 2. Individual and Community Onlot Disposal of Sewage
(Return completed module package to appropriate municipality)

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

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

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

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

NOTE: All projects must complete Sections A through I and Sections N through R. Complete Sections J, K, L and/or M if indicated . The municipality should complete Section Q if marginal conditions are present and/or if a waiver of the planning requirements is requested for the residential tract and/or if assurance of long term C & M option is required.

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 1672 Hilltop Road Subdivision
- Brief Project Description "Equivalent Subdivision" of land proposing the construction of a second single-family dwelling on an existing/developed parcel.

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

Municipality Name West Vincent	County Chester	City Chester	Boro <input type="checkbox"/>	Twp <input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name Ryan	First Name Tommy	MI MI	Suffix MI	Title Manager
Additional Individual Last Name Barton	First Name Jason	MI MI	Suffix MI	Title Director of Codes
Municipality Mailing Address Line 1 729 Saint Matthews Road	Mailing Address Line 2			
Address Last Line - City Chester Springs	State PA	ZIP+4 19425		
Phone + Ext. 610-458-1601	FAX (optional) 	Email (optional) manager@westvincentwp.org		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name 1672 Hilltop Road Subdivision		Site Location Line 2	
Site Location Line 1 1672 Hilltop Road	State PA	ZIP+4 19475	Latitude 40°08'33.6"
Spring City	City		Longitude 75°38'33.7"

Detailed Written Directions to Site

Project area is to the east of the existing dwelling

Description of Site Mostly wooded lot with open area for construction

Site Contact (Developer/Owner)

Last Name Mojil	First Name Andrew	MI J	Suffix 	Phone 610-850-1490	Ext.
Owner					
Site Contact Title	Site Contact Firm (if none, leave blank)				
FAX	Email amoli32513@hotmail.com				

Mailing Address Line 1
1672 Hilltop Road

Mailing Address Last Line - City
Spring City

State
PA

ZIP+4
19475

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

Last Name Kerstetter	First Name Jeremy	MI 	Suffix
Title Planning Consultant	Consulting Firm Name Environmental Design Service		
Mailing Address Line 1 443 W 1st Ave	Mailing Address Line 2		
Address Last Line - City Parkesburg	State PA	ZIP+4 19365	County USA
Phone 610-562-0605	Ext. 		FAX 484-706-9981
Email jeremy@edssolconsulting.com			

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 an 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: _____

F. PROJECT NARRATIVE (See Section F of Instructions)

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

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

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

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

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

1. PLOT PLAN

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

- Location of all soil profiles and percolation tests.
 - Surface waters.
 - Slope at each test area.
 - Wetlands – from National Wetland Inventory Mapping and USDA Hydric Soils Mapping.
 - Floodplain or flood-prone area soils, floodways (Federal Flood Insurance Mapping).
 - Designated open space areas.
 - Remaining acreage under the same ownership and contiguous lots.
 - Existing onlot or sewerage systems: pipelines, transmission lines, etc. in-use or abandoned.
 - Existing and proposed drinking water supplies for proposed and contiguous lots.
 - Existing buildings.
 - Orientation to North

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

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

3. SOILS INFORMATION

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

4. WETLAND PROTECTION

YES NO

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

5. PRIMARY AGRICULTURAL LAND PROTECTION

YES NO

- Will the project involve the disturbance of prime agricultural lands? If yes coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
- If no, prime agricultural land protection is not a factor to this project. Proceed to G.6.

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 Web site at www.depweb.state.pa.us select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

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

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

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

Signature of Certified Sewage Enforcement Officer having jurisdiction in municipality where development is proposed _____ Certification # _____ Date _____

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

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

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

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

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

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

J. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES (See Section J of instructions)

Check one:

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

"Applicant or Consultant Initials" _____ JRK

- K. PERMEABILITY TESTING** (See Section K of attached instructions)
 - The information required in Section K of the instructions is attached.
- L. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section L of attached instructions)
 - The information required in Section L of the instructions is attached.
- M. DETAILED HYDROGEOLOGIC STUDY** (See Section M of attached instructions)
 - The information required in Section M of the instructions is attached.

N. RETAINING TANKS (See Section N of attached instructions)

The term "Retaining Tank" includes holding tanks and privies, as well as, chemical, incinerating, recycling, and composting toilets. Check the appropriate box.

- Yes No Does this new land development project propose either interim or long-term use of retaining tanks?

If yes, complete the remainder of Section N.

If no, completion of the remainder of Section N is not required. Proceed to Section O.

What types of retaining tanks are proposed? Check all that apply.

- Holding Tank Privy Chemical Incinerating Recycling Composting

1. Holding Tanks - are only to be used in new land development as an interim sewage disposal method and only for a period of time determined by DEP. A replacement sewage disposal method is required and an implementation schedule for that replacement method must be developed. Local ordinances must also be **in place** to provide for the maintenance of the tanks. Complete a. and b. below. For exceptions to these requirements see Chapter 71, Section 71.63 (Retaining Tanks).

a. The following questions will help determine if a holding tank can be used.

- 1) Yes No Does the Official Sewage Facilities plan or revision provide for replacement of the tanks by adequate sewage services?
- 2) Yes No Does the Official Sewage Facilities Plan or revision include financial assurances for the implementation of the replacement method?

If yes, what is the replacement sewage disposal method?

