



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA

January 8, 2026
6:00 p.m. Workshop, 7:00 p.m. Meeting

Location: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

- | | Packet Page # |
|---|---------------|
| I. 6:00 p.m. Workshop | |
| C1, C3, LI Zoning District Ordinance Amendments Drafts ~ potentially incorporate Village Design Guidelines | 2
5 |
| II. 7:00 p.m. Meeting Call To Order | |
| III. Organization for 2026 | |
| Elections for 2026 Planning Commission Chair and Vice-Chair, appointment of Secretary | |
| IV. Act 537 Plan – Senn Parcel Special Study – Drip Irrigation System | 6 |
| An ARRO representative will attend to guide the review of the proposed Study and receive comments from the Commission | |
| V. Meeting Updates ~ Reports | |
| A. Environmental Advisory Council (EAC) | |
| B. Historical Commission (HC) | |
| C. Eagle Mobility Task Force | |
| VI. Comprehensive Plan 2025 ~ Review Implementation Recommendations | |
| VII. Approval of Minutes: October 9, 2025 Meeting minutes | 129 |
| VIII. Next Meeting Date: February 12, 2026 7:00 p.m. | |
| IX. Open Session | |
| X. Adjournment | |

Proposed Changes to C-1 Village District Ordinance

§ 200-36 Design standards.

A.

Preservation of historic resources.

(1)

Within the C-1 Village District, historic structures and other historical resources, including historic ruins or sites, historic road or other transport traces, paths and trails, and any other historic landscape features, shall be preserved to the greatest degree practicable.

(2)

Within the C-1 Village District, no historic structure shall be removed or demolished except where approved by the Township, upon the recommendation of the Planning Commission and Historical Commission. Township approval of demolition requests shall not unreasonably be withheld where applicant demonstrates that renovation or reuse of subject structure(s) is not practicable.

(3)

The following standards shall apply to the rehabilitation, alteration, or enlargement of any historic resource requiring a building permit, unless such alteration is required solely for purposes of compliance with applicable building code, ADA[1] or other regulation, or where modified by the Board of Supervisors as a condition of conditional use approval:

(a)

Construction plans for the rehabilitation, alteration or enlargement of any historic structure shall be in substantial compliance with the Secretary of the Interior's currently adopted Standards for Rehabilitation, as revised.

(b)

Authentic period materials and colors shall be utilized on any portion of any historic structure or enlargement thereof visible from any existing or proposed public right-of-way. Appropriate replication of materials may be substituted.

(c)

Landscape plans shall be submitted with any relevant application committing the applicant to preservation of existing landscape material and/or introduction of new landscape material so as to retain and/or enhance the integrity of the historical landscape setting.

[1]

Editor's Note: See 42 U.S.C. § 12101 et seq.

B.

Architectural design.

(1)

~~To the extent practicable, all~~ All new construction and/or modifications and additions to existing structures within the C-1 Village District shall be designed with either a traditional village architectural character or may be a contemporary expression of traditional styles and forms, respecting the scale, proportion, roof pitch, character, and materials of historic examples in Byers, Eagle and the surrounding area, in accordance with the following standards: in accordance with the Village Design Guidelines.

(a)

Commented [1]: Modify this section when Historic Protection Plan is implemented

Commented [2]: Modify this section when Historic Protection Plan is implemented

Commented [3]: Is this the correct title?

~~Where any individual building facade (or adjoining facades which abut flush to the same building line) is visible from any public right-of-way or public space (including internal public spaces within a development) and exceeds 60 feet in length, there shall be a clear dimensional differentiation of roofline (i.e., an obvious difference in height) and/or an offset in facade of at least 10 feet, effectively breaking the single facade into two or more facades each no more than 60 feet in length. Where approved by the Board of Supervisors as a conditional use, single facades greater than 60 feet in length may be permitted, where applicant demonstrates to the satisfaction of the Board that the design of the building and its relationship(s) to surrounding buildings and landscaped areas mitigates any negative impacts of long continuous building facade(s) on the character of the C-1 Village District. Mitigating factors may include design which emulates characteristic historical building forms which typically included relatively long individual facade lengths such as barns, stables, churches, meeting houses, or other public buildings. Building arrangements which rely on repeated use of the same long facade element shall not be approved.~~

~~(b)~~

~~New construction shall generally have pitched roofs with overhanging eaves. Where flat roofs are provided, they shall be articulated with parapets and cornices. Desired materials on pitched roofs include slate (either natural or man-made), shingle (either wood or asphalt composition), and metal formed to resemble "standing seams." Roof color should reflect local traditional use of color, and shall specifically exclude white, tan, or blue shingles, red clay tiles, and corrugated metal or other corrugated material. The use of fascias, dormers, and gables is encouraged to provide visual interest.~~

~~(c)~~

~~Exterior wall materials may include stucco, wood clapboard (including vinyl or aluminum imitation clapboard siding), native stone, brick, or other material of a shape, color, and texture similar to that found on historic structures in the vicinity.~~

~~(d)~~

~~All facilities and equipment for heating/air conditioning, trash collection and compaction, and other structural elements not in keeping with historical architectural themes shall be concealed architecturally or otherwise screened from view from any public right-of-way or public space (including internal public spaces within a development).~~

~~(2)~~

~~For all principal and/or accessory uses permitted by special exception, variance or conditional use approval, applicant shall provide drawings of sufficient detail to illustrate the character of the intended exterior design of structures, including scale, height, roof pitch, relationship between varying facade elements, and principal exterior materials. The Township may require that material samples also be provided. It shall be the burden of the applicant to demonstrate that submitted architectural designs are consistent with, and promote, the purposes and standards set forth for the C-1 Village District.~~

~~(3)~~

~~Where the Board of Supervisors or Zoning Hearing Board, as applicable, determines that architectural design, as presented by applicant, is an essential means by which the proposed use will comply with the purposes and standards set forth for the C-1 Village District, as a condition of approval of any conditional use, special exception or variance, the applicable Board may require adherence to the intended architectural character as proposed by the applicant.~~

C.

Pedestrian and vehicular access.

(1)

Pedestrian access within the C-1 Village District shall be designed to provide convenient, safe, and direct access between the various uses within the district and other nearby concentrations of development and in accordance with the Active Transportation Study.

(2)

Commented [4]: Is this the correct Title?

And add the Official Map whenever the Map is approved

1-8-2026

pg 2 of 3

~~Trails. Any application for subdivision or land development approval, conditional use approval or special exception approval may be required by the Board of Supervisors or Zoning Hearing Board, as applicable, to construct any trails and/or accessory facilities on the property subject to application which are deemed necessary to implement the Upper Uwchlan Township community trails system relative to such property.~~

~~(3)~~

Vehicular access within the C-1 Village District shall be designed to limit the number of new access points to public roads and to limit potential for turning movement conflict. Where practicable, access to adjoining parcels shall be combined so as to limit potential turning movement and pedestrian movement conflicts.

~~(4)~~

Parking areas within the C-1 Village District shall be designed and landscaped so as to appear broken in mass, in proportion to the scale of structural development. Coordination of access to parking areas and shared parking among adjacent uses shall be required wherever practicable. To the extent practicable, parking shall not be provided in the front yard. To the extent that parking areas are visible from public streets, visual impacts shall be mitigated through introduction of landscape screening, landscape walls, use of pedestrian paving materials, or other design means.

~~D.~~

~~Streetscape design. Streetscape landscaping and pedestrian amenities shall be provided as necessary to meet overall village planning objectives and shall be coordinated with adjacent properties. Where appropriate, the Township may require any of the following amenities, including provision for their regular upkeep and maintenance: in accordance with the Village Design Guidelines and Active Transportation Study.~~

~~(1)~~

~~At least one public trash receptacle in each block;~~

~~(2)~~

~~Public benches of approved design at intervals of no greater than 50 feet on each block;~~

~~(3)~~

~~At least one bike rack on each block, located in areas where the sidewalk width has been designed to accommodate such features;~~

~~(4)~~

~~Planting strip(s) no less than five feet in width and planted with shade trees between sidewalks and streets and other vehicular accessways, to the extent feasible;~~

~~(5)~~

~~Appropriate pedestrian paving materials.~~

~~E.~~

Stormwater management. Within the C-1 Village District, all stormwater management facilities shall be designed to optimize the capture of stormwater at the sources of generation, maximize recharge to the subsurface and minimize surface water flow. Guidance for stormwater management shall use the most current best management practices such as those published by the American Society of Engineers, Pennsylvania State University or the Commonwealth of Pennsylvania.

~~F.~~

For additional regulations applicable to this district, see Article XIV, Supplemental Land Use Regulations, Article XV, Common Regulations, and Article XVI, Signs.

Commented [5]: To be modifies after Parking changes are determined

Proposed Changes to the C3 Highway Commercial District Zoning Ordinance

§ 200-42 Design standards.

A) All new and/or any modifications or additions to structures on parcels adjacent to Route 100 and Graphite Mine Road shall comply with the Village Design Guidelines.

Commented [1]: Is the correct term adjacent or contiguous?

B) For additional regulations applicable to this district, see Article XIV, Supplemental Land Use Regulations, Article XV, Common Regulations, and Article XVI, Signs.

Commented [2]: Comply? or be consistent with?

Proposed Changes to the LI Limited Industrial District Zoning Ordinance

§ 200-47 Design standards.

A) All new and/or any modifications or additions to structures on parcels adjacent to Route 100 and Graphite Mine Road shall comply with the Village Design Guidelines.

Commented [3]: Is the correct term adjacent or contiguous?

B) For additional regulations applicable to this district, see Article XIV, Supplemental Land Use Regulations, Article XV, Common Regulations, and Article XVI, Signs.

Commented [4]: Comply? or be consistent with?

1-8-2026 pg 1 of 1

UPPER UWCHLAN TOWNSHIP

SENN PARCEL – ACT 537 PLAN SPECIAL STUDY



DRIP IRRIGATION SYSTEM

DECEMBER 2025
DRAFT

ARRO Project No. 10270.69

Prepared By:



ARRO Consulting, Inc.
321 N. Furnace Street, Suite 200
Birdsboro, Pennsylvania 19508

CONTENTS

EXECUTIVE SUMMARY	9
I. PREVIOUS WASTEWATER PLANNING	11
A. Identify and Discuss Existing Wastewater Planning	11
1. Previous Act 537 Planning	11
2. Planning Not Done in Accordance with an Approved Implementation Schedule	11
3. Additional Planning	12
4. Planning Via Planning Modules or Addenda	12
II. PHYSICAL AND DEMOGRAPHIC ANALYSIS	12
A. Identify Planning Area, Municipal Boundaries, and Service Area Boundaries Through Mapping	12
B. Identify the Physical Characteristics of the Planning Area	12
C. Soils Analysis	12
D. Geological Features	13
E. Topography Features	14
F. Potable Water Supplies	14
G. Wetlands	14
III. EXISTING SEWAGE FACILITIES IN THE PLANNING AREA	14
A. Identify and Describe Municipal Sewage Systems in the Planning Area	14
1. Location, Size, and Ownership of Facilities	14
2. Narrative and Schematic Diagram of the Basic Treatment Process	15
3. Descriptions of Problems with the Existing Facilities	16

4.	Ongoing Upgrades or Expansion of Facilities	16
5.	Operations and Maintenance Requirements and the Status of Past and Present Compliance	16
B.	Individual and Community On-Lot Disposal Systems	16
C.	Wastewater Sludge and Septage Generation	16
IV.	FUTURE GROWTH AND LAND DEVELOPMENT	16
A.	Identification of Municipal and County Planning Documents	16
1.	Identify land use plans and zoning maps	17
2.	Identify Zoning Regulations that Establish Lot Sizes	17
B.	Description of Future Growth and Development	18
1.	Areas with Existing Development and Plotted Subdivisions	18
2.	Land Use Descriptions	18
3.	Future Growth and Projections	19
4.	Subdivision Regulations as they Pertain to Planned Development	19
5.	Required Sewage Planning	20
V.	ALTERNATIVES TO PROVIDE NEW OR IMPROVED WASTEWATER DISPOSAL FACILITIES	21
A.	Identify Alternatives	21
1.	Regional Wastewater Treatment Concepts	21
2.	Extension of Existing Municipal Sewage Facilities to Areas in Need.	22
3.	Continued Use of Existing Community Treatment Facilities	22
4.	New Sewage Systems and Treatment	23
5.	Repair and Replacement of Existing Collection and Conveyance System Components	23
6.	Alternative Methods of Collection and Conveyance to Serve Areas in Need	24
B.	Use of Individual Disposal Systems	24

C. Use of Existing Sewage Treatment Facilities	24
D. Community Land Disposal	24
E. Retaining Tanks	25
F. Septage Management	25
G. Non-Structural Comprehensive Planning Alternatives	25
H. No Action Alternative	25
1. Water Quality and Public Health	25
2. Growth Potential	25
3. Community and Economic Conditions	26
4. Recreational Opportunities	26
5. Drinking Water Sources	26
6. Other Environmental Issues	26
VI. EVALUATION OF ALTERNATIVES	26
A. Consistency Determination	26
1. Clean Stream Law	26
2. Chapter 94 Report	26
3. Clean Water Act (Title II)	27
4. Comprehensive Plans	27
5. Antidegradation Requirements Contained in Chapters 93, 95 and 102 of the Clean Water Act	27
6. State Water Plans	27
7. Pennsylvania's Prime Agricultural Land Policy	28
8. County Stormwater Management Plan	28
9. Wetlands Protection	28
10. Protection of Threatened, Rare, and Endangered Plant and Animal species (PNDI)	28

11.	Historic and Archaeological Resource Protection	29
B.	Resolution of Inconsistencies	29
C.	Alternative Evaluation with Respect to Applicable Water Quality Standards and Effluent Limitations	29
D.	Preliminary Cost Opinions	29
E.	Analysis of Available Funding Methods	30
F.	Immediate or Phased Implementation	35
G.	Ability of the Township to Implement the Alternative	35
H.	Administrative and Legal Issues	35
VII.	INSTITUTIONAL EVALUATION	36
A.	Analysis of the Township, Past Actions, and Present Performance	36
1.	Financial and Debt Status	36
2.	Available Staff and Administrative Resources	36
3.	Existing Legal Authority	36
B.	Institutional Alternatives Necessary to Implement the Technical Alternative	36
1.	Need for a New Authority	36
2.	Function of the Authority	37
3.	Cost of Administration	37
C.	Administrative and Legal Activities to be Completed and Adopted to Ensure the Implementation of the Technical Alternative	37
1.	Legal Authorities of Incorporation	37
2.	Required Ordinances, Standards, Regulations, and Intermunicipal Agreements	37
3.	Provisions of Rights-of-Way, Easements, and Land Transfers	37

5. Legal Documents	37
D. Selected Institutional Alternative	38
VIII. SELECTED WASTEWATER TREATMENT AND INSTITUTIONAL ALTERNATIVE	38
A. Identify the Chosen Technical Alternative	38
B. Selected Financing Alternative	39

LIST OF APPENDICES

Appendix A	Zoning
Appendix B	Site Plan
Appendix C	Soils
Appendix D	Geology
Appendix E	Land Development Plan
Appendix F	Topography
Appendix G	Steep Slopes
Appendix H	Prime Agriculture
Appendix I	Potable Water Plan
Appendix J	Wetlands
Appendix K	Treatment Process Flow Diagram
Appendix L	Concept Plan
Appendix M	PHMC Review
Appendix N	PNDI Correspondence
Appendix O	Septage Management Program
Appendix P	Route 100 Plan
Appendix Q	County Comments
Appendix R	Township Planning Commission Comments
Appendix S	Public Comments and Responses

Appendix T	Municipal Resolutions
Appendix U	Approved Plan of Study and Task Activity Report

GLOSSARY OF ABBREVIATIONS

ABACT – Antidegradation Best Available Combination of Technology

Ac. – Acres

BOD5 – Biochemical Oxygen Demand

CCPC – Chester County Planning Commission

d.u. – Dwelling Units

GPD – gallons per day

I/I – Inflow and Infiltration

Lbs/day – Pounds per Day

MGD – million gallons per day

Mg/L – Milligrams per Liter

MS4 – Municipal Separate Storm Sewer System program

NPDES – National Pollutant Discharge Elimination System

OLDS – On-Lot Disposal Systems

PA DEP – Pennsylvania Department of Environmental Protection

PennVest Authority – Pennsylvania Infrastructure Investment Authority

PHMC – Pennsylvania Historic and Museum Commission

PNDI – Protection of Threatened, Rare, and Endangered Plant and Animal Species

SQR – Sequencing Batch Reactor

SWMP – Stormwater Management Plan

UUT – Upper Uwchlan Township

UUTMA – Upper Uwchlan Township Municipal Authority

WQM – Water Quality Management

WWTP – Waste Water Treatment Plant

WVT – West Vincent Township

EXECUTIVE SUMMARY

This Act 537 Plan Special Study was prepared for Upper Uwchlan Township (Township) and the Upper Uwchlan Township Municipal Authority (Authority) at their request, and the request of the Pennsylvania Department of Environmental Protection (PA DEP), in accordance with Act 537, entitled the Pennsylvania Sewage Facilities Act, Title 25, Chapter 71 of the Pennsylvania Code, and the Pennsylvania Department of Environmental Protection Act 537 Plan Content and Environmental Assessment Checklist. The Route 100 Wastewater Treatment Plant (WWTP) is currently permitted for an average annual design treatment capacity of 800,000 gallons per day (gpd). While the facility possesses sufficient hydraulic and organic treatment capacity to meet projected future flows, it presently lacks the corresponding effluent disposal capacity necessary to fully utilize its permitted treatment potential.

This Plan (Special Study) addresses the requirements necessary to meet future public sanitary sewer wastewater effluent disposal needs of the Township via effluent disposal at the Senn Parcel. This Special Study is applicable to areas of the Township that are currently served or planned to be served by the Route 100 Regional Wastewater Treatment Plant.

The Plan is comprised of the following components addressed in the Plan of Study:

- I. Previous Wastewater Planning
- II. Physical and Demographic Analysis
- III. Existing Sewage Facilities in the Planning Area
- IV. Future Growth and Land Development
- V. Alternatives to Provide New or Improved Wastewater Disposal Facilities
- VI. Evaluation of Alternatives
- VII. Institutional Evaluation
- VIII. Selected Wastewater Treatment and Institutional Alternative

From the discussions and evaluations made in the following Plan sections, it is determined that utilizing the Senn Parcel to provide additional wastewater effluent disposal for the Route 100 Waste Water Treatment (WWTP) is the best alternative. With the implementation of this alternative, the Senn Parcel will be able to provide an additional 25,150 GPD of disposal. Planned wastewater capacity needs are identified in Appendix P.

Township wastewater effluent disposal needs were examined with a focus on protecting the Pickering Creek Basin and adjacent shallow surface pond feature. The proposed configuration of drip zones maximizes available upland areas with favorable soil permeability and separation from seasonal high-water table conditions, while maintaining required horizontal isolation distances from environmentally sensitive features such as stream channels, drainageways, and property boundaries. Environmental constraints, including proximity to Pickering Creek and its tributary, will require compliance with applicable riparian buffer regulations, stormwater management standards, and erosion and sedimentation control measures under PA DEP Chapter 102. Conceptual Plans for Alternatives are shown in Appendix L.

The engineer's preliminary opinion of present worth of the maintenance for the selected alternative, given a 20-year analysis period, is \$669,451. The project will be funded directly by Authority Funds.

From the perspective of implementing these alternatives, an opinion of planning-level costs for each are:

Construction:	\$4,104,690.00
Engineering:	\$ 490,000.00
Land Acquisition:	\$ 2,200,00.00
Contingency:	\$ 450,000.00
Total Capital Cost	\$7,244,690.00

This planning document uses a three-year time horizon. The following is an implementation schedule for the Special Study process.

1. Submit Draft to County and Township Planning Commission and Chester County Health Department for Review	January 2026
2. Public Comment	February/March 2026
3. Execute Municipal Resolutions	March 2026
4. Submit Act 537 Plan to PADEP	March/April 2026
5. Receive PA DEP Approval	July 2026

6. Apply for Plan Preparation Reimbursement

July 2026

7. Receive Reimbursement

November 2026

I. PREVIOUS WASTEWATER PLANNING

A. IDENTIFY AND DISCUSS EXISTING WASTEWATER PLANNING

1. Previous Act 537 Planning

As documented in the current Act 537 Plan Update that was recently approved by the Pennsylvania Department of Environmental Protection (PA DEP), the Route 100 WWTP is identified as the Township's central wastewater treatment facility and will continue to serve as the primary treatment location for the designated service area. The Route 100 WWTP is currently permitted for an average annual design treatment capacity of 800,000 gallons per day (gpd). While the facility possesses sufficient hydraulic and organic treatment capacity to meet projected future flows, it presently lacks the corresponding effluent disposal capacity necessary to fully utilize its permitted treatment potential. The Plan proposed phased construction and operation of a new wastewater treatment plant, associated effluent storage and land application facilities.

In accordance with the objectives of the Act 537 Plan, this study (Special Study) was undertaken to evaluate the Senn Parcel (Land Parcel: 32-4-67) for its feasibility and suitability to provide additional wastewater effluent disposal capacity. The evaluation includes consideration of site characteristics, soil suitability, hydrogeologic conditions, and potential disposal alternatives consistent with PA DEP Chapter 71 and Chapter 72 regulations. There are no previous plans for this piece of land, but in June 2024 a revised Act 537 Plan (Township wide Plan) was submitted in response to comments received from PA DEP. This Plan was approved by PADEP in November 2025

The purpose of this assessment is to determine whether the Senn Parcel can effectively supplement the existing disposal system to support the full operational capacity of the Route 100 WWTP. The findings of this evaluation will assist the Township in meeting PA DEP planning requirements and ensuring long-term compliance, sustainability, and consistency with the approved Act 537 Plan objectives for wastewater management within the Township.

2. Planning Not Done in Accordance with an Approved Implementation Schedule

All planning by the Township is in accordance with the approved implementation schedule.

3. Additional Planning

No additional planning is anticipated for this area.

4. Planning Via Planning Modules or Addenda

Existing and proposed developments have and will continue to submit planning modules in accordance with prescribed planning requirements to amend the Township's 537 Plan.

II. PHYSICAL AND DEMOGRAPHIC ANALYSIS

A. IDENTIFY PLANNING AREA, MUNICIPAL BOUNDARIES, AND SERVICE AREA BOUNDARIES THROUGH MAPPING

The Senn Parcel is an irregularly shaped tract consisting of approximately 33.2 acres of undeveloped woodland, located in Upper Uwchlan Township, Chester County. The property is zoned Residential (1.5). The property is located in the Township's designated Act 537 Planning Area. Refer to the Plan in Appendix A showing the zoning for the parcel. Refer to the Plan in Appendix B which shows the boundary for the planning area addressed in this Plan.

B. IDENTIFY THE PHYSICAL CHARACTERISTICS OF THE PLANNING AREA

Topographically, the site exhibits moderate to steep slopes characteristic of ridge landforms, with elevations generally descending toward the adjacent stream valleys. The property is bounded by existing residential development to the north, situated downslope of the ridgeline, and by commercial development along Senn Drive to the west. The eastern and southern boundaries of the property are primarily bordered by wooded open space and stream corridor areas associated with the Pickering Creek watershed. Access to the property is provided via Senn Drive, which connects to the regional roadway network along Route 100. Elevations vary from a low-level elevation of 420 feet near the eastern border of the property to an elevation of 520 feet on the northern border of the property. A topographical map of the area is located in Appendix F. Wetlands per the National Wetlands Inventory Map are detailed on the map located in Appendix J.

C. SOILS ANALYSIS

USDA soil mapping identifies the Parker-Gladstone-Cokesbury-Califon catena on the Site. Parker and Gladstone gravelly loam soils are formed in residuum derived from gneiss bedrock, with Parker gravelly loam being somewhat excessively drained and Gladstone gravelly loam being well drained. Califon loam is formed in colluvium derived from gneiss bedrock and is moderately

well drained to somewhat poorly drained. Further downslope is poorly drained Cokesbury silt loam, also formed in colluvium from gneiss. Alluvial Hatboro silt loam is mapped along the stream.

A large portion of the Site has been manipulated through historic mining and subsequent stockpiling of soil. Unimproved, two-track roads and the remains of historic mining or logging trails are present to the north of the stream. A dirt road runs north-south along the western property line, serving the commercial properties along Senn Drive.

Portions of the Site are not readily available for wastewater disposal. These areas include soils and slopes that do not comply with PADEP regulations or guidelines for land application, including high water table soils along the on-site stream, shallow bedrock soils at the eastern end of the ridge, and slopes over 25%.

Additional areas in the center of the site are impacted by past activities and include large soil and fill stockpiles, irregular and undulating topography, local steep slopes, compacted dirt roadways, and areas of surface ponding of water. These areas are not suitable for wastewater application in their current condition. The UUTMA may choose to remove the stockpiles and try to return the Site to pre-use conditions by re-grading, exporting deleterious material, and/or importing clean mineral soil to improve these areas. Disposal is permitted in or on fill if it has remained in place for a minimum of four (4) years, and if it subsequently meets depth and permeability requirements for wastewater application. Should the UUTMA choose to undertake this work, they should consult with the PADEP to document the extent and timing of the work, and to provide the best chance for successful rehabilitation of these areas.

For more details, soil plans can be found in Appendix C.

D. GEOLOGICAL FEATURES

The geology beneath the Site is mapped as Graphitic Gneiss within the Upland Section of the Piedmont Physiographic Province. The Piedmont Upland Section consists of varying rolling hills and valleys underlain by deformed Precambrian and Early Paleozoic igneous and metamorphic rocks. The site is further classified as being underlain by the Pickering Gneiss member of the Graphitic Gneiss (Chester County Planning Commission, 1994). The Pickering Gneiss is distinguished as a graphitic gneiss, light to medium-gray in color, and consisting of quartz, orthoclase, hornblende, biotite, graphite, and minor beds of marble. Banding within the Pickering Gneiss is distinct and common, with flaggy thickness. Further discussion of Site geology is found in the separate Hydrogeologic Investigation Report, also prepared by ARM, see the Pennsylvania Geological Survey map found in Appendix D for details.

E. TOPOGRAPHY FEATURES

The northwest edge of the property is relatively flat, remaining around 520 feet of elevation over a large portion of the lot. Both the southern and eastern sides of the lot have steep slopes that end at about 460 feet and 420 feet, respectively. This can be seen in the topography map in Appendix F.

F. POTABLE WATER SUPPLIES

Aqua America (Aqua) is the supplier of water to both residential and business users throughout Upper Uwchlan Township. All new development is required to provide proof of adequate water supply. Aqua utilizes various water sources throughout the area, including wells located within the Township, and is approved by the Pennsylvania Public Utilities Commission to serve much of the Township. Users not currently serviced by Aqua must rely on individual wells for their water supply. Currently there are no potable water supply sources on the selected property. Mapping in Appendix I shows the extent of public water service in the planning area.

G. WETLANDS

Wetlands were identified on the southern border of the property. This is indicated by the National Wetlands Inventory Map, Downingtown Quadrangle. The wetland consists of a river and land classified as “Marsh, Swamp, Bog, Prairie” type. It is not anticipated that the potential wastewater treatment alternative will have an impact on this wetland area as it is disconnected from the planned treatment area. A wetlands map is located in Appendix J. Field observation of the wetland areas was completed in August 2025. Wetland vegetation and hydric soils were observed in the field, but no constant hydrological sources were identified in the area. A full wetland delineation will be completed as the project moves to the design and permitting phase.

III. EXISTING SEWAGE FACILITIES IN THE PLANNING AREA

A. IDENTIFY AND DESCRIBE MUNICIPAL SEWAGE SYSTEMS IN THE PLANNING AREA

1. Location, Size, and Ownership of Facilities

There are no existent sewerage facilities on the Senn Parcel. This special study is being conducted to determine if the Senn Parcel is viable to be included as an area for drip disposal of treated sewage from the Route 100 system.

Upper Uwchlan Township is served by a blend of public collection, conveyance, and treatment systems as well as private and community on-lot disposal systems. The primary public collection, conveyance, and treatment system in the Township is the “Route 100” system. This is owned by Upper Uwchlan Township and is leased to the Authority.

The Wastewater Treatment Plant (WWTP) is located along Fellowship Road in Upper Uwchlan Township, Chester County, Pennsylvania. The WWTP treats wastewater from residential developments, as well as some commercial and institutional uses located primarily within the Village of Eagle.

The WWTP consists of an influent headworks, a lift pump station, a secondary- treatment aerated lagoon with two (2) cells divided by a baffle, a storage lagoon, a four-basin Sequencing Batch Reactor (SBR) with blower building, and an effluent pump station with control building. Under the Phase III upgrade, the WWTP has a permitted annual average flow and design hydraulic capacity of 0.800 Million Gallons per Day (MGD) and a permitted design organic capacity of 1,500 lbs/day Biochemical Oxygen Demand (BOD5). The WWTP also has effluent limits of 25 milligrams per Liter (mg/L) BOD5, 30 mg/L total suspended solids and 14 mg/L total nitrogen.

A combination of spray and drip irrigation areas are utilized to dispose of the treated effluent. As the method of disposal is not stream discharge, an NPDES permit has not been secured and is not required.

The Water Quality Management (WQM) Sewerage Permit No. 1500421, approved by PA DEP on March 06, 2001, renewed November 10, 2008 as part of the planned Phase II WWTP upgrade to include final effluent limitations for the WWTP, and renewed March 02, 2011 to consolidate all land disposal areas at Byers Station, Eagle Hunt, Ewing Tract-UUT, Ewing Tract-WVT, Reserve at Eagle, Reserve at Waynebrook, St. Elizabeth’s Parish, Upland Farms, and Windsor Ridge under one (1) WQM permit. The latest WQM permit was issued in 2021 and last amended in August 2023.

Refer to the Plan in Appendix P that shows the location of the Route 100 Regional WWTP and shows the extent of the collection, conveyance, and disposal system.

2. Narrative and Schematic Diagram of the Basic Treatment Process

The WWTP consists of an influent headworks, a lift pump station, a secondary treatment aerated lagoon with two cells divided by a baffle, a storage lagoon, a two-basin Sequencing Batch Reactor (SBR) with a sludge digester tank and post-EQ tank, a blower building, an effluent pump station and a control building. Under the current Phase III WWTP upgrade

WQM permit, which adds two additional SBR basins, the WWTP has a permitted annual average flow of 0.619005 MGD, a design hydraulic capacity of 0.800 MGD, and a design organic capacity of 1,500 lbs./day BOD5. The WWTP also has effluent limits of 25 mg/l CBOD5, 30 mg/l Total Suspended Solids and 14 mg/l Total Nitrogen. A combination of spray and drip irrigation areas are utilized to dispose of the treated effluent. As the method of disposal is not stream discharge an NPDES permit has not been secured and is not required. Documents outlining the hydraulic profile of the Route 100 Treatment Plant are shown in Appendix K and the schematic of the proposed Senn Tract Drip System are shown in Appendix E on Page 8 of the Land Development Plan .

3. Descriptions of Problems with the Existing Facilities

There are no problems with the existing facilities. The treatment plant is operating within the permitted hydraulic and organic limits/requirements. This special study is to identify additional disposal area for the existing Route 100 System.

4. Ongoing Upgrades or Expansion of Facilities

The Route 100 WWTP recently completed construction of two additional SBRs bringing the treatment capacity to 800,000 GPD. There are no ongoing upgrades.

5. Operations and Maintenance Requirements and the Status of Past and Present Compliance

Not applicable.

B. INDIVIDUAL AND COMMUNITY ON-LOT DISPOSAL SYSTEMS

There are no on-lot disposal systems (OLDS) located on the Senn Parcel parcel.

C. WASTEWATER SLUDGE AND SEPTAGE GENERATION

There are currently no sources of wastewater sludge or septage generation associated with Senn Parcel.

IV. FUTURE GROWTH AND LAND DEVELOPMENT

A. IDENTIFICATION OF MUNICIPAL AND COUNTY PLANNING DOCUMENTS

1. Identify land use plans and zoning maps

The Chester County Comprehensive Plan titled “Landscapes 3” establishes guidelines for the following land use categories:

- Growth Management
- Natural Resource Protection and Open Space
- Agricultural and Farmland Protection

These categories are used to provide the municipalities with “planning strategies to assist them in implementing their growth boundaries.”

The Township has a Comprehensive Plan that was adopted in April 2025. It establishes priority areas for land preservation, current and future land use, and locations of public wastewater facilities.

The Township’s Comprehensive Plan envisions that the “public wastewater treatment and disposal systems will support the needs of present and future residents of, and businesses in, the Township.” The Comprehensive Plan also envisions that “the systems will be supported by a unified Township-wide Act 537 Sewage Facilities Plan; and will continue to rely, to the greatest extent possible, on the use of land application of treated effluent as the most environmentally responsible method of disposal. Furthermore, the Township will continue to support the use of private septic systems as an economical and environmentally responsible means of disposal of wastewater.”

From a future land use perspective, it is the Township’s intent to extend public sewer service to properties in the “Suburban/Site Responsive,” “Village,” and Suburban Employment” areas as it is feasible. The areas in the “Rural/Site Responsive” designation shall continue with on-lot disposal.

Associated zoning maps can be found in Appendix A.

2. Identify Zoning Regulations that Establish Lot Sizes

The zoning ordinance adopted by the Township establishes the criteria for lot sizes for zoning districts in the Township. Zoning mapping is found in Appendix A.

Zoning District	Minimum Lot Area (for Residential Zones)
R1 – Residential District	1 dwelling unit (d.u.)/ 2 Acre (Ac.)
R2 – Residential District	1 d.u. / Ac.
R3 – Residential District	1.5 d.u. / Ac.
R4 – Residential District	2-4 d.u. / Ac.
C1 – Village Commercial District	-----
C2 – Limited Commercial District	-----
C3 – Highway Commercial District	-----
LI – Limited Industrial District	-----
PI – Planned Industrial/Office District	-----

The zoning ordinance was prepared by the Brandywine Conservancy and was last amended in April 2023.

B. DESCRIPTION OF FUTURE GROWTH AND DEVELOPMENT

1. Areas with Existing Development and Plotted Subdivisions

There is no current or planned development with the Senn Parcel. Systems to be located on the Senn Parcel are to address the current/future wastewater effluent needs of the Township as a whole. Existing Development in the area is detailed in Appendix E.

2. Land Use Descriptions

Land use in Upper Uwchlan Township is governed by the Township's Zoning Ordinance. Land use is given the following designations per the Ordinance.

Zoning District	Minimum Lot Area (for Residential Zones)
R1 – Residential District	1 dwelling unit (d.u.)/ 2 Acre (Ac.)
R2 – Residential District	1 d.u. / Ac.
R3 – Residential District	1.5 d.u. / Ac.
R4 – Residential District	2-4 d.u. / Ac.
C1 – Village Commercial District	-----
C2 – Limited Commercial District	-----
C3 – Highway Commercial District	-----
LI – Limited Industrial District	-----
PI – Planned Industrial/Office District	-----

3. Future Growth and Projections

No future growth is projected for the Senn Parcel. It is designated as an open space area by the Township.

4. Subdivision Regulations as they Pertain to Planned Development

Upper Uwchlan Township has established guidelines for development, use, and protection of land.

The following Community Development objectives identified in Chapter 200, Article I, subsection 200-6 of the Township's Zoning Ordinances, summarizes the broad framework within which more specific zoning regulations are drawn:

- a) To preserve the open, rural character of the Township and to maintain the quality of the existing scenic landscape.
- b) To conserve those natural features of the Township that form its character and setting, comprise resource opportunities or that pose threats to public health or safety when managed improperly.

- c) To preserve and protect the historic resources of Upper Uwchlan Township.
- d) To provide the opportunity for a range of housing types within the Township that are in keeping with the rural character and are sufficient to serve the affected population and preclude any questions of exclusion by the Township.
- e) To provide continued opportunities for commercial and industrial development with similar intensities as, and at locations adjacent to, complementary uses that are appropriate to the regional role of the Township.
- f) To establish a safe and efficient Township circulation system, both vehicular and non-vehicular; limiting new road construction to that which serves new development or remedies a documented safety problem, fully integrating new roadways with existing Township and regional traffic systems.
- g) To provide community facilities and services to meet the needs of residents, landowners, and to accommodate future population as identified in the Plan, consistent with the statutory and fiscal capabilities of the Township.
- h) To foster agriculture as a viable industry and as a desirable open space use.
- i) To continue to undertake Township administration responsibilities in an efficient and responsive manner.
- j) To monitor the process of development and periodically compare the performance in the Township against the proposals of the Comprehensive Plan, adjusting either or both as necessary.

No subdivision will be occurring on the Senn Parcel into the future. It is zoned as a protected area for the future.

5. Required Sewage Planning

This Act 537 Special Study shall be an amendment to the Township's recently approved Act 537 Plan (November 12, 2025) to include the Senn Parcel as a sewage effluent disposal area by drip irrigation. The WQM permit, Permit No. 1500421, will need to be revised to include the additional area of drip irrigation.

V. ALTERNATIVES TO PROVIDE NEW OR IMPROVED WASTEWATER DISPOSAL FACILITIES

A. IDENTIFY ALTERNATIVES

1. Regional Wastewater Treatment Concepts

As documented in the current Approved Act 537 Plan Update by the Pennsylvania Department of Environmental Protection (PA DEP), the Route 100 Wastewater Treatment Plant (WWTP) is identified as a central wastewater treatment facility and will continue to serve as the primary treatment location for the designated service area. The Route 100 WWTP is currently permitted for an average annual design treatment capacity of 800,000 gallons per day (gpd). While the facility possesses sufficient hydraulic and organic treatment capacity to meet projected future flows, it presently lacks the corresponding effluent disposal capacity necessary to fully utilize its permitted treatment potential.