Method _____

If no, holding tanks may not be used.

b. Chapter 72 requires that the municipality, sewer authority or other DEP approved entity with responsibility over the holding tanks have **in place** ordinances, regulations or restrictions established to maintain the tanks as outlined in Chapter 71, Section 71.63(c)(3). Attach documentation that the responsible agency has developed these ordinances or restrictions. These projects must also complete Part 3 below (Retaining Tank Pumping and Content Disposal).

2. Privies/Chemical Toilets

Projects that propose privies as the method of sewage disposal must complete a, b and c below. For exceptions to these requirements see Chapter 71, Section 71.63 (Retaining Tanks).

- a. Complete Section G of this Component.
- b. The municipality, sewer authority, management agency or other DEP approved entity with responsibility over the site must have ordinances, regulations or restrictions established that assume responsibility for the removal of a privy and installation of an approved onlot sewage disposal system when water under pressure is provided to that lot. Attach a copy of these ordinances, regulations or restrictions.

c. These projects must also complete Part 3 below (Retaining Tank Pumping and Content Disposal).

N. RETAINING TANKS cont'd. (See Section N of attached instructions)

3. Retaining Tank Pumping and Content Disposal

- a) Name of Retaining Tank Cleaner _____
 Address _____
 Telephone Number _____
(This can be the municipality or a contracted cleaner)
- b) Name of Disposal Site _____
 Type of treatment facility _____
 NPDES or Land Disposal permit number _____
 County _____ Municipality _____

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

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

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

This section must be completed to determine if the applicant will be required to publish certain facts about the project in a newspaper of general circulation in accordance with Chapter 71, Section 71.53(d)(6) to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice are found in Section O of the instructions.

To complete this section, each of the following questions must be answered with a 'yes' or 'no'. Newspaper publication is required if any of the following are answered 'yes'. Check all boxes that apply.

- | | | |
|--------------------------|-------------------------------------|---|
| Yes | No | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project propose the construction of a sewage treatment facility? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project require the establishment of new municipal administrative organizations within the municipal government? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a subdivision of 50 lots or more? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve a major change in established growth projections? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve a different land use pattern than that established in the municipality's Official Sewage Facilities Plan? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project involve the use of large volume on-site sewage disposal systems (Flow > 10,000 gpd)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in Chapter 71.21(a)(5)(i), (ii), (iii)? |

O. PUBLIC NOTIFICATION REQUIREMENT (Continued)

- 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.

P. FALSE SWEARING STATEMENT (See Section P of attached instructions)

The individual performing the tests and field evaluations necessary to complete Section G must provide the information below and sign the false swearing statement found to the right.

Ross T. Wolford, CPSS/SEO
 Name (Print) _____
 Certified Professional Soil Scientist
 Title _____
 443 W. 14th Ave., Parkersburg, PA, 19365
 Address _____
 610-582-0605
 Telephone Number _____

Signature: *Ross T. Wolford* Date: 3/27/25

Check One:
 The individual conducting these tests is a Sewage Enforcement Officer authorized to perform this work under a fee schedule established by the municipality.
 The individual conducting these tests is not a Sewage Enforcement Officer employed by the local agency in which this development is located.

The individual completing the rest of the component must provide their name, title, address, telephone and correct to the best of my knowledge, information and

number and sign the false swearing statement found to the right.

Jeremy Kerstetter Name (Print)

Planning Consultant Title

443 W 1st Ave, Parkersburg, PA 19365 Address

610-582-0605 Telephone Number

I believe, 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.

A waiver of the planning requirements is requested for the residual tract of this subdivision. The requirements of Section G.2 of the instructions have been met.

Jeremy Kerstetter Signature

3/27/05 Date

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

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

- The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)
 - Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73
 - Replacement area testing
 - Scheduled replacement with sewerage facilities
 - Reduction of the density of onlot systems
- The justification required in Section Q of the instructions is attached.
- A waiver of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewerage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewerage facilities planning for the designated residual tract should a violation occur or construction of a new sewerage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.
- The option selected to assure long-term proper operation and maintenance, required by Title 25, PA Code, Section 71.72, for the proposed DEP permitted non-municipal sewerage facility or local agency permitted community onlot sewerage system is clearly identified and attached.

Chairperson or Secretary of Governing Body _____ Signature _____ Date _____

West Vincent Township Municipality Name

729 Saint Matthews Road, Chester Springs, PA 19425 Address

729 Saint Matthews Road, Chester Springs, PA 19425 Address

(Area Code) Telephone No. (610)-458-1601

R. PLANNING MODULE REVIEW FEE (See Section R of attached instructions)

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

I request the DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department's review of my project will not begin until the Department receives the correct review fee from me for the project.

R. PLANNING MODULE REVIEW FEE cont'd. (See Section R of attached instructions)

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 \$ 30 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand the Department will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, The Department will return my check or money order, send me an invoice for the correct amount. I understand the Department's 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

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

Formula:

1 Lots (or EDUs) X \$30.00 = \$ 30

Note: (1) To calculate the review fee for any project, use the number of lots created or the whole number of project equivalent dwelling units (EDU), (whichever is greater) in the above formula.

(2) When using the number of lots, include only the number of lots being proposed when calculating the review fee. Do not include any "Residual Land Parcel/Lot".