In accordance with the objectives of the Act 537 Plan, this study has been undertaken to evaluate the Senn Parcel for its feasibility and suitability to provide additional wastewater effluent disposal capacity. The evaluation includes consideration of site characteristics, soil suitability, hydrogeologic conditions, and potential disposal alternatives consistent with PA DEP Chapter 71 and Chapter 72 regulations.

Based on the results of the hydrologic and soil suitability evaluations, the Senn Parcel was determined to contain sufficient area and soil characteristics to accommodate nine (9) distinct drip irrigation disposal zones. Eight (8) of the proposed zones are located north of the tributary to Pickering Creek along the primary ridgeline, while one (1) zone is located south of the tributary. The delineation of these zones was based on detailed site topography, soil test pit and percolation data, hydrologic constraints, and applicable PA DEP design standards for land-based effluent disposal systems. The combined estimated disposal capacity for the nine (9) drip zones is approximately 25,150 gallons per day (gpd). This capacity estimate is preliminary and subject to confirmation through final design-level testing, including additional soil profile evaluations, hydraulic loading rate analyses, and site-specific modeling in accordance with PA DEP's "Manual for Land Application of Treated Sewage and Industrial Wastewater".

The existing drip irrigation pumps located at the Byers Station Water Reclamation Facility will be utilized to deliver treated effluent to the proposed disposal fields at the Senn Parcel. These pumps are capable of accommodating multiple flow scenarios and delivering effluent

to multiple fields at varying flow rates. Evaluation of the system determined that the existing variable-speed drives are sufficient to meet the operational requirements for both current conditions and the additional proposed drip irrigation field.

It is proposed that pressurized filtration units be installed to remove particulates down to 100 microns prior to irrigation. The filters will be sized to accommodate the maximum design flow to the irrigation zones and will include an automatic time-cycle backwash system. A differential pressure switch across the filters will serve as a backup to ensure proper operation and prevent clogging of the drip emitters.

Storage will be provided to accommodate conditions that temporarily prevent irrigation, such as heavy frost, maintenance, or equipment downtime. Studies at Delaware Valley College and other locations have demonstrated that drip irrigation systems can operate year-round; however, PA DEP guidelines for drip disposal systems require a minimum of three (3) days of storage. The Authority plans to utilize the available capacity of the Byers Station Storage Lagoon to meet this requirement. Based on a projected disposal rate of 25,150 gallons per day (gpd) to the Senn Parcel, a minimum storage volume of 75,450 gallons is required. The as-built storage capacity of the Byers Station Storage Lagoon is 75,698,873 gallons, of which 47,547,000 gallons is currently in use. Therefore, sufficient storage capacity is available to support the proposed project.

The proposed effluent disposal system will employ subsurface drip irrigation, in which the soil serves as a biological filter between the emitters and the plant root zone. The drip tubing will be installed within the root zone at a depth of eight (8) to ten (10) inches.

2. Extension of Existing Municipal Sewage Facilities to Areas in Need.

Within the bounds of the planning area, defined for this Special Study (Appendix B), there are currently no areas that are in need due to failing or malfunctioning OLDS.

3. Continued Use of Existing Community Treatment Facilities

In the planning area, there are seven (7) community treatment facilities. Each has a capacity as follows:

- St. Andrews Brae 0.0036 MGD
- Greenridge 0.0117 MGD
- Lakeridge 0.040 MGD

- Saybrooke 0.0092 MGD (To be phased out per the approved Township Act 537 Plan)
- Eaglepointe 0.015 MGD (To be phased out per the approved 537 Plan)
- Marsh Harbour 0.076 MGD
- Meadow Creek 0.0018 MGD (To be phased out per the approved Township Act 537 Plan)

These community facilities are currently meeting their permit requirements as detailed in their respective Chapter 94 Wasteload Management Reports.

4. New Sewage Systems and Treatment

This Plan is examining the wastewater needs in the planning area. From a wastewater treatment perspective, the Route 100 WWTP will remain as the Township's central treatment facility. Needs areas and new development will be served by this WWTP. There is no plan to construct a new wastewater treatment facility. However, to operate the current facility at its capacity, additional disposal area is needed, which this Plan aims to partially address.

5. Repair and Replacement of Existing Collection and Conveyance System Components

In accordance with the most current Chapter 94 Wasteload Management Report, the collection and conveyance system for the Route 100 system is generally less than 15 years old.

Rainfall has no significant effect on the flow at the WWTP. Inflow and infiltration abatement programs are not necessary at this time.

The conveyance capacity is not being exceeded presently, nor is it anticipated that it will be exceeded within the next five (5) years with the Phase III WWTP upgrade completed.

There are no portions of the Route 100 collection and conveyance system where rehabilitation or cleaning is needed or underway to maintain the integrity of the system and prevent or eliminate bypassing, sanitary sewer overflows, excessive infiltration or other collection and conveyance system problems.

The collection and conveyance systems for the satellite facilities are also regularly maintained and checked for inflow and infiltration (I/I). Based on flows reported in the annual Chapter 94 reports, I/I at the satellite wastewater treatment plants does not appear to be a concern.

6. Alternative Methods of Collection and Conveyance to Serve Areas in Need

No alternative methods of collection were evaluated as this Special Study is focused on disposal of treated effluent. The existing drip irrigation pumps located at the Byers Station Water Reclamation Facility will be utilized to deliver treated effluent to the proposed disposal fields at the Senn Parcel. These pumps are capable of accommodating multiple flow scenarios and delivering effluent to multiple fields at varying flow rates. Evaluation of the system determined that the existing variable-speed drives are sufficient to meet the operational requirements for both current conditions and the additional proposed drip irrigation field.

B. USE OF INDIVIDUAL DISPOSAL SYSTEMS

While there are areas and developments within the Township that are currently served by individual on-lot disposal systems, the Senn Parcel is proposed to be a disposal area via drip irrigation of treated effluent from the Route 100 wastewater treatment plant.

C. USE OF EXISTING SEWAGE TREATMENT FACILITIES

There are seven (7) satellite wastewater treatment facilities and one (1) central wastewater treatment facility. Three (3) of the seven (7) facilities are planned for retirement per the approved Township-wide Act 537 Plan. The remaining satellite facilities will continue to be used as they are currently used. There are no plans to expand those plants.

The central treatment plant (Route 100 WWTP) has a capacity of 0.800 MGD. An expansion of the plant was recently completed. This special study does not include any additional sewage treatment facilities.

D. COMMUNITY LAND DISPOSAL

There are seven (7) satellite wastewater treatment and disposal facilities that serve as community facilities. Five (5) of the seven (7) facilities utilize land disposal methods via either drip or spray irrigation.

The method of treated effluent disposal for the Route 100 WWTP is via drip or spray irrigation.

The map/plan in Appendix P shows the location of the existing land disposal facilities.

The Senn Parcel is proposed as an additional disposal area for treated sewage effluent from the Rt. 100 WWTP. This disposal is planned to be via drip irrigation on the parcel.

E. RETAINING TANKS

Retaining tanks will not be utilized on the Senn Parcel. However, storage will be provided to accommodate conditions that temporarily prevent irrigation, such as heavy frost, maintenance, or equipment downtime. Studies at Delaware Valley College and other locations have demonstrated that drip irrigation systems can operate year-round. However, PA DEP guidelines for drip disposal systems require a minimum of three (3) days of storage.

The Authority plans to utilize the available capacity of the Byers Station Storage Lagoon to meet this requirement. Based on a projected disposal rate of 25,150 gallons per day (gpd) to the Senn Parcel, a minimum storage volume of 75,450 gallons is required. The as-built storage capacity of the Byers Station Storage Lagoon is 75,698,873 gallons, of which 47,547,000 gallons are currently in use. Therefore, sufficient storage capacity is available to support the proposed project.

F. SEPTAGE MANAGEMENT

Upper Uwchlan Township adopted a septage management ordinance at their February 19, 2019, Board of Supervisors meeting; Ordinance #2019-02, Article III (effective 2022). With this very recent adoption of the septage management ordinance, no new ordinance needs to be prepared as part of this planning process. The adopted ordinance is found in Appendix O.

G. NON-STRUCTURAL COMPREHENSIVE PLANNING ALTERNATIVES

Non-structural comprehensive planning alternatives will not be addressed. The Township does not plan to modify its comprehensive plan or subdivision regulations for the determination of sewer service for the planning area.

H. NO ACTION ALTERNATIVE

1. Water Quality and Public Health

If no alternative is employed, effluent disposal for the expanded Rt. 100 WWTP would be limited. This could result in the potential to over-utilize the existing effluent disposal areas.

2. Growth Potential

Growth potential is governed by the Township's zoning ordinance and by the availability of developable land. With that said, if disposal areas for sewage effluent are not available, the Township will need to look to alternative ways of disposal of treated effluent, such as an

NPDES permit for discharge, trucking effluent or piping of effluent to areas outside of township boundaries. The ability to use, and cost of, alternative methods of disposal of treated effluent could increase costs to residents and, thus, decrease growth potential.

3. Community and Economic Conditions

No action to provide drip irrigation disposal facilities could potentially play a role in the decision-making process for local businesses to relocate to or from the Township. This would be due to the cost increases associated with more expensive disposal methods.

4. Recreational Opportunities

A no-action alternative for this Plan would not have an impact on recreational opportunities

5. Drinking Water Sources

A no-action alternative for this Plan would not have an impact on drinking water sources.

6. Other Environmental Issues

A no-action alternative could have negative impacts on environmental issues if alternative methods of disposal or sites for disposal area are utilized.

VI. EVALUATION OF ALTERNATIVES

A. CONSISTENCY DETERMINATION

1. Clean Stream Law

The construction of upgrades to the facilities in the planning area does not conflict with the Clean Stream Law. Flow generated by the planning area will ultimately be treated at the Route 100 WWTP or the satellite treatment facilities and disposed of in accordance with requirements of the limits set forth by PA DEP in the respective Water Quality Management Permits and NPDES Permits. Because the effluent will be treated to a level that would be suitable for discharge, utilization of drip irrigation instead of discharging to a surface water will not impact any surrounding waters of the Commonwealth because the irrigated materials are treated to be in compliance with discharge parameters.

2. Chapter 94 Report

A Chapter 94 Report was submitted to PADEP in March 2025 for the 2024 Operating Year. There is no projected hydraulic overload within the next five (5) years. Due to projected connections to the system, the projected maximum monthly BOD₅ could approach or exceed

the current 1,500 lbs/day capacity. Both the hydraulic and organic loading are trending upwards; therefore there is need for more effluent disposal areas.

3. Clean Water Act (Title II)

This Act and the Federal Water Quality Act establish specific requirements for wastewater facilities planning. These requirements only apply to municipalities intending to apply for financial assistance from the Federal Government for the construction of sewage facilities. Since the funding for the construction of the alternatives would be sourced through financial contributions by the municipality, this analysis is not applicable.

4. Comprehensive Plans

The Chester County Planning Commission (CCPC) Comprehensive Plan, titled “Landscapes 3,” was adopted in November of 2018. The alternatives to provide public sanitary sewer service to accommodate needs areas in the planning area is consistent with the implementation strategy, policies and goals of the current Landscapes 3, as shown in the Utilities and Infrastructure section of the plan.

Upper Uwchlan Township adopted their own Comprehensive Plan in April 2014. The Township recently updated the plan in April 2025. The Plan specifically states that the Township wants to “Encourage spray/drip irrigation rather than stream discharge for non-sewered areas” and that “Spray/drip irrigation ensures the integrity of the local hydrologic cycle better than stream discharge plants, which send water and nutrients downstream, often requiring costly system design, operation, and upgrades.” As such, the proposed alternative is consistent with the Township’s comprehensive plan.

5. Antidegradation Requirements Contained in Chapters 93, 95 and 102 of the Clean Water Act

Implementation of any of the alternatives for this Plan will not impact the antidegradation requirements contained in Chapters 93, 95, 102 of the Clean Water Act. This is because drip irrigation is an alternative to discharging to a surface water that meets antidegradation best available combination of technology (ABACT) requirements as outlined in 25 Pa. Code Chapter 93. Discharges will be to groundwater at appropriate treatment levels, No discharges will occur to wetlands or surface waters on the property.

6. State Water Plans

There are no anticipated conflicts with the State Water Plan for this submission.

7. Pennsylvania's Prime Agricultural Land Policy

The Chester County Planning Commission's agricultural conservation easement plan indicates that there are no agricultural conservation easements in the planning area. This plan was developed by the Chester County Department of Open Space Preservation utilizing information from the County Agricultural Preservation Board and the Chester County Bureau of Land Records. The latest update was in December 2019. A map of prime agricultural areas is shown in Appendix H.

8. County Stormwater Management Plan

A County-wide PA Act 167 Stormwater Management Plan (SWMP) has been completed and approved for Chester County. From a consistency perspective, it appears that the concept to provide sewer service to existing and potential development is consistent with the SWMP. This planning area falls within the Brandywine Creek - East Branch and Pickering Creek Watersheds.

Upper Uwchlan Township is a participant in, and is complying with all the requirements of, the Pennsylvania Department of Environmental Protection's (DEP) Municipal Separate Storm Sewer System (MS4) program. The goals of the MS4 program and Upper Uwchlan Township are to reduce the discharge of pollutants from the Township in discharges from municipal stormwater.

9. Wetlands Protection

There are some wetlands within the planning area along the various water courses, and adjacent to the unnamed tributary to Pickering Creek. See the map located in Appendix J. The source for the wetlands information is the National Wetlands Inventory Mapping provided by the U.S. Fish and Wildlife Service. Freshwater forested/shrub wetlands are generally located adjacent to and along the tributary. However, due to their location and distance from the proposed disposal fields, no impacts to wetlands are anticipated.

10. Protection of Threatened, Rare, and Endangered Plant and Animal species (PNDI)

A Pennsylvania National Diversity Inventory (PNDI) search was completed for the areas of proposed infrastructure. The results indicate a potential for a bog turtle (*Glyptemys muhlenbergii*) habitat to be located within the wetlands of the project area. A Bog Turtle Habitat (Phase I) Survey will need to be completed once the project leaves the feasibility stage; however, preliminary inspection of the habitat available shows low likelihood of bog turtles being present on the site. PNDI searches are located in Appendix N.

11. Historic and Archaeological Resource Protection

The Pennsylvania Historic and Museum Commission (PHMC) was contacted to determine if there were any potential conflicts with proposed infrastructure. The results of the PHMC search indicated there is a high probability of an archaeological site being present in the project area. Once the project leaves the feasibility stage, submission of the concept plan to the PHMC is required so that they can determine if a Phase I archaeological survey is necessary. PHMC searches can be found in Appendix M along with PHMC responses.

B. RESOLUTION OF INCONSISTENCIES

Upon review of the constraints discussed above, there appear to be no conflicts for items 1 through 8. Wetlands, bog turtle surveys, and PHMC concerns will be addressed once the project leaves the feasibility stage.

C. ALTERNATIVE EVALUATION WITH RESPECT TO APPLICABLE WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS

The planned alternatives will not impact water quality standards or effluent limitations. The proposed drip fields provide additional area for effluent to be disposed of and will not have any effect on the Route 100 WWTP treatment that already occurs.

D. PRELIMINARY COST OPINIONS

Planning level cost opinions were developed for the primary alternative discussed in section V. The cost opinions reflect the following:

Byers Station Storage Lagoon:	\$61,938.00
Force Main to Drip Fields:	\$996,240.00
Drip Fields:	\$1,164,000.00
Return Pump Station:	\$125,000.00
Return Force Main:	\$382,000.00
Land Acquisition:	\$2,200,000.00

After accounting for contractor fees, contingency, and electrical contractor fees, the preliminary construction total becomes:

\$7,244,690.00

Costs for capital improvements are typically spread out over the entire user base, subject to Authority exemption.

E. ANALYSIS OF AVAILABLE FUNDING METHODS

This section of the Plan addresses methods available to finance the proposed Phases.

Five (5) financing alternatives exist for this particular project.

1. Municipal Bond Issue

There are several types of bonds; some are taxable, and some are tax-exempt. However, the general classification of municipal bonds usually refers to tax-exempt bonds. There are three (3) types of municipal bonds generally used in financing public works.

- General Obligation Bonds are tax-free bonds that are secured by the pledge of the full faith, credit, and taxing power of the issuing agency. This means that this type of bond is backed by all of the taxes on real estate and personal property within the jurisdiction of the issuing agency. It involves minimal risk to the investor and therefore requires a lower rate of interest than other types of bonds.
- Dedicated Tax Bonds are payable only with the proceeds of a special tax and are not guaranteed by the full faith, credit and taxing power of the issuing agency. Examples of special dedicated taxes are the special assessments against property which is adjacent to and the principal beneficiary of the improvement, and gasoline taxes used to finance highway construction.
- Revenue Bonds are payable from revenues derived from the use of the improvement such as tolls, sewer bills, or rents paid by the users of the improvement and do not otherwise represent an obligation of the issuing agency. Revenue bonds are not ordinarily subject to statutory or constitutional debt limitations. They are often issued by commissions, authorities, and other public agencies created for the specific purpose of financing, constructing, and operating essential public projects.

Typically, municipal bonds are sold to an investment-banking firm, which then resells the bonds to individual investors. The advantage of municipal bonds to the investor is their tax-free status. A bond discount (a percentage of the total bond issue) serves as the investment banker's commission. Before bonds are sold, they must be rated on the basis of risk to the investor by a rating agency such as Standard and Poor's or Moody's. The higher the rating,

the lower the risk to the investor and, consequently, the lower the interest rate paid on the bond.

The legal instrument which sets the rules that must be observed by the issuing agency is the Trust Indenture. The Trust Indenture is prepared by the Bond Counsel and must be printed along with the bonds. Due to specific requirements as to the denominations of the bonds and methods and materials for printing, printing costs can be substantial. A trustee is required to administer the bond issue and ensure the terms of the Trust Indenture are observed. This results in an Annual Trustee Fee. Investment bankers indicate that it does not pay to extend the term beyond 25 years because the interest rate increases dramatically.

Advantages of Municipal Bond Issue Funding

- This program affords long-term fixed rate financing.
- Tax-exempt municipal bonds are in high demand.
- There is local investment opportunity.
- Municipal credit is established.
- It retains flexibility for future borrowing.

Disadvantages of Municipal Bond Issue Funding

- A cover may be required.
- A Debt Service Reserve Fund is generally required.
- There are trustee fees and costs of preparing a Trust Indenture.

2. Bank Loan

Another financing option for the implementation of this project is the bank loan. There are four (4) basic categories of bank loans. These are:

- Real Estate Loans (Mortgage)
- Participation and Interbank Loans
- Installment Loans (Personal)
- Commercial and Industrial Loans

Of the four (4) types, a commercial and industrial loan would be the most applicable to this project.

Commercial and industrial loans may be made on a demand or time basis. A demand basis loan allows the bank to call for repayment at any time, or the borrower can repay when convenient. A time basis loan provides for a specific loan maturity date.

Most commercial and industrial loans are unsecured. The credit is extended on the basis of an analysis of all available information pertaining to the customer and the bank's confidence in that customer's ability and willingness to repay.