(3) In all projects, the minimum sewage flow per lot is equal to 400 gallons per day (GPD) and represents a generic three-bedroom house on each lot. Projects that knowingly propose houses larger than the generic three-bedroom unit allow for the increased sewage flows from these larger units by adding 100 gallons per day for each additional bedroom in the house to this initial 400 GPD figure. The resulting project flow is in excess of the minimum 400 GPD for each lot created and must be converted into equivalent dwelling units (EDU) in order to correctly calculate the review fee. See note 4.

(4) To determine the total number of EDUs for a project, first determine the total project flow by adding together the flow from each proposed lot. Divide this total project flow by 400 GPD and, if it is greater than the number of lots being proposed, enter this greater figure in the above formula.

Andrew Moll
Developer Name (Print)

AM
Signature

8-27-25
Date

STOP - CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
Pennsylvania One Call System, Inc.
1-800-242-1776

**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
 1672 Hilltop Road Subdivision

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 (59 P.S. 10101, et seq.)?
<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? 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: West Vincent Township Planning Commission
 Address: 729 Saint Matthews Road, Chester Springs, PA 19425
 Telephone Number: 610-458-1601

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.

**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
 1672 Hilltop Road Subdivision

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

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
 If no, what are the inconsistencies? _____

2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
 If yes, describe _____

3. Is there any known groundwater degradation in the area of this proposal?
 If yes, describe _____

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: Chester County Health Department

Address: 601 Westtown Rd. Ste 288, West Chester, PA, 19380-0950

Telephone Number: 484-566-0504

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.



Scale: 1 inch = 1 mile
Datum: NAD 83
Projection: UTM
Zone: 18N
Units: Feet

Legend:
Contour Interval: 20 feet
Spot Elevation: 10 feet
Road: 10 feet wide
Stream: 10 feet wide
Property Boundary: 10 feet wide

Photocopy Site
Wyattson, Pa.
1890

1672 Hilltop Road Subdivision (Andrew Moll)
March 27, 2026
Page 2

Sewage Flows

The following sewage flows estimates are based on information provided by the Client (Andrew Moll) and calculated in accordance with the PA Department of Environmental Protection's regulations, Chapter 25 Environmental Protection, Chapter 73.17 Sewage Flows (25 PA Code § 73.17).

Existing Parcel Flows:

(1) 4 Bedroom (BR), Single-Family Dwelling (SFD) 500 Gallons Per Day (GPD)

Proposed Parcel Flows:

(1) BR, SFD 400 GPD

Total Parcel Flows: 900 GPD (2.25 EDUs)

PREPARED BY:

Jeremy Kerstetter
Planning Consultant, SEO
Environmental Design Service
443 W 1st Ave
Parkesburg, PA 19365

1672 Hilltop Road Subdivision (Andrew Moll) March 27, 2026
1672 Hilltop Road
Spring City, PA 19475
West Vincent Township, Chester County, PA
Parcel No.: 2504 00320200

PROJECT NARRATIVE & SEWAGE FLOWS
1-15970-427-2L

Narrative

The 1672 Hilltop Road Subdivision proposes the "equivalent subdivision" of land from an existing 5.23 ± acre parcel in West Vincent Township, Chester County, for the construction of a future 1-bedroom (BR) cottage (i.e., single-family dwelling). The existing parcel is identified as 2504 00320200 (Account ID) with the Chester County Tax Assessment Office and is located at 1672 Hilltop Road, Spring City, PA 19475.

The property lies within the Residential Conservation zoning district and contains the GdB prime agricultural soil series and is located within an Exceptional Value watershed. The surrounding parcels are all residential in nature, if not vacant and wooded, and appear to be served by individual on-lot sewage disposal systems with no known malfunctions or regulatory issues. Public sewer is not available in this area, and there are no current plans to extend public sewer service to it.

The total proposed sewage flows from the lot in its final configuration will be 900 gallons per day (GPD), with the proposed dwelling contributing flows of 400 GPD (1 EDU) (for calculations, see *Sewage Flows*). Sewage from the existing dwelling is served by an existing, in-ground system and will continue to be until such time that the replacement area will be required. The proposed dwelling will be served by an in-ground trench system located to the southeast of the existing dwelling and system. A community replacement area is proposed for both dwellings. This area is located to the southeast of the proposed dwelling's primary absorption area and is intended to be an in-ground trench system. It is not to be disturbed.

The proposed sewage disposal systems will be designed in compliance with all applicable Chapter 73 standards and will be subject to approval by the Municipal Sewage Enforcement Officer (SEO). There is no public sewer available in the area and no plan for extension, making the proposed on-lot system the most practical and environmentally sound method of wastewater disposal.

Per the Chester County Health Department's nitrate map, a preliminary hydrogeologic study was not required or conducted.

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE

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

Application No. 5016866 S01770 Municipality West Vincent County Chester
 Site Location 1672 Hilltop Road Subdivision Name Moll
 SUITABLE Soil Type G&D Slope 20 % Depth to Limiting Zone 7A" Ave. Perc. Rate 7.33
 UNSUITABLE Melting Seeps or Ponded Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodway Other ROCK/BOP

SOILS DESCRIPTION:
 Soils Description Completed by: Nicole Stoltz, SEO Test Pit: 5-21-25-1 Date: May 21st, 2025

Inches	Description of Horizon
0 TO 10	7.5YR 2.5/1, VCH SIL, GR, VFR, W
10 TO 40	7.5YR 4/3, VFL L, 1SBK, VFR, C
40 TO 74	7.5YR 3/3, VST SL, 1SBK, VFR, BOP
TO	
TO	
TO	[LZ= 74" ROCK/BOP]