For this planned project, it appears that it would be prudent to seek a time basis loan. An interest rate offering would be established, and an amortization schedule set. Given the current economic climate, interest rates may range from 2% to 4%. Competitive proposals from banks could generate financing and interest rates that are very competitive with a PennVest financing alternative.

Advantages of the Bank Loan Financing

- Ability to shop around for a loan structure that best fits the customer's needs.
- Flexibility in establishing repayment schedules.
- Working with and through a local financial institution.
- Municipal credit is established.
- Ability to obtain fixed rate financing.

Disadvantages of Bank Loan Financing

- Interest rates are charged for loan repayment.
- Processing fees may be required.
- Processing and issuances fees may be expensive.

3. Pennsylvania Infrastructure Investment Authority (PennVest Authority)

The PennVest Authority was formed by the Commonwealth of Pennsylvania. Its legislative intent was to recognize that the health of millions of citizens of the Commonwealth is at risk due to substandard and deteriorated water and wastewater systems.

Advantages of the PennVest Authority Funding

- The interest rates available even in the highest bracket are less than market value for a Municipal Bond Issue.
- Program management is greatly influenced by the PA DEP, which is the same agency that approves the Township's Act 537 Plan.
- Issuance (financial services) costs are relatively low compared to issuance costs of a municipal bond issue.

Disadvantages of the PennVest Authority Funding

- Compare the interest rate and terms of the loan or bond issue. Is it to the Township's advantage to seek a loan? Bear in mind that the program was conceived to assist communities with high unemployment rates and low average family incomes. The Township may not qualify for financial assistance.
- How long can the Township wait to start construction? Would it qualify for emergency funding? Would the Township qualify for a letter of no prejudice if construction were started?
- There can be delays in obtaining the PennVest Authority check. A line of credit may be required. The Township may need to tolerate and afford the governmental requirements, such as meeting certain additional planning requirements, documentation, record keeping, filing, etc.
- The application process may be lengthy due to there being only two (2) PennVest Authority Board meetings each year and an increasing backlog of applications to be processed.
- There is much competition for the low interest funding.
- Municipal guaranty is required.
- Future borrowing by the Township may be limited by required loan documents.
- PA DEP may not approve design for financing, and, after great delay, the financing process would have to be restarted through a second alternative method of financing.

4. Direct Funding by the Township

A fourth financing option for the implementation of this project is direct funding by the Township. This would involve capital expenditures by the Township from its own capital funds.

Advantages of Direct Funding

- Avoid any third-party involvement. Payment for services can be made directly to the manufacturer or contractor by the Township.
- There are no interest rate charges.
- Bank processing and issuance fees are avoided.
- Remove the burden of having to wait for financing, making stop-gap payments, and completing all of the paperwork that goes with obtaining a grant, loan, or other financial assistance.

Disadvantages of Direct Funding

There are no disadvantages to this method of financing aside from making sure that capital will be available.

5. Funding Through Grants

Another financing option is to seek grants for the implementation of the project. Funding through grants and the opportunity to utilize these monies can be rather variable depending on whether or not certain programs are funded by the State at any given time. The Commonwealth Financing Authority, in conjunction with the Department of Community and Economic Development, will issue notices informing applicants of when grant programs are in effect and applications for grant monies can be submitted.

The Authority has applied for grant funding via the Commonwealth Financing Authority's H2O program for the Eaglepointe Treatment Plant project (conversion of the plant and redirection of flow to the Rt. 100 WWTP). The Authority has also applied for H2O funding on projects not included as part of this planning document.

Advantages of Grants

- There are no interest or rate charges.
- Multiple processing fees are avoided.

- Avoids the delays and the potential uncertainty associated with a PennVest loan.
- Monies are available at no interest and no repayment is required.

Disadvantages of Grants

- Application documentation must be prepared.
- Availability of grant monies can vary from year to year depending on the State budget.
- There is uncertainty as to whether or not a municipality's grant application will be accepted.
- There is typically a one-time processing fee.

F. IMMEDIATE OR PHASED IMPLEMENTATION

The alternative will be constructed with immediate implementation. The Senn Parcel drip fields cannot function until all the conveyance methods, pump stations, and storage facilities associated with it are constructed. Therefore, all parts of the alternative will be constructed in the same phase.

G. ABILITY OF THE TOWNSHIP TO IMPLEMENT THE ALTERNATIVE

The Township is well established and has the ability to implement the technical alternatives presented in this plan

H. ADMINISTRATIVE AND LEGAL ISSUES

There are no administrative or legal issues that will affect this project at this time.

VII. INSTITUTIONAL EVALUATION

A. ANALYSIS OF THE TOWNSHIP, PAST ACTIONS, AND PRESENT PERFORMANCE

1. Financial and Debt Status

The Township is a well-established entity that will be able to oversee the implementation of the proposed technical alternative. Financially, through the funding mechanisms identified above, the construction of the proposed drip field facilities can be accomplished.

Ultimately, the Township will take dedication of these facilities and will be required to operate and maintain them. The funds for facility O&M are planned to originate from the Township's Sewer Fund.

2. Available Staff and Administrative Resources

The Township is governed by a three-member Board of Supervisors elected at large, who each serve six-year terms that include executive and legislative responsibilities.

Others associated with the Township are:

- Township Manager
- Director of Public Works
- Solicitor
- Consulting Engineer

The Township has the necessary staff and administrative resources already in place. No further evaluation of staffing and resources is necessary at this time.

3. Existing Legal Authority

As provided for under Pennsylvania Law, the Township has the necessary legal authority to oversee the implementation of the technical alternatives presented in this Plan.

B. INSTITUTIONAL ALTERNATIVES NECESSARY TO IMPLEMENT THE TECHNICAL ALTERNATIVE

1. Need for a New Authority

Upper Uwchlan Township does have an Authority in place at this time (the Upper Uwchlan Township Municipal Authority (Authority)). It is not deemed necessary that a new Authority

be established to meet the needs of the alternatives identified in this Plan. The Township and existing Authority are capable of implementing the identified alternatives.

2. Function of the Authority

The Authority was established in 1989 per the Municipal Authority's Act. The function of the Authority is to operate and maintain the central and satellite sewer systems as well as issue regulations governing these systems.

3. Cost of Administration

The Authority will continue to operate within its current budget constraints and there will be no additional costs to implement a new authority.

C. ADMINISTRATIVE AND LEGAL ACTIVITIES TO BE COMPLETED AND ADOPTED TO ENSURE THE IMPLEMENTATION OF THE TECHNICAL ALTERNATIVE

1. Legal Authorities of Incorporation

No new wastewater Authorities of Incorporation are necessary and there will be no changes to the Township's and the existing Authority's structure to implement these projects.

2. Required Ordinances, Standards, Regulations, and Intermunicipal Agreements

Upper Uwchlan Township and the UUTMA will not require any new ordinances or intermunicipal agreements as part of this planning process.

3. Provisions of Rights-of-Way, Easements, and Land Transfers

Proposed wastewater disposal system will be on a privately owned lot. As the need arises, to acquire an easement from property owners for conveyance piping, it will be broached at that time.

4. Other Sewage Facilities Plan Adoptions

It is not anticipated that other sewage facilities plans will need to be adopted as part of this planning process.

5. Legal Documents

Revisions to intermunicipal agreements are not necessary for this Plan.

6. Dates and Timeframes of 1 Through 5 Above

The dates and timeframes for the items in this section are found in the implementation

schedule in the Executive Summary of this Plan.

D. SELECTED INSTITUTIONAL ALTERNATIVE

No changes are needed to the existing municipal structure.

VIII. SELECTED WASTEWATER TREATMENT AND INSTITUTIONAL ALTERNATIVE

A. IDENTIFY THE CHOSEN TECHNICAL ALTERNATIVE

The selected alternative that best meets the wastewater treatment needs of the planning area is the installation of a drip field system on the Senn Parcel.

The selection of this alternative is based on:

1. Existing Wastewater Disposal Needs

Currently, the Route 100 WWTP lacks the effluent disposal capacity necessary to fully utilize its permitted treatment potential.

2. Future Wastewater Disposal Needs

With the Route 100 WWTP's recent upgrade to an 800,000 gpd capacity, flows are projected to increase for the system. To match the system's increased treatment capacity, its effluent disposal capacity must be increased to match.

3. Operations and Maintenance Considerations

From an operations and maintenance perspective, the proposed alternatives will be owned by the Authority and operated and maintained by the Township

4. Cost Effectiveness

The construction of an additional disposal facility is needed in order to fully utilize the treatment capacity of the Route 100 WWTP. Continuing the use of drip fields systems is cheaper than implementing stream discharge methods. The up-front cost of constructing the drip field is more cost-effective than the long-term increase in costs for the Township that would be incurred if a stream discharge alternative would be chosen instead. Stream discharge would require more significant effluent restrictions that would permanently and significantly increase the cost of treatment of wastewater.

5. Available Management and Administrative Systems

The Township and the Authority have the management and administrative staff in place to implement the solution.

6. Available Funding Methods

The operation of the system will be financed by the Authority revenue.

7. Environmental Soundness

Drip fields are considered an environmentally sustainable effluent disposal option due to its water reuse, positive effect on soil health, minimal surface impact, and decreased chance of groundwater contamination when compared to on-lot disposal systems. It also serves as an ABACT alternative to discharging to high quality surface waters located in the project parcel.

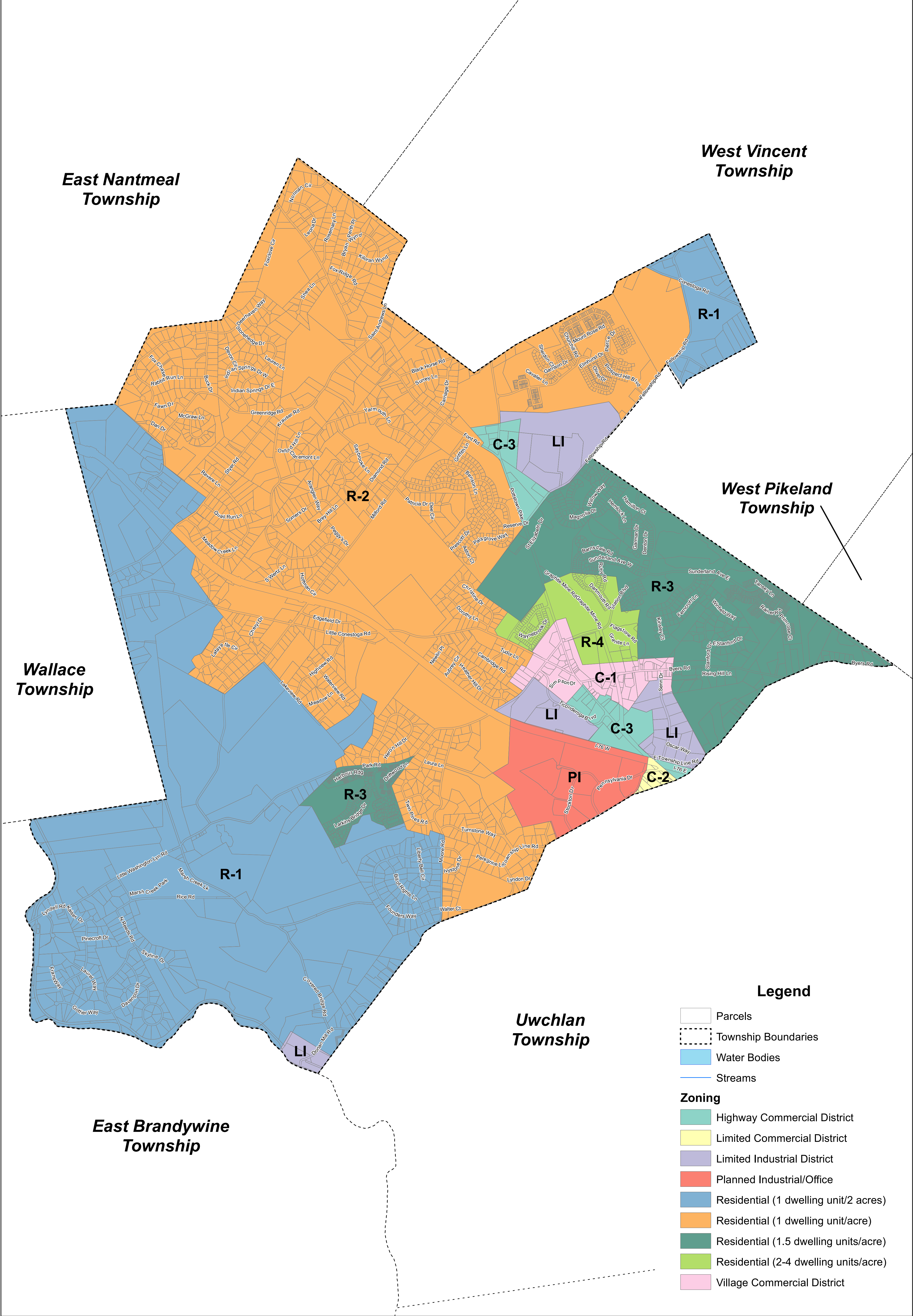
B. SELECTED FINANCING ALTERNATIVE

The project will be funded directly by Authority funds.

APPENDICES

APPENDIX A

Zoning



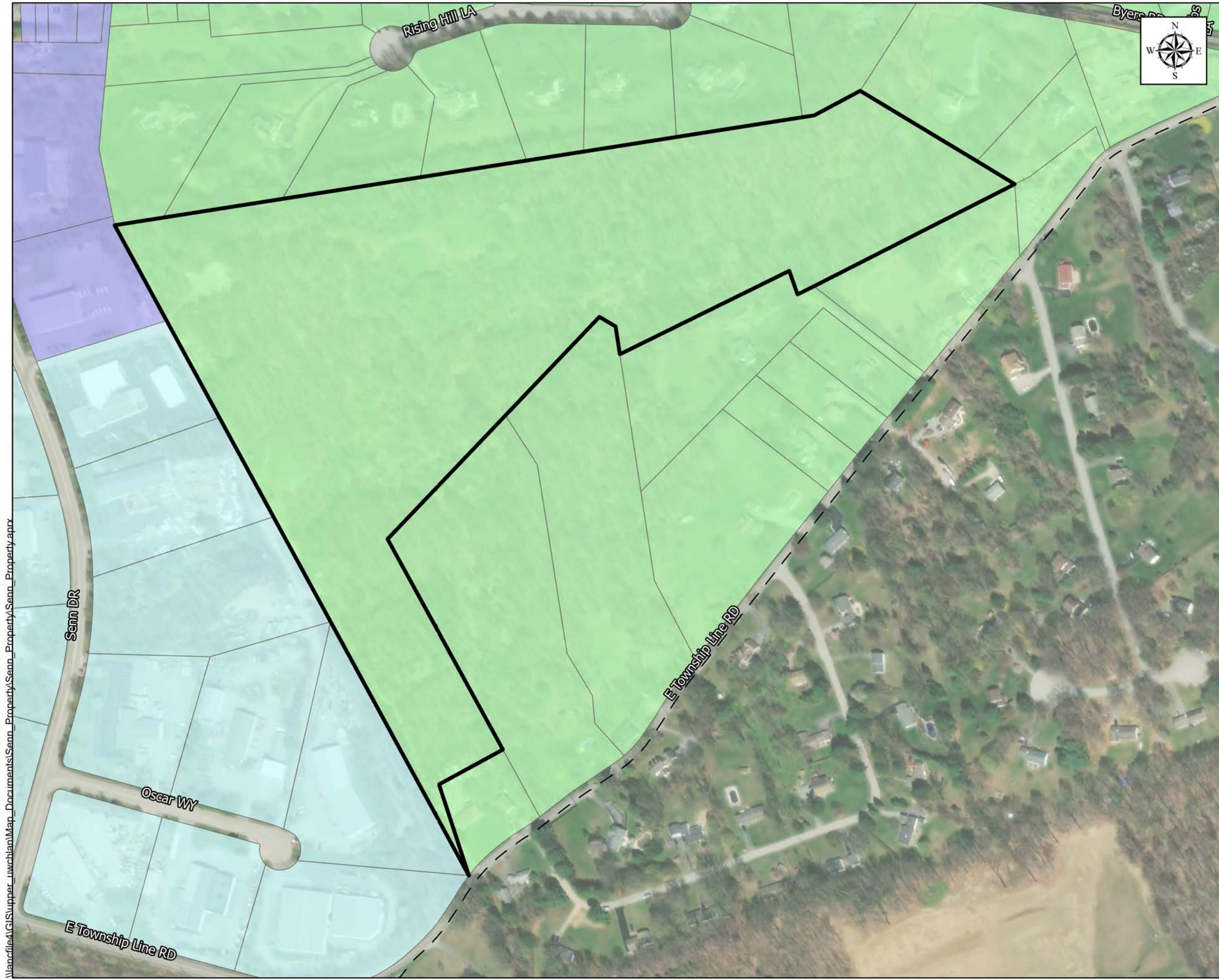
0 650 1,300 2,600 Feet
1 inch = 1,300 feet

Prepared by:
ARRG
321 North Furnace Street, Suite 200
Birdsboro, PA 19508
610-374-5285

Act 537 Plan
Upper Uwchlan Township
ZONING
March 2021



UPPER UWCHLAN TOWNSHIP
Chester County, Pennsylvania
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400