PERCOLATION TEST:
 Percolation Test Completed by: Darren Ross (EDS) Date: May 28th, 2025
 Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	Yes	No	Reading inches	Reading No. 1: inches of drop	Reading No. 2: inches of drop	Reading No. 3: inches of drop	Reading No. 4: inches of drop	Reading No. 5: inches of drop	Reading No. 6: inches of drop	Reading No. 7: inches of drop	Reading No. 8: inches of drop
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	5 7/8	2 1/8	1 1/2	2	1 1/4	1 1/2	1 1/2	1 3/8
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10	5 7/8	5 7/8	5 7/8	5 7/8				
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	5 1/4	5	5					
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10	5 7/8	2 7/8	2 1/2	2 7/8	1 3/4	2 1/2	3 3/8	2
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	3 3/4	3 1/2	3 1/4	3	2 1/2	2 1/2	2 1/2	2 1/2
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	3 1/2	3 1/4	2 3/4	2 3/4	2 1/4	2 1/2	2 1/2	2 1/2

***Water remaining in the hole at the end of the final 30-minute period? Yes, use 30-minute interval; No, use 10-minute interval.
Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	1 3/8"	7.3	13"
2	5 7/8"	1.7	13"
3	5"	6	25"
4	2 1/2"	12	25"
5	2 1/2"	12	25"
6	2 1/2"	12	25"
TOTAL OF MIN / IN →		44.00	7.33
TOTAL NO. OF HOLES →		6	

TPs:
 5-21-25-1
 5-21-25-6

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by the Department of Environmental Protection (DEP).
 (S) [Signature] Sewage Engineering/Comptroller Officer (SEO)

White - Local Agency Pink - Local DEP Office Yellow - Applicant

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE

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

Application No. S01666 S01770 Municipality West Vincent County Chadler

Site Location 1672 Hilltop Road Subdivision Name McIl

SUITABLE Soil Type GeD Slope 20 % Depth to Limiting Zone 74" Ave. Perc. Rate 5.88
 UNSUITABLE Moisting Seeps or Pounded Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodway Other ROCK/BOP

SOILS DESCRIPTION:
 Soils Description Completed by: Nicolas Seltz, SEO Test Pit: 5-21-25-2 Date: May 21st, 2025

Inches	TO	Description of Horizon
0	8	7.5YR 2.5/1, SIL, GR, VFR, C
8	32	7.5YR 4/6, VFL L, 2SBK, VFR, C
32	74	7.5YR 4/4, VST L, 2SBK, VFR, BOP
TO		
TO		
TO		[Z= 74" ROCK/BOP]

PERCOLATION TEST:
 Percolation Test Completed by: Darren Ross (EDS) Date: May 21st, 2025
 Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	Yes	No	Reading Interval	Reading No. 1	Reading No. 2	Reading No. 3	Reading No. 4	Reading No. 5	Reading No. 6	Reading No. 7	Reading No. 8
			Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop	Inches of drop
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	5 1/2	5 1/2	5 1/2	5 3/8				
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	2 1/2	2 1/2	2 1/2	2 3/8				
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	5 7/8	5 7/8	5 7/8	5 7/8				
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	5 7/8	5 7/8	5 7/8	5 7/8				
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	4 3/4	4 3/4	4 3/4	4 1/2				
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30	3 1/2	3 1/4	3 3/8	3 1/2				

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

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	5 3/8"	5.6	20"
2	2 3/8"	4.2	20"
3	5 7/8"	5.1	20"
4	5 7/8"	5.1	20"
5	4 1/2"	6.7	20"
6	3 1/2"	8.6	20"
TOTAL OF MIN / IN →	35.30	6	5.88
TOTAL NO. OF HOLES →			6

TP#: 5-21-25-6
5-21-25-3

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by the Department of Environmental Protection (DEP).
 (S) [Signature] Sewage Treatment Officer (SEO)

White - Local Agency Pink - Local DEP Office Yellow - Applicant



SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE

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

Application No. S01668 S01770 Municipality West Vincent County Chester Subdivision Name Moll
 Site Location 1672 Hilltop Road Slope 12 % Depth to Limiting Zone 68" Avg. Perc. Rate 5.81
 SUITABLE Soil Type GoD Seeps or Pooled Water Bedrock Fractures Coarse Fragments
 UNSUITABLE Mottling Slope Unstabilized Fill Floodway Other ROCK/BOP

SOILS DESCRIPTION:
 Soils Description Completed by: Nicola Saliz, SEO, Teal Pitt 5-21-25-3 Date: May 21st, 2025

Inches	TO	TO	Description of Horizon
0	TO	9	7.5YR 2.5/1, CB SIL, GR, VFR, C
9	TO	32	7.5YR 4/6, VCH SIL, 2SBK, C
32	TO	68	7.5YR 4/4, VST L, 2SBK, FR, BOP
	TO		
	TO		
	TO		[LZ= 68" ROCK/BOP]

PERCOLATION TEST:
 Percolation Test Completed by: Matt Millward (EDS) Date: May 28th, 2025
 Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	Yes	No	Reading Interval	Reading No. 1: inches of drop	Reading No. 2: inches of drop	Reading No. 3: inches of drop	Reading No. 4: inches of drop	Reading No. 5: inches of drop	Reading No. 6: inches of drop	Reading No. 7: inches of drop	Reading No. 8: inches of drop
1	<input checked="" type="checkbox"/>		30	3 3/4	3 1/2	3 1/2	2	2			
2		<input checked="" type="checkbox"/>	10	2	2	2	2	2			
3		<input checked="" type="checkbox"/>	10	3 1/4	3 1/2	2 7/8	2 5/8	3	2		2
4		<input checked="" type="checkbox"/>	10	2	2	2 1/4	2				
5		<input checked="" type="checkbox"/>	10	2	2	2	2				
6		<input checked="" type="checkbox"/>	10	2	2 1/8	2 1/4	2				

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

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	3 1/2"	8.6	20"
2	2"	5	20"
3	2"	5	20"
4	2"	5	20"
5	2"	5	20"
6	2"	5	20"
TOTAL OF MIN / IN →	next page	=	next page
TOTAL NO. OF HOLES →	9		

TP#: 5-21-25-3
 5-21-25-4
 Perc Test Page 1 of 2

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by the Department of Environmental Protection (DEP).
 (\$)
 Sewage Enforcement Officer (SEO)

White - Local Agency Pink - Local DEP Office Yellow - Applicant

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ONLOT DISPOSAL OF SEWAGE

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

Application No. S01686 S01770 Municipality West Vincent County Chester Subdivision Name Mei
 Site Location 1672 Hilltop Road Soil Type GD Slope 11 % Depth to Limiting Zone 75" Ave. Perc. Rate 5.81
 SUITABLE Seeps or Ponded Water Bedrock Fractures Coarse Fragments
 UNSUITABLE Mottling Slope Unstabilized Fill Floodway Other ROCK/BOP

SOILS DESCRIPTION:
 Soils Description Completed by: Nicolas Soliz, SEO Test Pht. 5-21-25-4 Date: May 21st, 2025

Inches	Description of Horizon
0 TO 9	7.5YR 2.5/1, CB SIL, GR, VFR, W
9 TO 40	7.5YR 5/4, CB SIL, 2SBK, FR, C
40 TO 75	VAR., ST SIL, 2SBK, FR, BOP
TO	
TO	
TO	[LZ= 75" ROCK/BOP]

PERCOLATION TEST:
 Percolation Test Completed by: Matt Milward (EDS) Date: June 13th, 2025
 Weather Conditions: Below 40°F 40°F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	Year	No.	Reading Interval	Reading No. 1	Reading No. 2	Reading No. 3	Reading No. 4	Reading No. 5	Reading No. 6	Reading No. 7	Reading No. 8
7	<input checked="" type="checkbox"/>	30	3 1/2	3 1/2	3 1/2	3 1/2	3 1/2				
8	<input checked="" type="checkbox"/>	10	3 3/4	3 3/8	3 1/2	3 1/2	3 3/8				
9	<input checked="" type="checkbox"/>	30	4 1/4	4 1/4	4 1/8	4 1/4					
	<input type="checkbox"/>										
	<input type="checkbox"/>										
	<input type="checkbox"/>										

***Water remaining in the hole at the end of the final 30-minute period? Yes, use 30-minute interval; No, use 10-minute interval.
 Calculation of Average Percolation Rate:
 Drop during final period: 3 1/2"
 Minutes/Inch: 8.6
 Perc. Rate as Minutes/Inch: 3
 Depth of Hole: 20"
 Perc. Rate as Minutes/Inch: 7.1
 Depth of Hole: 20"
 TOTAL OF MIN / IN → 52.3 = 5.81
 TOTAL NO. OF HOLES → 9

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by the Department of Environmental Protection (DEP).
 (S) _____
 Sewage Management Officer (SEO)

White - Local Agency Pink - Local DEP Office Yellow - Applicant

1672 Hilltop Road Subdivision (Andrew Moll) March 27, 2026
1672 Hilltop Road
Spring City, PA 19475
West Vincent Township, Chester County, PA
Parcel No.: 2504 00320200

ALTERNATIVE ANALYSIS
1-15970-427-2L

The proposed, second dwelling for this parcel will be served by its own, individual on-lot septic system. The existing dwelling has an existing system and both — proposed and existing dwellings — share an approved replacement area for a community on-lot system — not to be disturbed. All test areas are located to the southeast of the existing dwelling, with the community system area being slightly beyond the primary for the proposed dwelling. A third test site was completed slightly northeast of the other two, but it was abandoned due to an inadequate perc rate.

All septic areas have varying amounts of woody coverage.

Both proposed absorption areas are to be in-ground trenches and are intended to be the ultimate method of sewage disposal, serving up to 900 GPD, or 2.25 EDUs between both dwellings; in the case of the community system. Alternate technology may be considered post planning, if it presents better wastewater renovation options.

The project parcel, as well as all adjacent parcels are located within the designated Residential Conservation District, per the West Vincent Township Zoning Map. Each of these parcels are either vacant, wooded lots or residential in use and utilize on-lot sewage disposal. As public sewer is not readily available, the selected method of sewage disposal mentioned is expected to be the best available option considering site features and cost to the property owner, thus the ultimate method. There are no known regulatory malfunctions present at these properties.

Andrew Moll, the owner, will be responsible for the parcel and its systems' operation and maintenance (O&M), as well as compliance with the Municipality's on-lot sewage disposal system (OLDS) requirements, until such time that ownership of the lot(s) transfers to a new individual. At which time, the new owner shall assume all responsibilities associated therewith.