Act 537 Plan

Upper Uwchlan Township

Chester County, Pennsylvania

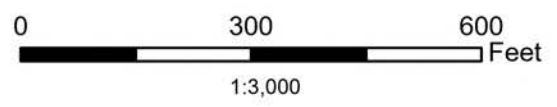
Zoning

Legend

- Township Boundary
- Senn Property Parcel

Zoning

- Residential(1.5)
- Village Commercial District
- Limited industrial



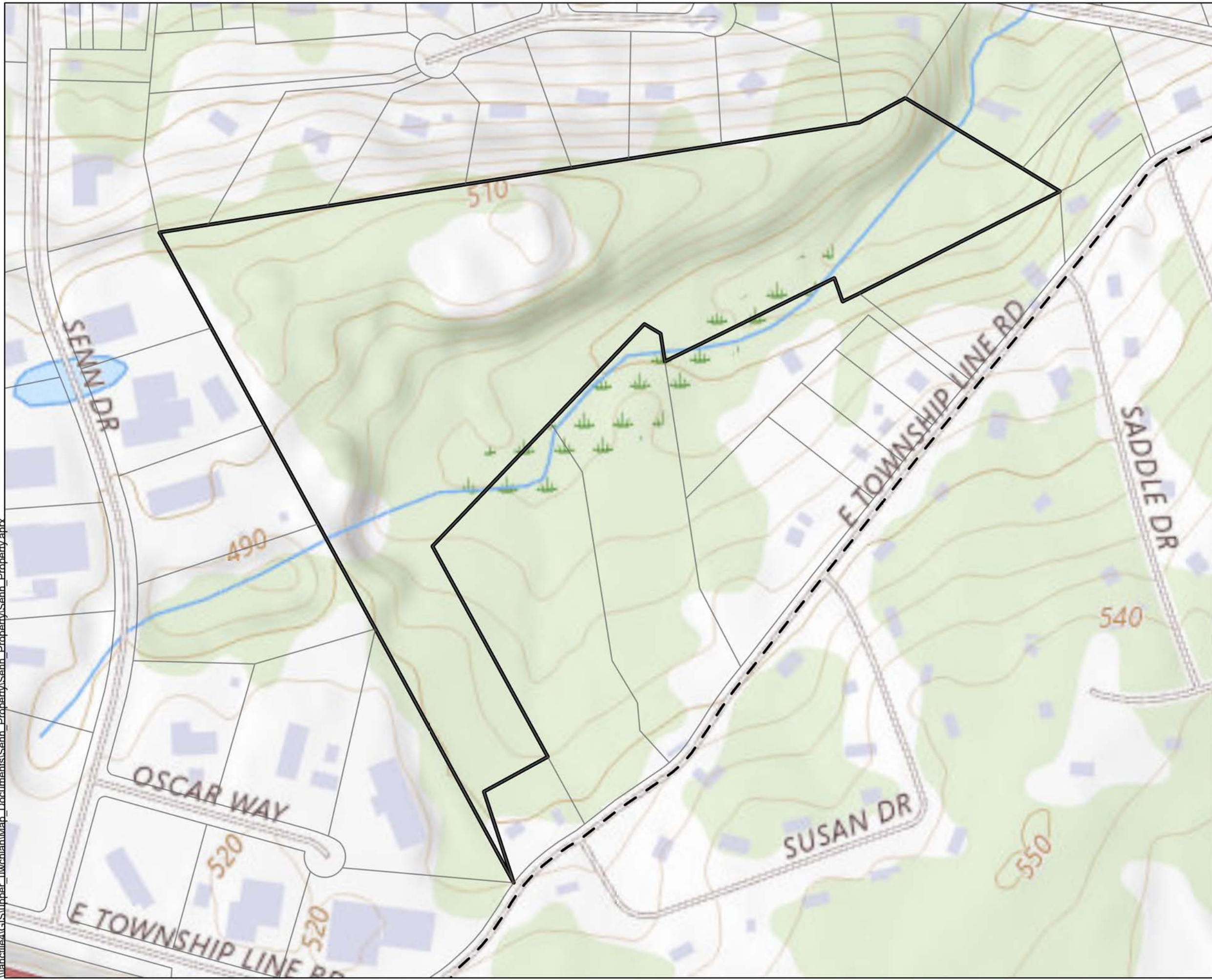
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Data Source:
Wold Topographic Map, Esri, TomTom, Garmin,
FAO, NOAA, USGS, OpenStreetMap Contributors



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APPENDIX B

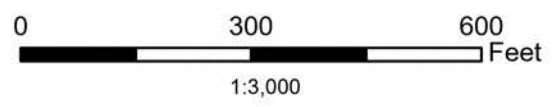
Site Plan



Act 537 Plan
Upper Uwchlan Township
Chester County, Pennsylvania
Site Plan

Legend

-  Parcel Data
-  Senn Property Parcel
-  Township Boundary



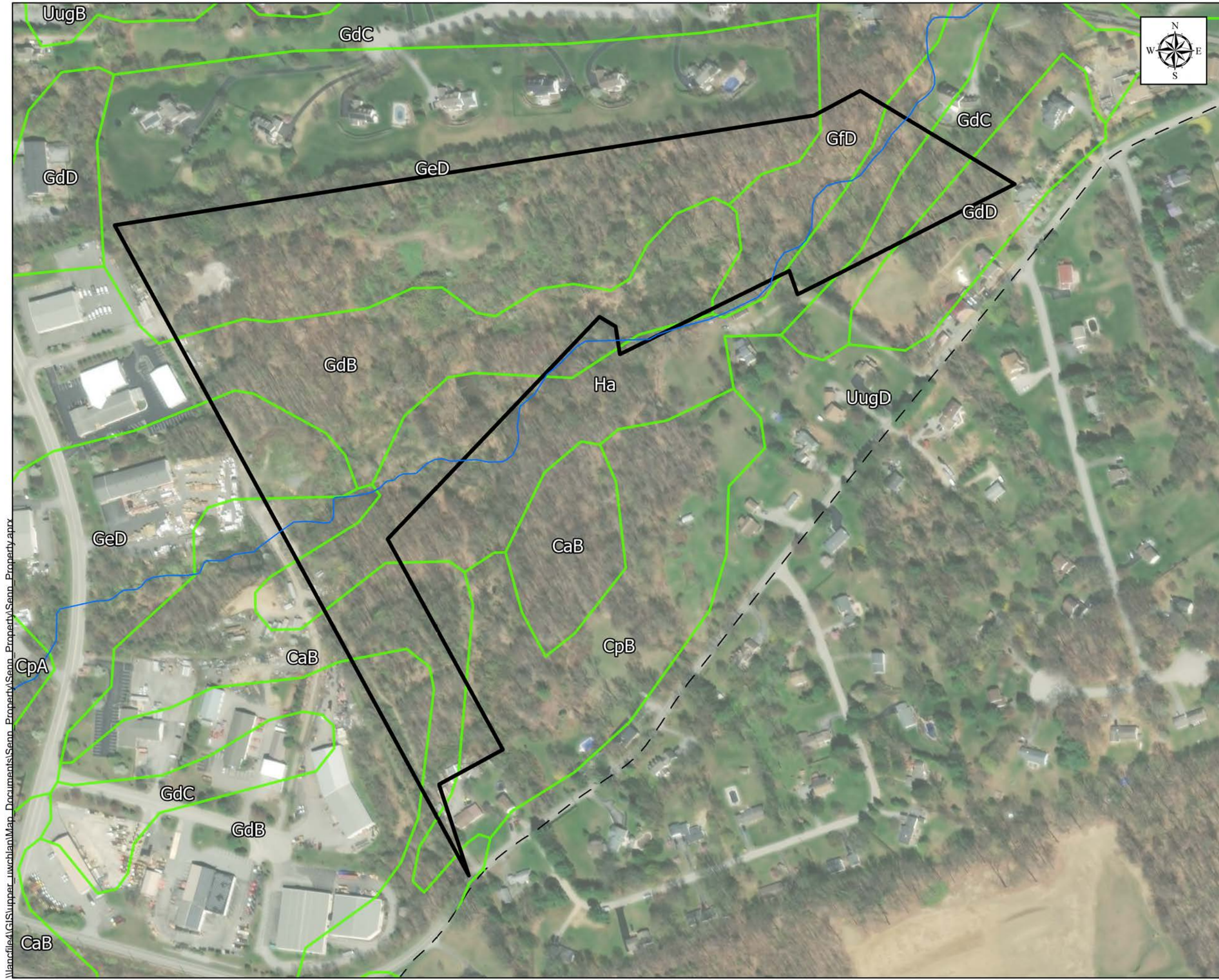
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Data Source:ESRI, TomTom, NOAA,
OpenstreetMap Contribution, Mxar



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APPENDIX C

Soils



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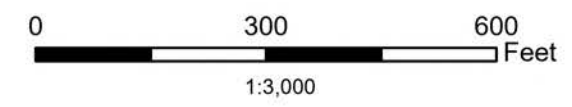
Act 537 Plan

Upper Uwchlan Township

Chester County, Pennsylvania

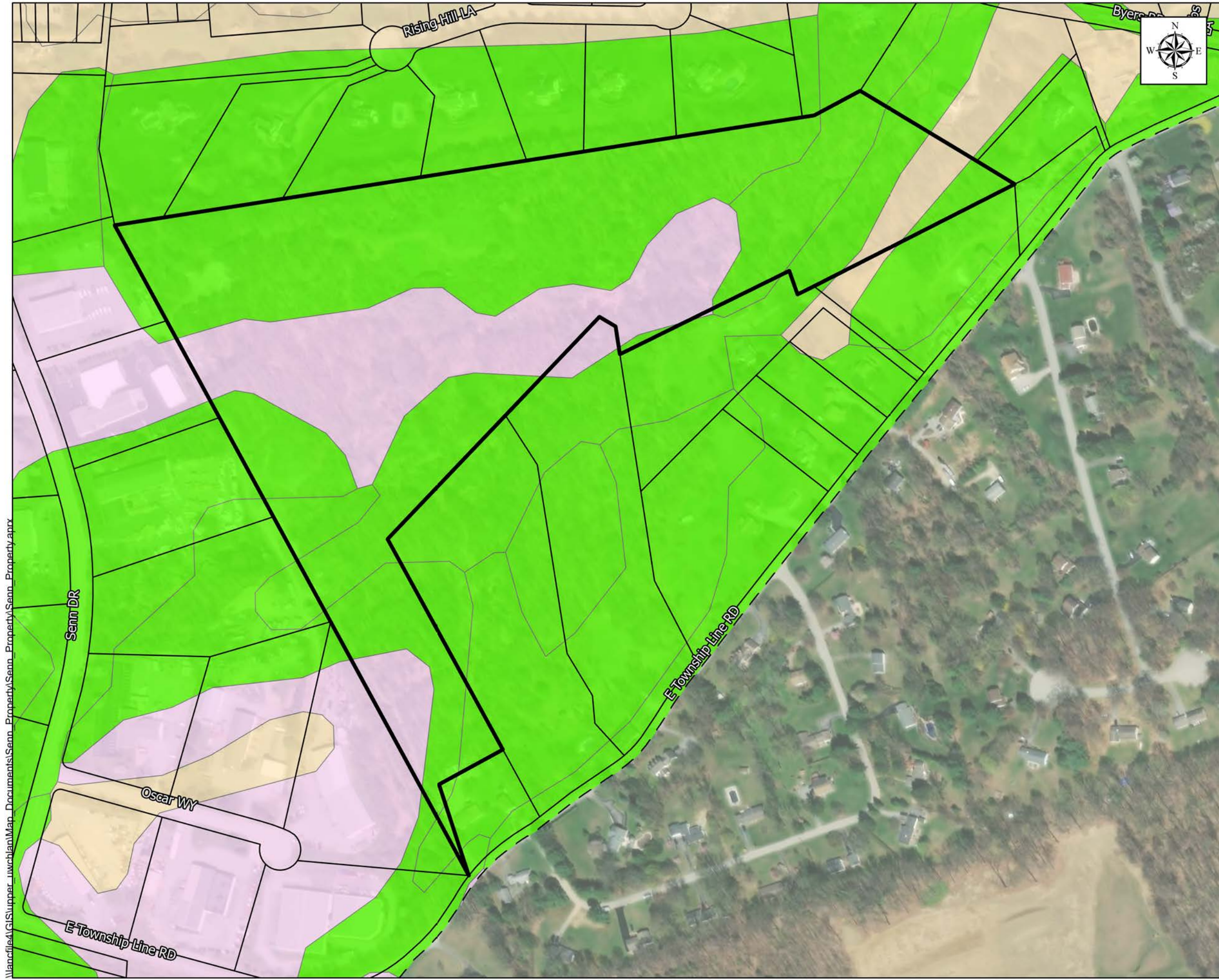
Soils

- ### Legend
- Township Boundary
 - Streams
 - Senn Property Parcel
 - Soils



Date Produced/Author: CFN 08/15/2025
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Data Source: TomTom, Esri, FAO, NOAA,
OpenStreetMap Contribuion





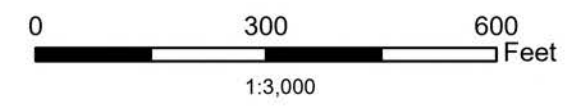
Act 537 Plan
Upper Uwchlan Township
Chester County, Pennsylvania
Soil Suitability

Legend

- Township Boundary
- Senn Property Parcel

Soil Suitability

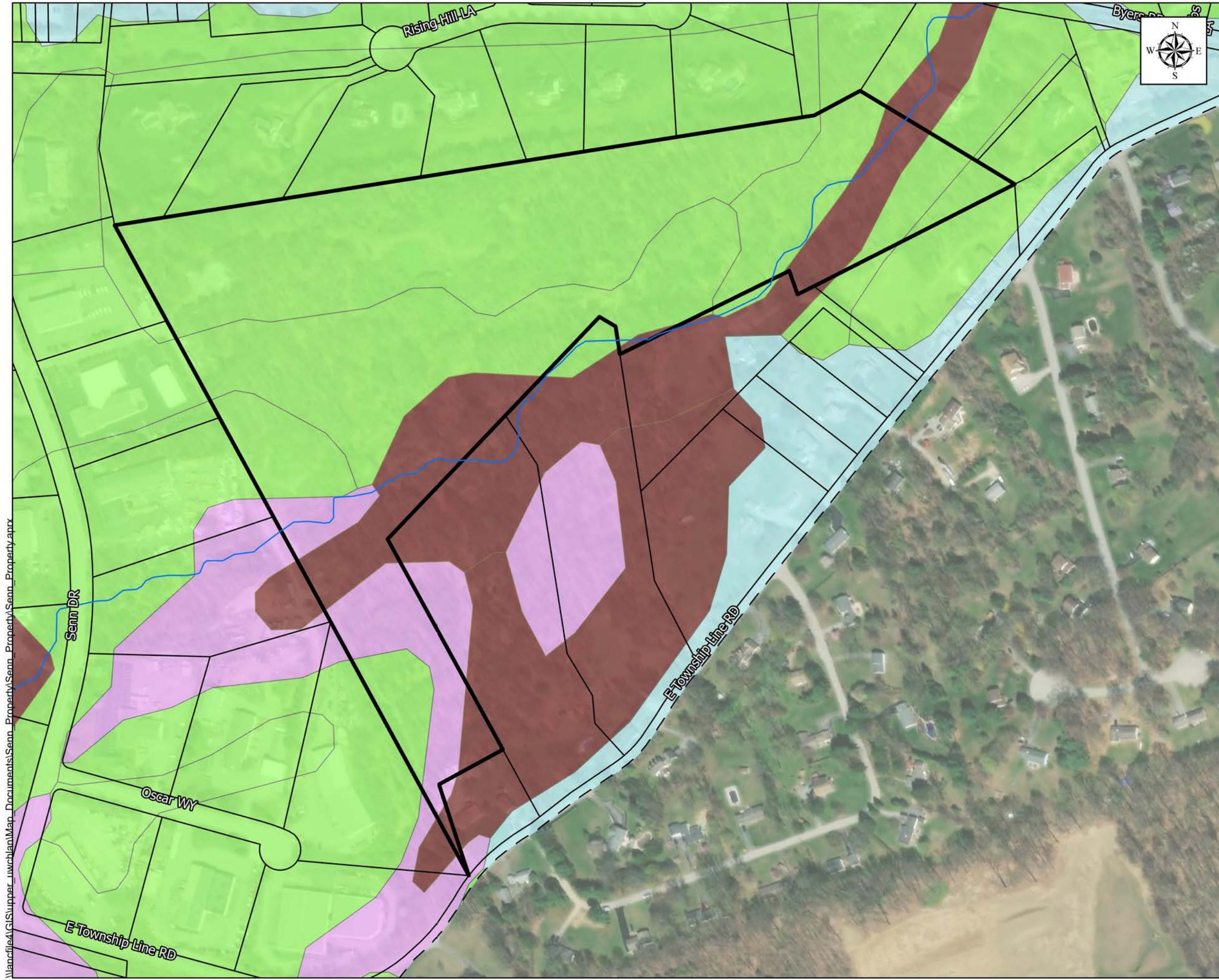
- Not Rated
- Not Limited
- Somewhat Limited
- Very Limited



Date Produced/Author: CFN 08/15/2025
Projection/Coordinate System:
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Data Source:
USDA, ESRI, TomTom, OpenStreetMap Contributors, NOAA



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Act 537 Plan

Upper Uwchlan Township

Chester County, Pennsylvania

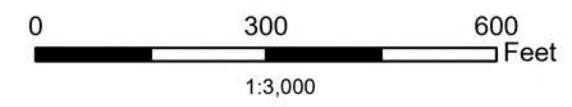
Soil Limitations

Legend

- Township Boundary
- Streams
- Senn Property Parcel

Soil Limitations

- Well Drained
- Moderately Well Drained
- Somewhat Excessively Drained
- Poorly Drained
- No Data



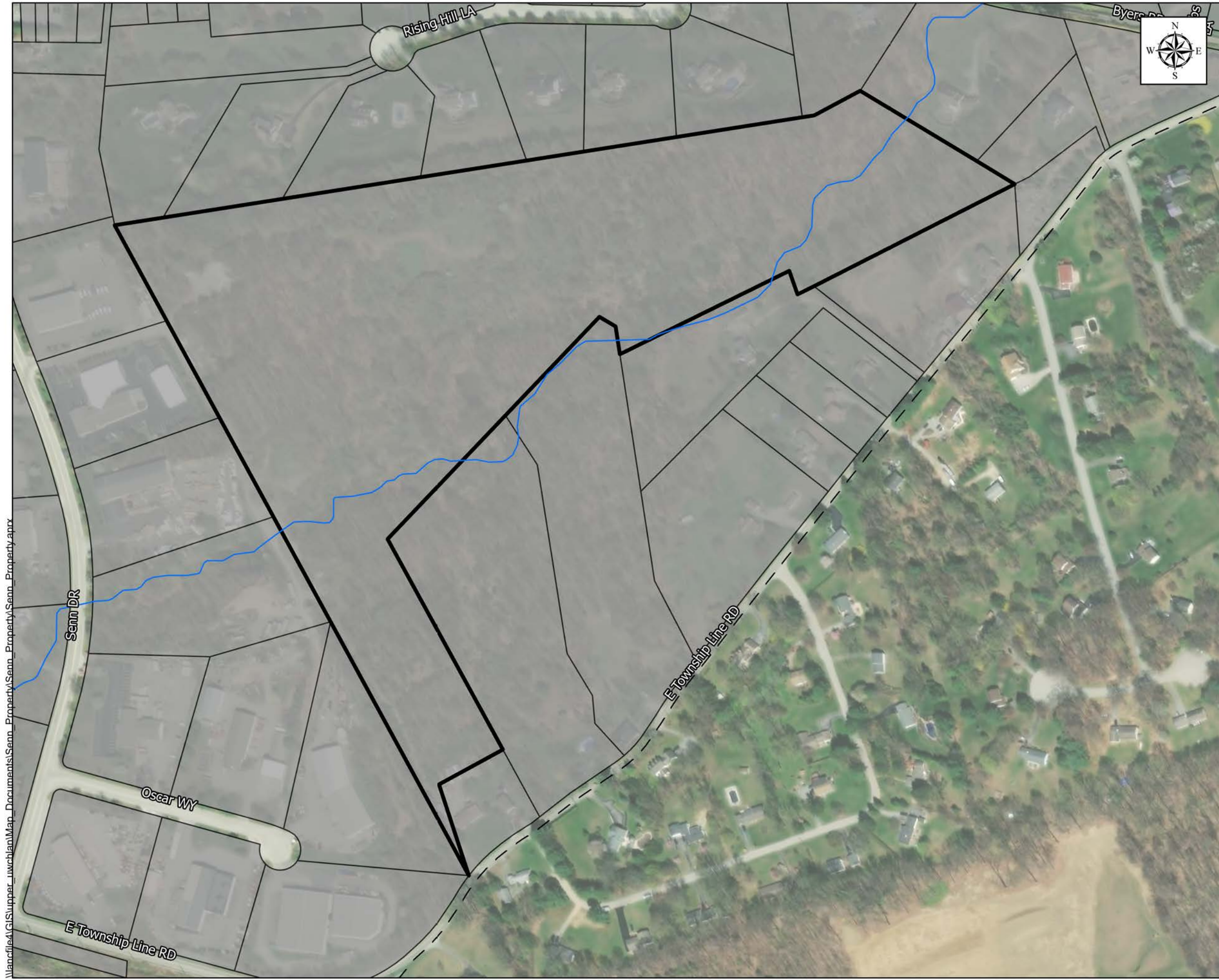
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Data Source: World Topographic Map, Esri, FAO, NOAA,
TomTom, USGS, OpenStreetMap Contributors



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APPENDIX D

Geology




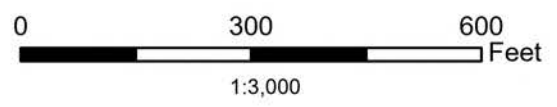
Act 537 Plan

Upper Uwchlan Township

Chester County, Pennsylvania

Geology

- #### Legend
-  Township Boundary
 -  Graphitic Felsic Gneiss
 -  Streams
 -  Senn Property Parcel



Date Produced/Author: CFN 08/15/2025
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Data Source:ESRI, TomTom, NOAA,
OpenstreetMap Contribution, Mxar



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APPENDIX E

Land Development Plan

UPPER UWCHLAN TOWNSHIP AUTHORITY
CHESTER COUNTY, PENNSYLVANIA

SENN DRIVE PROPERTY
FUTURE DISPOSAL FIELDS

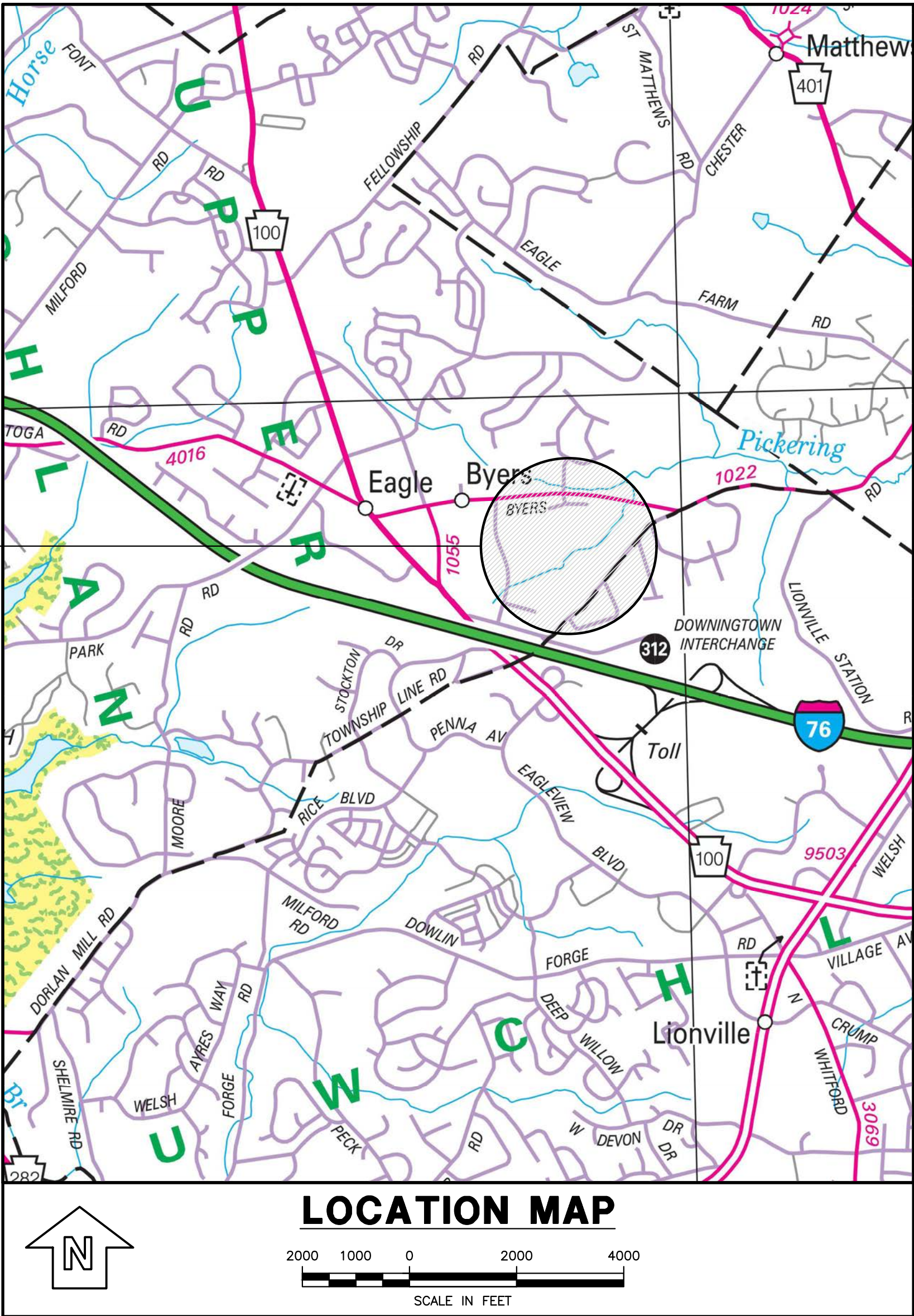


THE REFERENCED ACT REQUIRES NOTIFICATION BY DESIGNERS, CONTRACTORS, OR ANY OTHER PARTY INVOLVED IN DISTURBING THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

UTILITY LIST

COLUMBIA GAS TRANSMISSION LLC 1470 POORHOUSE ROAD DOWNTOWN, PA. 19335 CONTACT: RODNEY WEITZEL EMAIL: RNWEITZEL@NISOURCE.COM	PECO ENERGY C/O USIC 450 S HENDERSON RD SUITE B KING OF PRUSSIA, PA. 19406 CONTACT: GAVIN HEWITT EMAIL: GAVINHEWITT@USICINC.COM	UPPER UWCHLAN TWP/ UPPER UWCHLAN MUN AUTH 140 POTTSTOWN PIKE CHESTER SPRINGS, PA. 19425 CONTACT: MIKE HECKMAN EMAIL: MHECKMAN@UPPERUWCHLAN-PA.GOV
AQUA PENNSYLVANIA INC 762 W LANCASTER AVE BRYN MAWR, PA. 19010 CONTACT: STEVE PIZZI EMAIL: SBPIZZI@AQUAAMERICA.COM	NEON TRANSOM 196 VAN BUREN ST HERNDON, VA. 20170 CONTACT: MIKE BRODAR EMAIL: MBRODAR@LIGHTTOWER.COM	VERIZON PENNSYLVANIA LLC 180 SHEREE BLVD STE 2100 ROOM N/A EXON, PA. 19341 CONTACT: KELLY BLOUNT EMAIL: KELLY.B.BLOUNT@VERIZON.COM
BUCKEYE PARTNERS FIVE TEK PARK 9999 HAMILTON BLVD BREINIGSVILLE, PA. 18031 CONTACT: BETH AUMAN EMAIL: BAUMAN@BUCKEYE.COM	SUNOCO PIPELINE LP 525 FRITZTOWN RD SINKING SPRING, PA. 19608 CONTACT: ONE CALL DEPARTMENT EMAIL: TLHOFFMAN@SUNOCOLOGISTICS.COM	
COMCAST CABLE COMMUNICATIONS INC 1004 CORNERSTONE BLVD DOWNTOWN, PA. 19335 CONTACT: LEE MCGARRITY EMAIL: LEE_MCGARRITY@CABLE.COMCAST.COM		

PROJECT
LOCATION



GENERAL NOTES

1. WHETHER OR NOT CROSS REFERENCED, IN WHOLE OR IN PART, ALL DRAWINGS AND ALL SPECIFICATIONS FOR THE ENTIRE PROJECT SHALL BE EXAMINED BY ALL INDIVIDUAL BIDDERS AND CONTRACTORS, TO ASCERTAIN THE COMPLETE EXTENT OF THEIR WORK.
2. CONTRACTOR SHALL REMOVE AND RELOCATE OR REPLACE EXISTING FACILITIES, WHETHER OR NOT SHOWN, NECESSARY TO INSTALL ITS WORK.
3. WHETHER OR NOT SHOWN OR SPECIFIED IN DETAIL, ALL MECHANICAL, ELECTRICAL AND OTHER REQUIREMENTS, APPLICABLE REGULATIONS, OR MANUFACTURER RECOMMENDATIONS; THE MORE STRINGENT REQUIREMENT(S), AS DETERMINED BY THE ENGINEER, SHALL GOVERN.
4. IN THE EVENT OF CONFLICT OR INCONSISTENCY BETWEEN OR AMONG SPECIFIED OR DRAWN REQUIREMENTS, APPLICABLE REGULATIONS, OR MANUFACTURER RECOMMENDATIONS; THE MORE STRINGENT REQUIREMENT(S), AS DETERMINED BY THE ENGINEER, SHALL GOVERN.
5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING THE WORK. UTILITY COMPANIES SHOULD BE CONTACTED BEFORE WORK COMMENCES IN ORDER TO DETERMINE THEIR REQUIREMENTS.
6. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
7. ALL ANGLES ON THE SURVEY BASE LINE ARE MEASURED IN A CLOCKWISE DIRECTION FROM THE REAR STATION TO THE FORWARD STATION, UNLESS INDICATED OTHERWISE.

DRAWING INDEX

SHEET NO.	DWG. NO.	TITLE
1 OF 8	G-1	TITLE SHEET
2 OF 8	C-1	EXISTING CONDITIONS
3 OF 8	C-2	MONITORING WELLS TESTING LOCATIONS - NORTH
4 OF 8	C-3	MONITORING WELLS, SOIL TEST LOCATIONS - SOUTH
5 OF 8	C-4	AREA 1 - DRIP ZONES
6 OF 8	C-5	AREA 2 - DRIP ZONES
7 OF 8	C-6	AREA 3 & 4 - DRIP ZONES
8 OF 8	D-1	PROPOSED SCHEMATIC FOR DRIP FIELDS

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EXISTING CONDITIONS

SCALE: 1" = 100'

GARY WEAVER, P.E.	
RELEASED BY	
DESIGN GJW	CHECKED
DRAWN GJW	CHECKED
DATE NOVEMBER 2025	SURVEY DATE
	FIELD BOOK

SEA

SEARCH



CLIENT & PROJECT

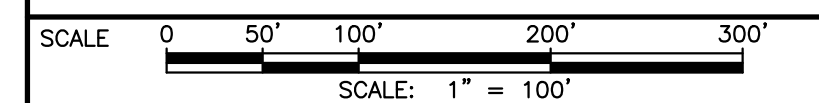
UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
SENN DRIVE PROPERTY
FUTURE DISPOSAL FIELDS
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA



108 West Airport Road
Lititz, Pennsylvania 17543
Tel 717.569.7021

	TITLE
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EXISTING CONDITIONS

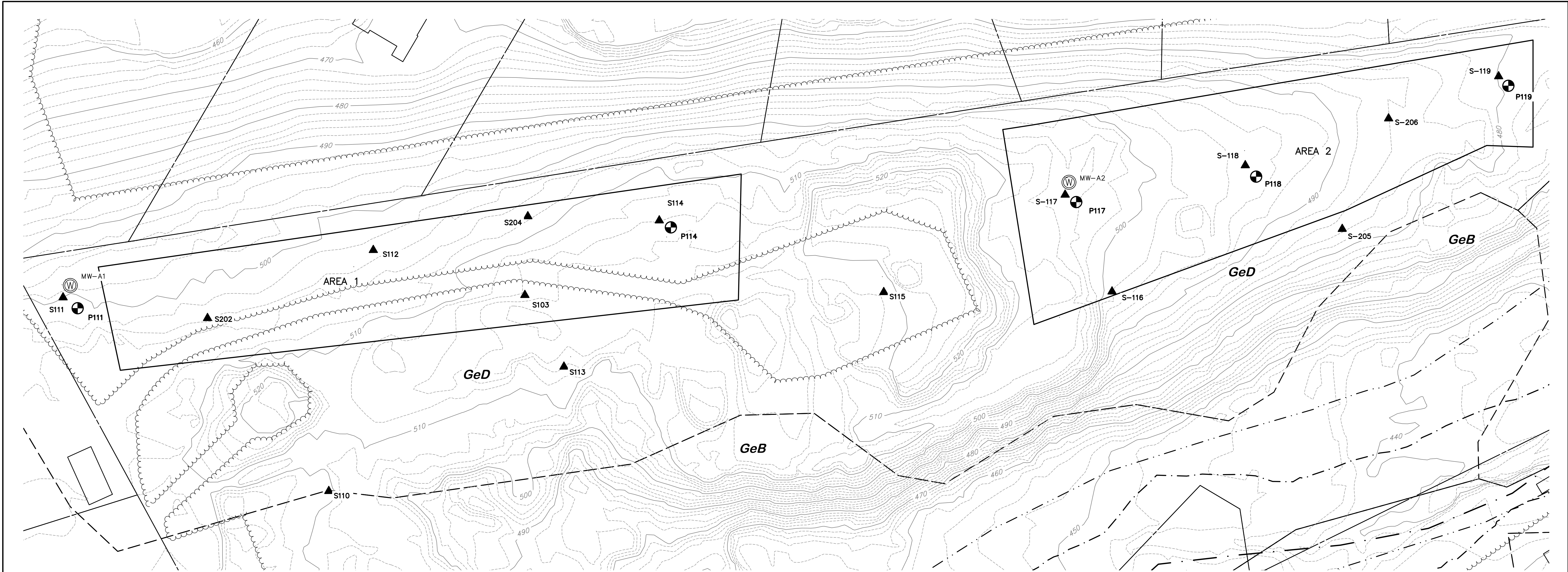


PROJECT NO. 10270.69	SHEET NO. 2 OF 8	REV.
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WG. NO.

C-1

Dwg. Name: 1027069-S01.DWG Plotted: 12/19/2025 11:48 AM



TESTING LOCATIONS – NORTH

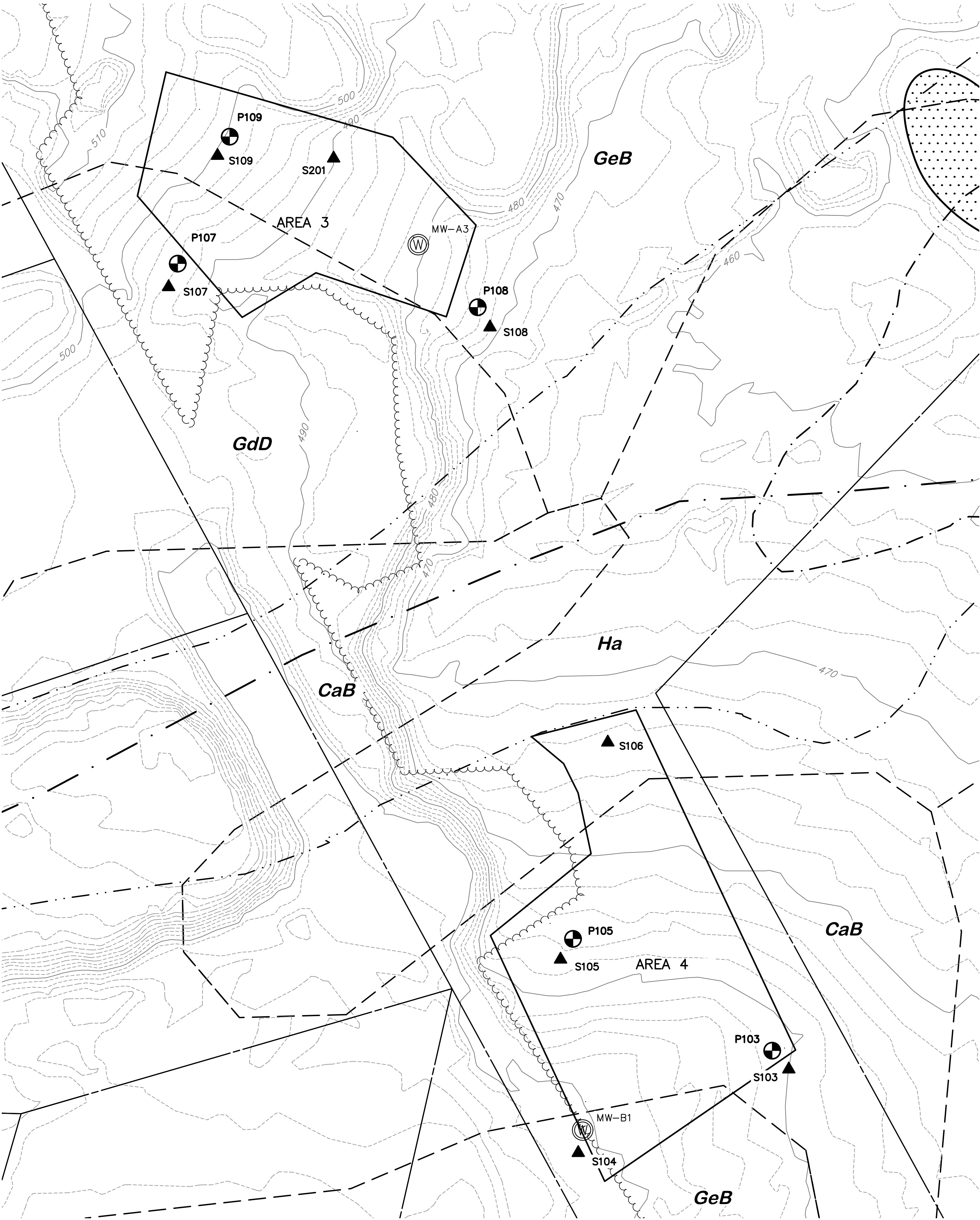
SCALE: 1" = 50'

LEGEND

- EXISTING PROPERTY LINES
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SOIL BOUNDARY
- EXISTING SOIL TYPE **GeD**
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING WATERWAY
- EXISTING TREELINE
- EXISTING WETLANDS
- EXISTING STRUCTURE
- SOIL TEST PIT **S100**
- INFILTRATION TEST PIT **P100**
- MONITORING WELL **MW-A1**



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TESTING LOCATIONS – SOUTH
SCALE: 1" = 50'