PREPARED BY:

Jeremy Kerstetter
Planning Consultant, SEO
Environmental Design Service
443 W 1st Ave
Parkesburg, PA 19365

1. PROJECT INFORMATION

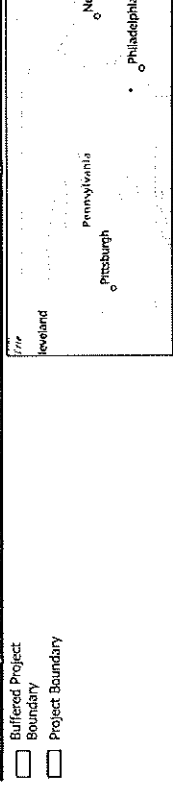
Project Name: Moll Subdivision
 Date of Review: 2/23/2026 07:59:54 AM
 Project Category: Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units
 Project Area: 5.63 acres
 County(s): Chester
 Township/Municipality(s): West Vincent Township
 ZIP Code:
 Quadrangle Name(s): POTTSTOWN
 Watersheds HUC 8: Schuylkill
 Watersheds HUC 12: Lower French Creek
 Decimal Degrees: 40.142414, -75.642096
 Degrees Minutes Seconds: 40° 8' 32.6916" N, 75° 38' 31.5466" W

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
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	Potential Impact	MORE INFORMATION REQUIRED, See Agency Response

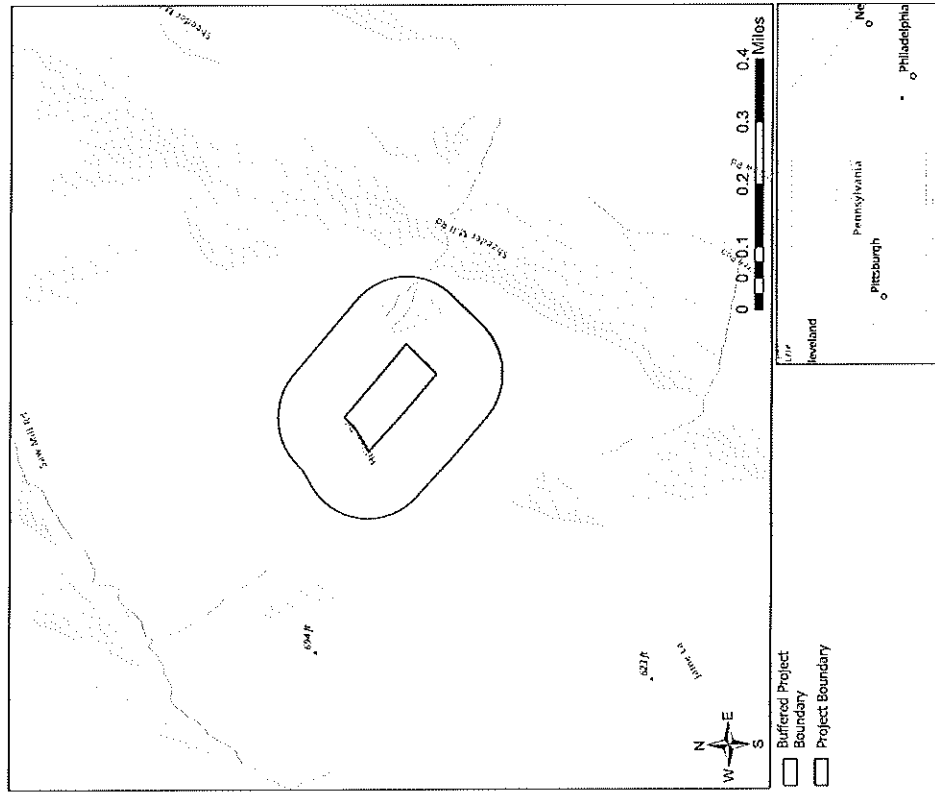
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication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

Moll Subdivision



Sources: Esri, DeLorme, Airbus DS, USGS, NCA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, GeoBabylon, Niles, Watermark, OSA, DeLorme, FEMA, IntraMap, and the GIS user community

Moll Subdivision



Sources: Esri, Vantor, Afrua, DS, USGS, NGA, NASA, COIAR, M Robinson, NCEAS, NLZ, OE, NMA, Oesates/yroton, Rjkwolenzant, OSA, Geoant, FEMA, Intermap, and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?
 Your answer is: No

Q2: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?
 Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

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:

Information Request: Your project is within the range of the federally listed bog turtle. Enter project information into IPaC (<https://eicrps.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/offices/pennsylvania-ecological-services/project-rev/>)

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found here. This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).
*If information was requested by USFWS, applicants must submit their project using iPaC, following the USFWS Project Submission Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

Check-list of Minimum Materials to be submitted:

- Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.
- A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)
- In addition to the materials listed above, USFWS REQUIRES the following
 - SIGNED copy of a Final Project Environmental Review Receipt
- The inclusion of the following information may expedite the review process.
 - Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)
 - Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

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

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	U.S. Fish and Wildlife Service Pennsylvania Field Office Endangered Species Section 110 Rachel Rd, Suite 101 State College, PA 16801 Email: IR1_ESPenn@fws.gov NO Faxes Please
PA Fish and Boat Commission Division of Environmental Services 595 E. Rolling Ridge Dr., Bellefonte, PA 16823 Email: RA-EPACENOTIFY@pa.gov	PA Game Commission Bureau of Wildlife Management Division of Environmental Review 2001 Emerson Avenue, Harrisburg, PA 17110-9797 Email: RA-PGC_PNDI@pa.gov NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Jeremy Kerzener
Company/Business Name: Environmental Design Services
Address: 443 W 1st Ave
City, State, Zip: Parktonburg, PA 19365
Phone: (610) 382-0803 Fax: (484) 706-3981
Email: jeremy@edesignconsulting.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.