LEGEND

EXISTING PROPERTY LINES

EXISTING MAJOR CONTOURS

EXISTING MINOR CONTOURS

EXISTING SOIL BOUNDARY

EXISTING SOIL TYPE

EXISTING 100-YEAR FLOODPLAIN

EXISTING WATERWAY

EXISTING TREELINE

EXISTING WETLANDS

EXISTING STRUCTURE

SOIL TEST PIT

INFILTRATION TEST PIT

MONITORING WELL


GdD

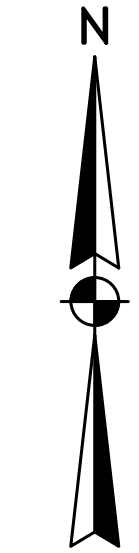
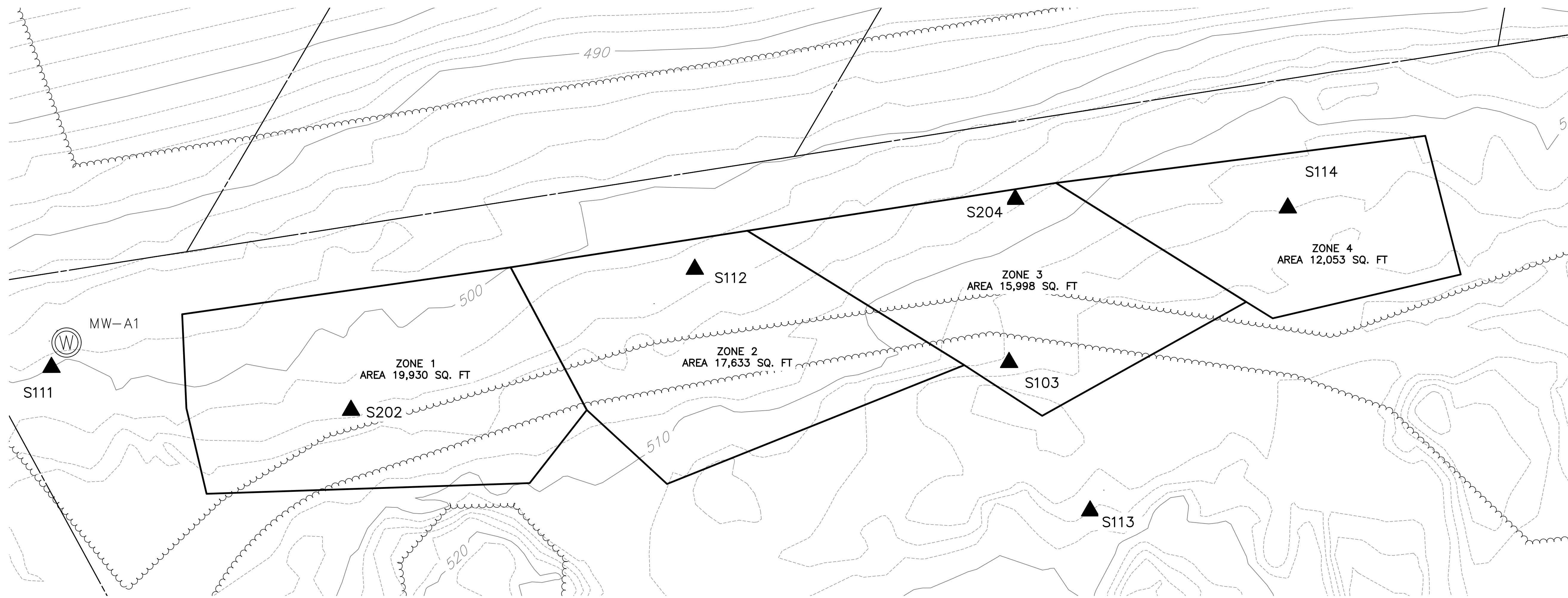
▲ S100

⊕ P100

⊙ MW-A1



										GARY WEAVER, P.E. RELEASED BY DESIGN GJW DRAWN GJW DATE NOVEMBER 2025		CHECKED CHECKED SURVEY DATE FIELD BOOK		SEAL	SEAL	CLIENT & PROJECT UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY 140 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 SENN DRIVE PROPERTY FUTURE DISPOSAL FIELDS UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA		 108 West Airport Road Lititz, Pennsylvania 17543 Tel 717.569.7021		TITLE MONITORING WELLS SOIL TEST LOCATIONS – SOUTH SCALE 0 25' 50' 100' 150' PROJECT NO. 10270.69 SHEET NO. 4 OF 8 REV.			DWG. NO. C-3
NO	REVISION				DATE	BY	APP.	NO	REVISION				DATE	BY	APP.								

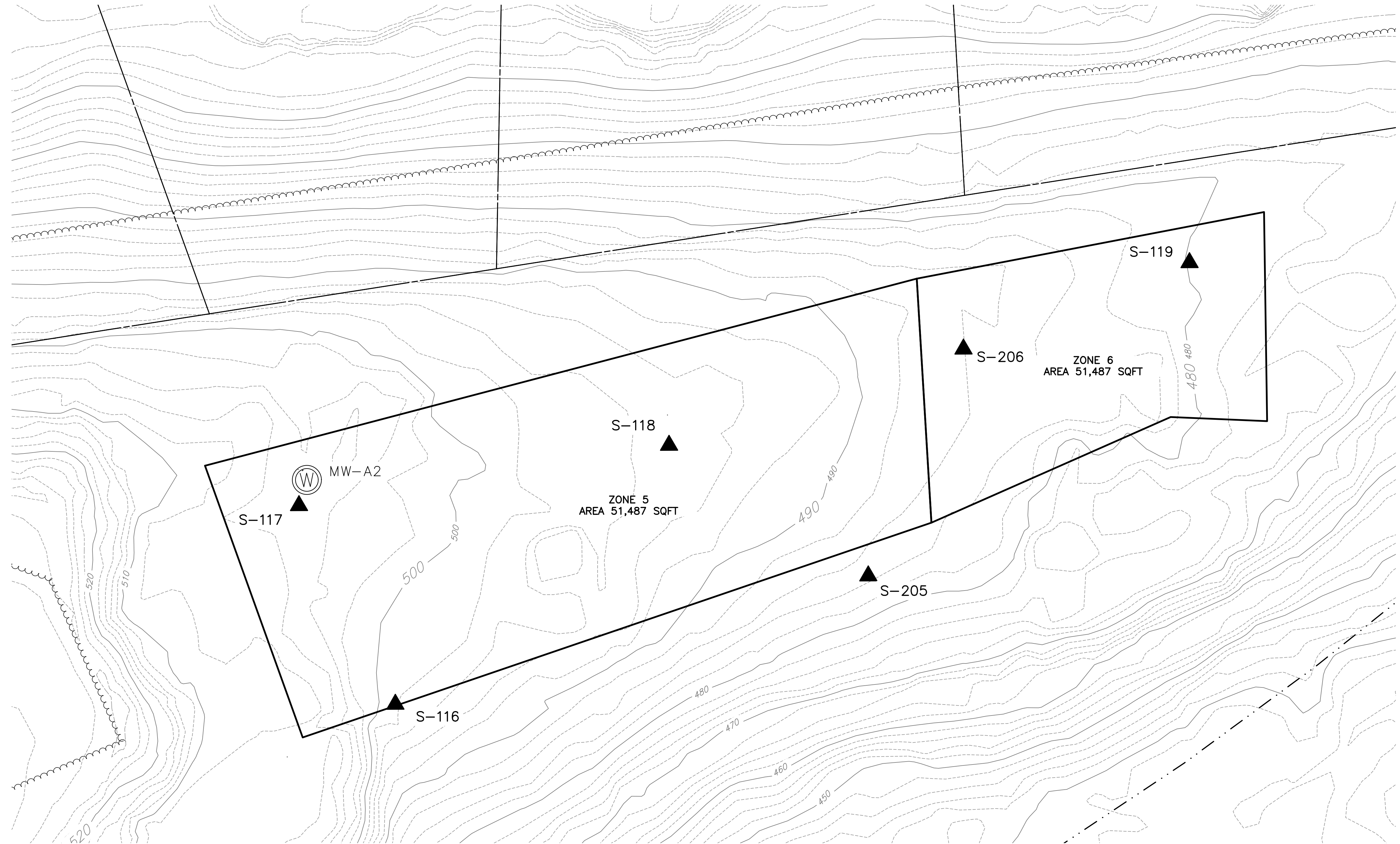







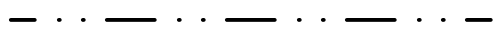


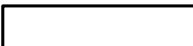



AREA 1: DRIP ZONES 1 THRU 4
SCALE: 1" = 30'

LEGEND

- EXISTING PROPERTY LINES
ELEV.
- EXISTING MAJOR CONTOURS
ELEV.
- EXISTING MINOR CONTOURS
ELEV.
- EXISTING SOIL BOUNDARY
ELEV.
- EXISTING SOIL TYPE
GeD
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING WATERWAY
- EXISTING TREELINE
- EXISTING STRUCTURE
- SOIL TEST PIT
S100
- INFILTRATION TEST PIT
P100
- MONITORING WELL
MW-A1

								GARY WEAVER, P.E. RELEASED BY DESIGN GJW		CHECKED	SEAL		CLIENT & PROJECT UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY 140 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 SENN DRIVE PROPERTY FUTURE DISPOSAL FIELDS UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA	 108 West Airport Road Lititz, Pennsylvania 17543 Tel 717.569.7021	TITLE AREA 1 - DRIP ZONES		SCALE 0 15' 30' 60' 90' SCALE: 1" = 30'		DWG. NO. C-4
				DRAWN GJW		CHECKED	PROJECT NO. 10270.69		SHEET NO. 5 OF 8						REV.				
				DATE NOVEMBER 2025		SURVEY DATE FIELD BOOK													
NO	REVISION			DATE	BY	APP.	NO	REVISION							DATE	BY	APP.		

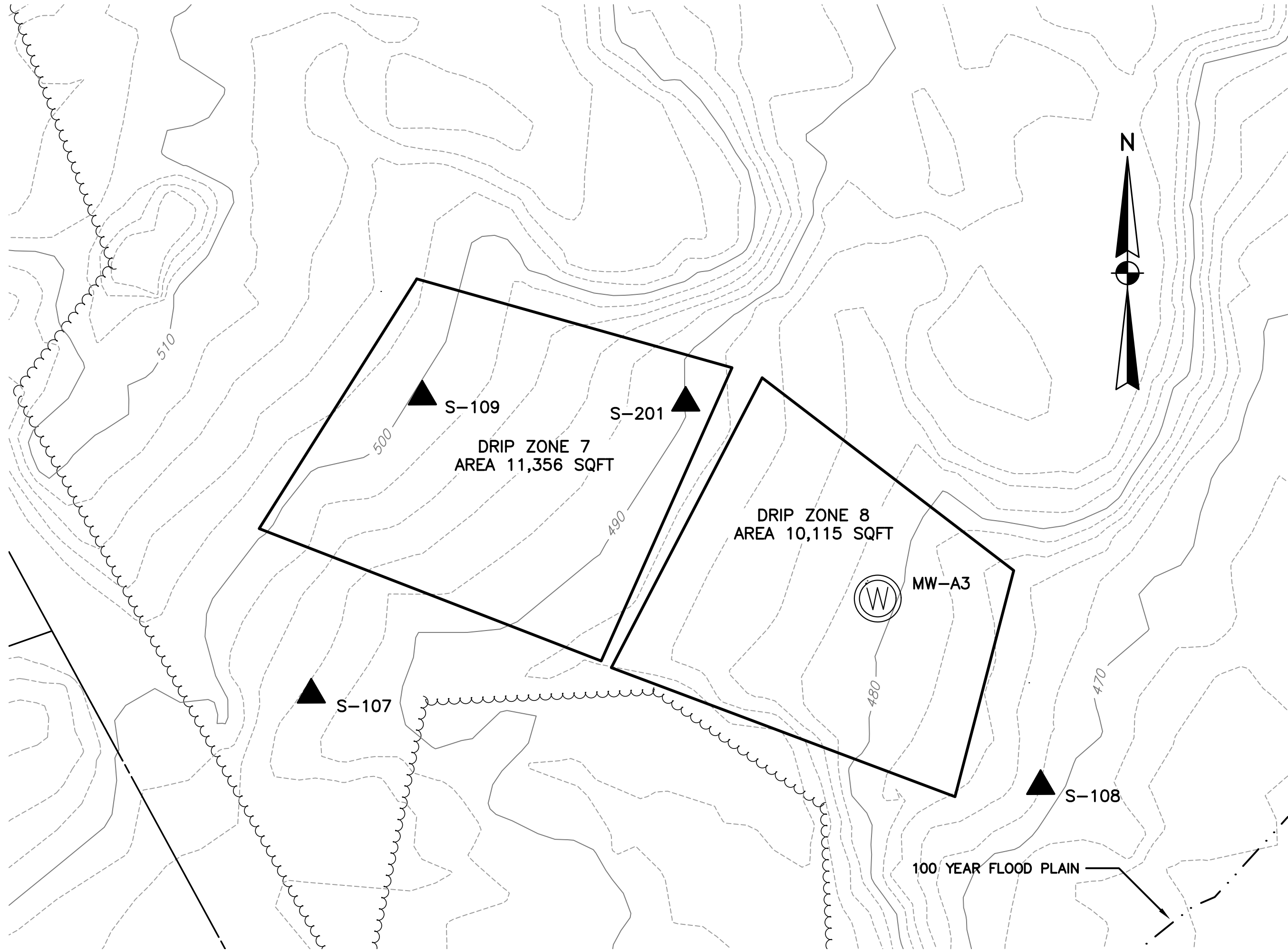


ELEV. LEGEND	
EXISTING PROPERTY LINES	
EXISTING MAJOR CONTOURS	
EXISTING MINOR CONTOURS	
EXISTING SOIL BOUNDARY	
EXISTING SOIL TYPE	
EXISTING 100-YEAR FLOODPLAIN	
EXISTING WATERWAY	
EXISTING TREELINE	
EXISTING STRUCTURE	
SOIL TEST PIT	 S100
INFILTRATION TEST PIT	 P100
MONITORING WELL	 MW-A1

AREA 2: DRIP ZONES 5 & 6

SCALE: 1" = 30'

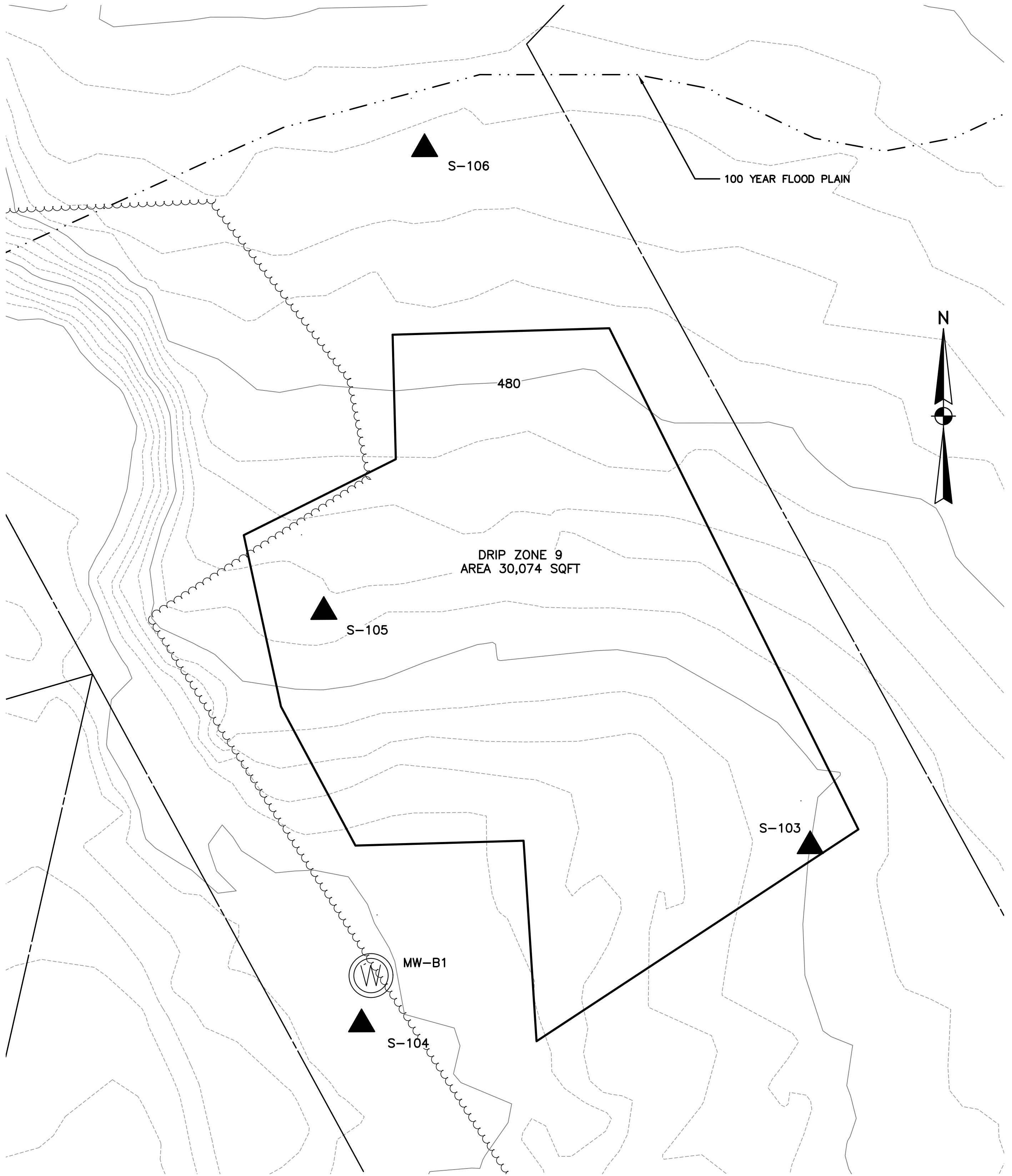
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AREA 3: ZONE 7 & 8
SCALE: 1" = 30'

LEGEND

EXISTING PROPERTY LINES	
EXISTING MAJOR CONTOURS	
EXISTING MINOR CONTOURS	
EXISTING SOIL BOUNDARY	
EXISTING SOIL TYPE	<i>GeD</i>
EXISTING 100-YEAR FLOODPLAIN	
EXISTING WATERWAY	
EXISTING TREELINE	
EXISTING STRUCTURE	
SOIL TEST PIT	S100
INFILTRATION TEST PIT	P100
MONITORING WELL	MW-A1



AREA 4: ZONE 9
SCALE: 1" = 30'