Jeremy Kerzener date 3/27/28
applicant/project proponent signature



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pennsylvania Ecological Services Field Office
110 Radnor Road Suite 101
State College, PA 16801-7987
Phone: (814) 234-4090 Fax: (814) 234-0748



In Reply Refer To: 02/06/2026 12:17:43 UTC
Project Code: 2026-0046308
Project Name: 1672 Hilltop Road Subdivision

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(e)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186, *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

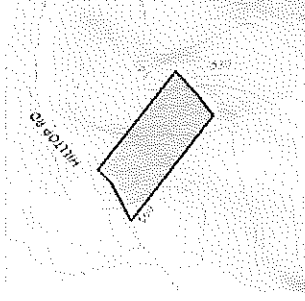
Pennsylvania Ecological Services Field Office
110 Radnor Road Suite 101
State College, PA 16801-7987
(814) 234-4090

PROJECT SUMMARY

Project Code: 2026-0046308
 Project Name: 1672 Hilltop Road Subdivision
 Project Type: Residential Construction
 Project Description: Construction of a second dwelling on the lot with a single bedroom. May 2026 estimate start date. Lot currently has a single-family dwelling; owner proposes to construct a pole barn and finishing it for occupancy by in-laws.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.14244545,-75.64218426406369,14z>



Counties: Chester County, Pennsylvania

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i>	Endangered

There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <https://ecos.fws.gov/ecp/species/5949>

REPTILES

NAME	STATUS
Bog Turtle <i>Clypeomys muhlbergii</i>	Threatened

Population: Wherever found, except GA, NC, SC, TN, VA
No critical habitat has been designated for this species.
Species profile: <https://ecos.fws.gov/ecp/species/6962>

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i>	Proposed Threatened

There is proposed critical habitat for this species. Your location does not overlap the critical habitat.
Species profile: <https://ecos.fws.gov/ecp/species/9743>

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Jeremy Kerstetter
Address: 443 W 1st Ave
City: Parkesburg
State: PA
Zip: 19365
Email: jeremy@clearwaterdesign.net
Phone: 7178148668



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pennsylvania Ecological Services Field Office
110 Radnor Road Suite 101
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In Reply Refer To: 02/06/2026 23:48:07 UTC
Project code: 2026-0046308
Project Name: 1672 Hilltop Road Subdivision

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for '1672 Hilltop Road Subdivision'

Dear Jeremy Kerstetter:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 06, 2026, for "1672 Hilltop Road Subdivision" (here forward, Project). This project has been assigned Project Code 2026-0046308 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (Dkey), invalidates this letter. Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required (except when the Service concurs, in writing, that a

proposed action "is not likely to adversely affect (NLAA)" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Bog Turtle (<i>Glyptemys muhlenbergii</i>)	Threatened	No effect
Indiana Bat (<i>Myotis sodalis</i>)	Endangered	NLAA

Conclusion

Consultation with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

Other Species and Critical Habitat that May be Present in the Action Area

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the Pennsylvania Ecological Services Field Office and reference the Project Code associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

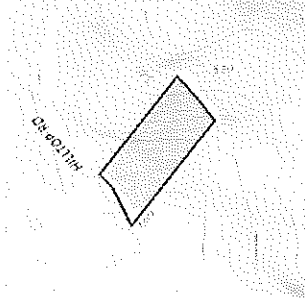
1672 Hilltop Road Subdivision

2. Description

The following description was provided for the project '1672 Hilltop Road Subdivision':

Construction of a second dwelling on the lot with a single bedroom. May 2026 estimate start date. Lot currently has a single-family dwelling; owner proposes to construct a pole barn and finishing it for occupancy by in-laws.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.14244545,-75.64218426406369,14z>



QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note: for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

No

4. Will the proposed project involve the use or storage of herbicide?

No

5. Will the proposed project involve herbaceous native vegetation removal (including prescribed fire that would result in burning of plants) or mowing?

No

6. Does any component of the project associated with this action include activities or structures that may pose a collision risk to birds (e.g., plane-based surveys, new or enlarged communication towers or broadcast towers, high voltage transmission lines, any type of towers with or without guy wires)?

No

7. Will the proposed project involve demolition, rehabilitation, property elevation, renovation, and/or rebuilding of one or more existing buildings (e.g., residential, commercial and industrial buildings, or utilities)? Note: if project activities include modification of bridges and/or culverts, answer this question "No".

No

8. Will the proposed project involve earth moving or other ground disturbance that could cause erosion and sedimentation, and/or contamination within 300 feet of a freshwater wetland or along a stream?

Note: Answer "Yes" to this question if erosion and sediment control measures will be used.

No

9. Will the proposed project impact streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal that could result in ground destabilization, and/or change in site topography?

No

10. Will the proposed project involve vegetation removal within 300 feet of a perennial stream bank where aquatic listed species may be present?

No

11. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project?

Note: If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

No

12. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

No

13. Does the proposed project involve construction or installation of a non-commercial boat dock on a stream?

No

14. Does any component of the project associated with this action include activities or structures that may pose a collision risk to bats (e.g., plane-based surveys, land-based or offshore wind)?

No

15. Will the proposed project result in permanent changes to surface water or groundwater quantity, retention, quality or timing in areas where bats may be present?

No

16. Will the proposed project affect wetlands in areas where bats may be present?

No

17. Will the proposed project involve blasting where bats may be present?

No

18. Does the project intersect the Indiana bat species list area?

Automatically answered

Yes

19. Are there any caves, mines, or mine features that are suitable for hibernating Indiana bats within the area expected to be impacted by the project?

No

20. Has a presence/probable absence bat survey following the [Service's Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines](#) been conducted within the action area?

No

21. Does the project involve removal or modification of a human-made structure (barn, house, or other building) known or suspected to contain roosting bats? Note: Most maintenance and general human disturbance in and around structures will not affect Indiana bats as bats roosting in human structures are adjusted to a certain level of routine noise and are generally expected to roost away from areas with excessive disturbance. Answer "no" if the proposed action will not include disturbance to human structures known or suspected to contain roosting bats or if the structure does not offer suitable roosting habitat for northern long-eared bats. If unsure, answer "yes."

No

22. Does the project include removal/modification of an existing culvert?

No

23. Does the project include removal/modification of an existing bridge?

No

24. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats (i.e., live trees and/or snags ≥5 inches dbh (12.7 centimeter), answer "Yes". If unsure, answer "Yes." Or refer to Appendix A of the Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines for definitions and an assessment form that will assist you in determining if suitable habitat is present within your project's action area. Suitable summer habitat for Indiana bat consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlands containing potential roosts (i.e., live trees and/or snags ≥5 inches dbh (12.7 centimeter) that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fence rows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of other forested/wooded habitat.

Yes

25. Will the project include tree cutting, other means of knocking down or bringing down trees, or tree trimming?

Yes

26. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

No

27. Does the project include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property?

No

28. Does the project intersect with the 0-9.9% forest density category?

Automatically answered

No

29. Does the project intersect with the 10.0-19.9% forest density category map?

Automatically answered

No

30. Does the project intersect with the 20.0-29.9% forest density category map?

Automatically answered

No

31. Does the project intersect with the 30.0-100% forest density category map?

Automatically answered

Yes

32. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 40 acres in total extent?

No

33. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Pup Season** for Indiana bats in the action area?

Note: Bat activity periods for your state can be found in Appendix L of the Service's [Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines](#).

No

34. Will the project be associated with a timber harvest or timber sale for management or thinning purposes (not including clear cut), including skid trails, roads, landings and/or stream crossings?

No

35. Will the project result in the use of prescribed fire?

No

36. Does the project include temporary or permanent lighting of roadway(s), facility(ies), and/or parking lot(s)?

No

37. Will the proposed project result in permanent changes to surface water or groundwater quantity, retention, quality or timing? For example, will the proposed project include any activities that would alter stream flow, surface water or groundwater such as water withdrawal, water recharge, wells, infiltration effects, stormwater outlets, hydropower energy production, impoundments, intake structures, water or stream diversion structures, mining, impoundments, dams, surface water drainage, and/or turbines? Projects that include temporary and limited water reductions that will not displace listed species or appreciably change water availability for listed species (e.g. listed species will experience no changes to feeding, breeding or sheltering) can answer "No".

No

38. Does the project include activity in or within 300 feet of a freshwater wetland? This includes, for example, project activities within wetlands, project activities within 300 feet of wetlands that may have impacts on wetlands, water withdrawals and/or discharge of contaminants (even with a NPDES). Activities include, but are not limited to wetland draining, ditching, tilling, filling, excavation, stream diversion, impoundments, mowing, grazing of vegetation, access roads, detention basins, water or sewer lines, irrigation, increase in impervious surfaces, and application of pesticides, deicing agents, or fertilizers.

No

39. Does the project intersect the Bog Turtle species list area?

Automatically answered

Yes

40. Does the project intersect the PA consultation area?

Automatically answered

Yes

41. Is this a PennDOT project in Pennsylvania covered under the Programmatic Biological Opinion on the Effects of Transportation Actions on the Bog Turtle in PA?

Note: If you answer yes, your Northeast Dkey generated letter will have a May A effect determination for bog turtle. This determination will be superceded by the concurrence on the bog turtle PBO project submittal form. Please see the [PennDOT Procedures for Completing Project Reviews](#) for more details.

No

42. Does the project intersect the Small-anthered bittercress species list area?

Automatically answered

No

43. Does the project intersect the Smooth Coneflower species list area?

Automatically answered

No

44. Do you have any other documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?
.25
2. Approximately how many total acres of disturbance are within the disturbance/
construction limits of the proposed project?
.5
3. Briefly describe the habitat within the construction/disturbance limits of the project site.
Mowed yard with a few scattered trees

IPAC USER CONTACT INFORMATION

Agency: Private Entity
 Name: Jeremy Kerstetter
 Address: 443 W 1st Ave
 City: Parkesburg
 State: PA
 Zip: 19365
 Email: jeremy@clearwaterdesign.net
 Phone: 7178148668

COMPLETENESS CHECKLIST

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

ALL ONLOT/RETAINING TANK PROPOSALS

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

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

HOLDING TANKS

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

PRIVIES

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

MUNICIPAL ACTION

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

Signature of Municipal Official

Date Submitted Determined Complete