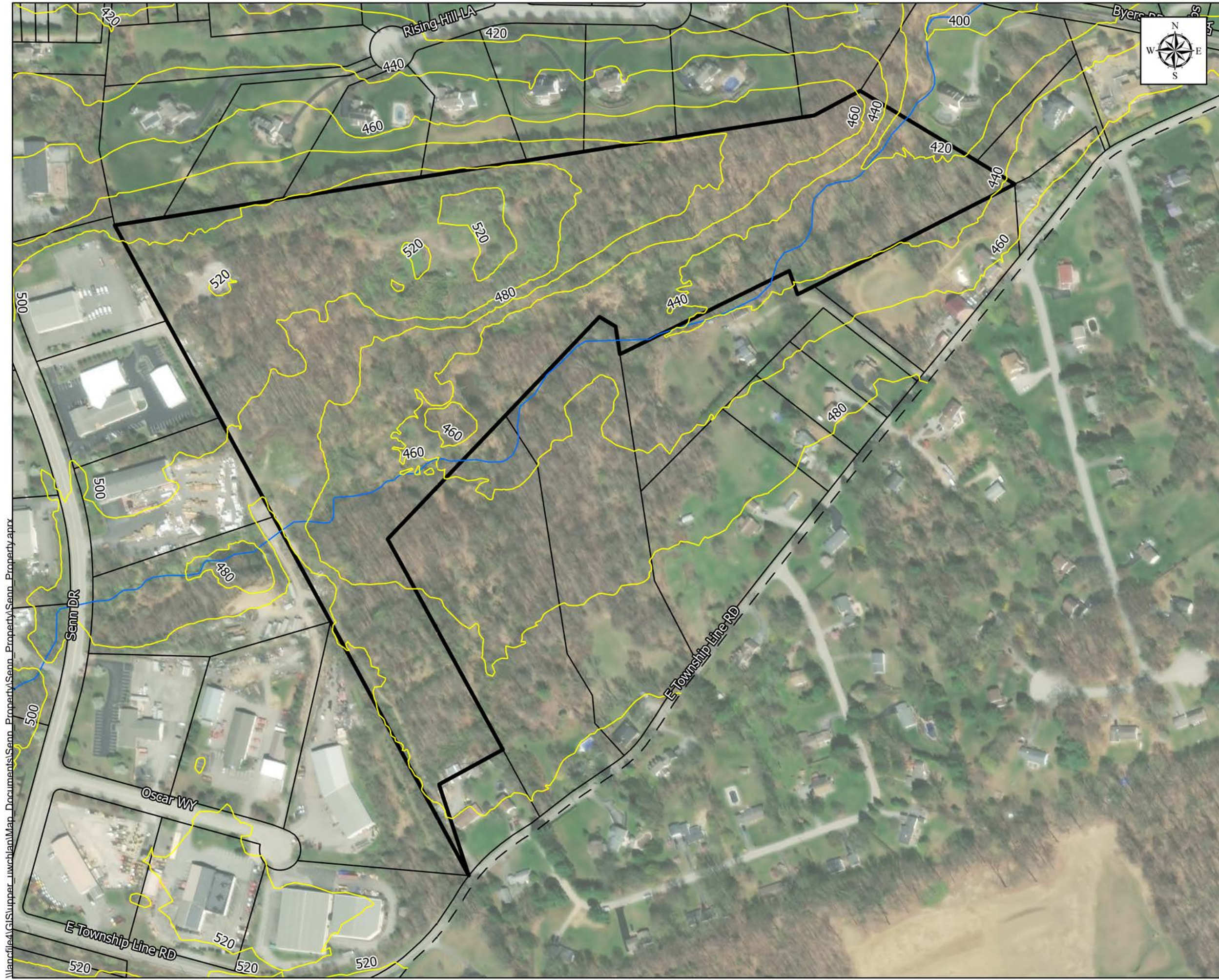
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Dwg. Name: 1027069-D02.DWG Plotted: 12/19/2025 11:49 AM

APPENDIX F

Topography



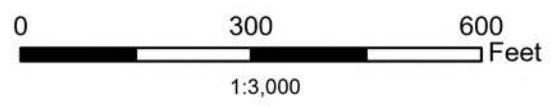
Act 537 Plan

Upper Uwchlan Township

Chester County, Pennsylvania

Topography

- Legend**
- Township Boundary
 - Streams
 - Senn Property Parcel
 - Contours



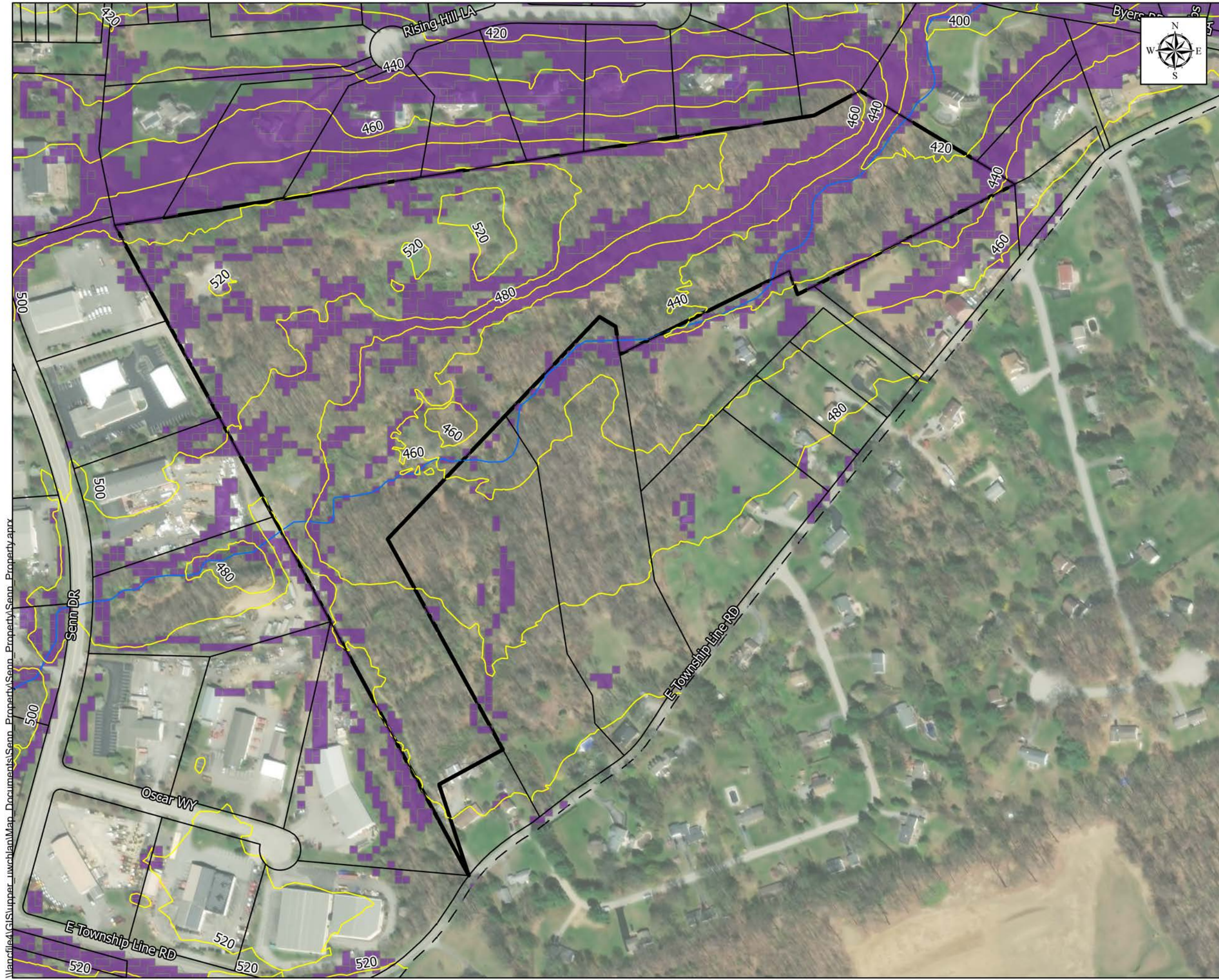
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Projection/Coordinate System:
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Data Source:
World Topographic Map, ERSI, TomTom, USGA, OpenStreetMap



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APPENDIX G

Steep Slopes



Act 537 Plan

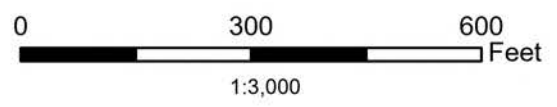
Upper Uwchlan Township

Chester County, Pennsylvania

Steep Slopes

Legend

- Township Boundary
- Streams
- Senn Property Parcel
- Contours
- Steep Slopes



Date Produced/Author: CFN 08/15/2025
Projection/Coordinate System:
NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet
Data Source: World Map Topographic, Esri, TomTom, FAO,
NOAA, OpenStreetMap Contributors



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APPENDIX H

Prime Agricultural Areas



Act 537 Plan

Upper Uwchlan Township

Chester County, Pennsylvania

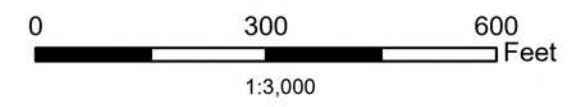
Prime Agricultural Areas

Legend

-  Township Boundary
-  Streams
-  Senn Property Parcel

ClassName

-  Prime Farmland
-  Farmland of Statewide Importance
-  Not Prime Farmland



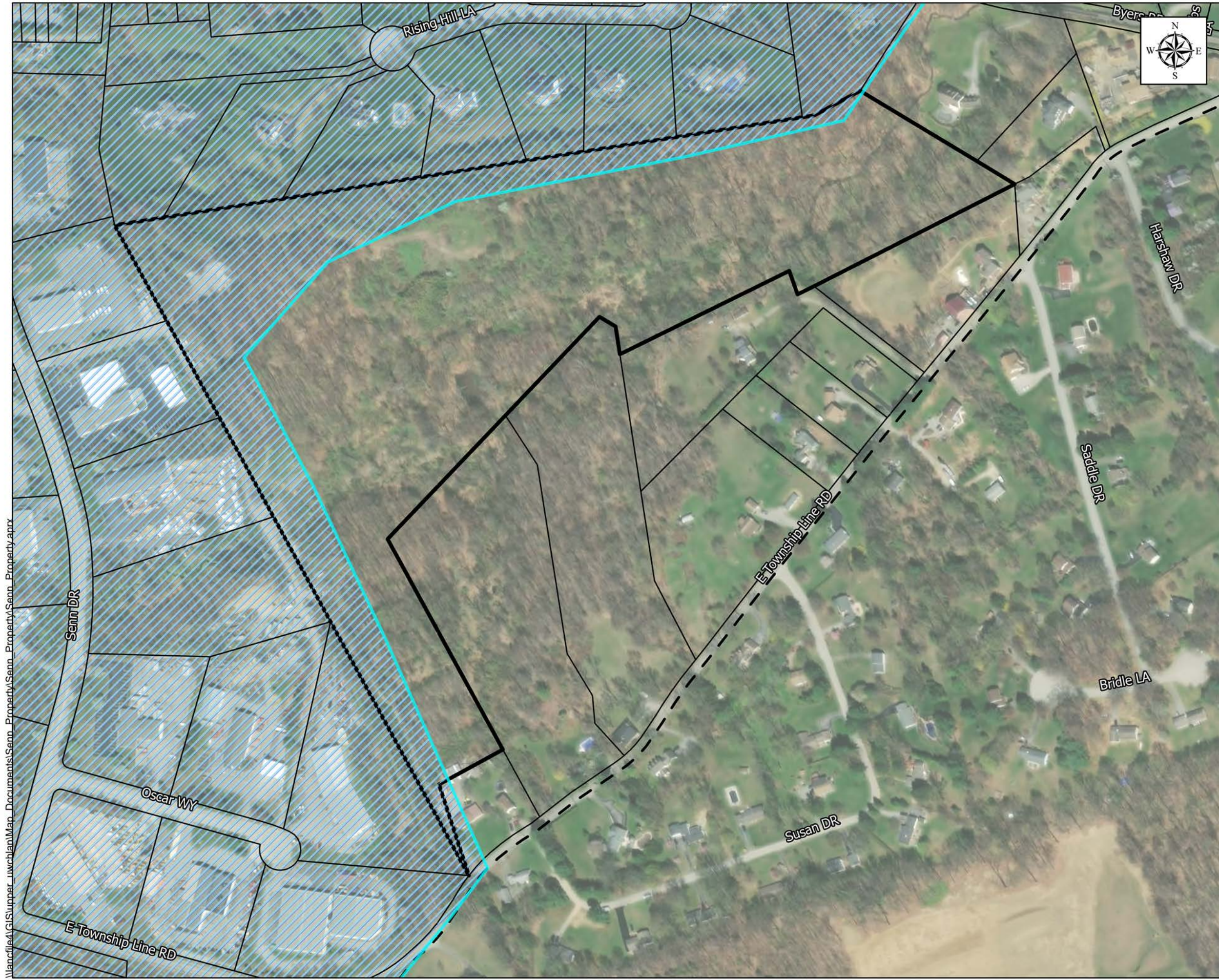
Date Produced/Author: CFN 08/15/2025
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Data Source:
World Topographic Map, Esri, TomTom, Garmin, FAO,
NOAA, USGS, OpenStreetMap Contributors



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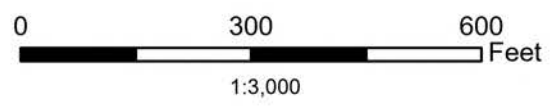
APPENDIX I

Potable Water



Act 537 Plan
Upper Uwchlan Township
Chester County, Pennsylvania
Public Water Service

- Legend**
- Township Boundary
 - Senn Property Parcel
 - Area With Public Water



Date Produced/Author: CFN 08/15/2025
Projection/Coordinate System:
NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet
Data Source: USDA, ESRI, TomTom, OpenStreetMap Contributors



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APPENDIX J

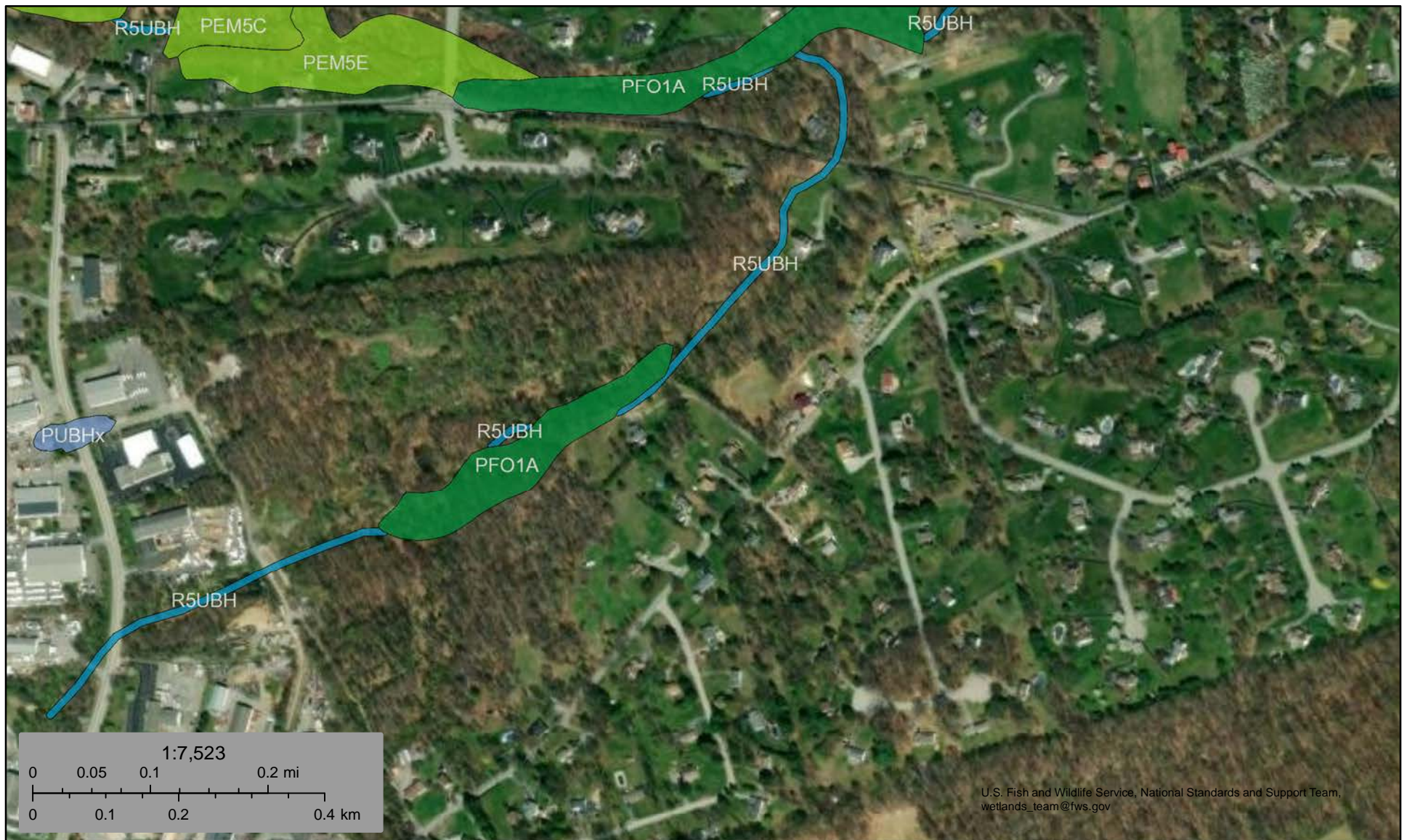
Wetlands



U.S. Fish and Wildlife Service

National Wetlands Inventory

Senn Property NWI Mapping



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

August 5, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

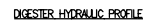
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX K

Treatment Flow Process Diagram




VERTICAL TURBINE PUMP

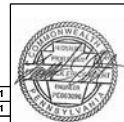
GENERAL NOTES:

1. THIS DRAWING SERVES AS A HYDRAULIC PROFILE ONLY. SIZES AND DIMENSIONS SHOWN HERE ARE FOR DIAGRAMMATIC PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZES AND DIMENSIONS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. THIS DIAGRAM DOES NOT DEPICT ALL PIPING AND VALVING INCLUDED WITH THIS PROJECT.

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Ebert Engineering, Inc., and is not to be used in whole or part, for any other project without the written authorization of Ebert Engineering, Inc.

This is a copy and not the original drawing. Any liability whatsoever is limited to the original drawing or our last revision to the original. Reproductions of this drawing without an embossed engineer's seal are not valid.

				5	REVISED PER AUTHORITY ENGINEER REVIEW 11/16/2021	11/23/21		Ebert Engineering, Inc. Water and Wastewater Engineering PO Box 840 4037 Singapore Pike Skidaway, PA 19474 Email: info@ebertengineering.com Phone (610) 584-6700 Fax (610) 584-6700				
			4	REVISED PER AUTHORITY ENGINEER REVIEW 07/26/2021	10/12/21							
			3	ISSUED FOR AUTHORITY ENGINEER REVIEW	6/11/21							
7	REVISED PER AUTHORITY ENGINEER REVIEW 9/6/2022	09/14/22	2	REVISED PER AUTHORITY ENGINEER REVIEW 12/16/20	12/17/20							
6	REVISED TREATMENT TASK LAYOUT	08/23/22	1	REVISED PER AUTHORITY ENGINEER REVIEW 08/20/20	11/03/20	Drawn By	Project Engr.					
Number	Description	Date	Number	Description	Date	EMK	RDD	Checked By	Scale	Job No.	Date	Drawing No.
								FEY	NONE	026-133	02/27/20	101



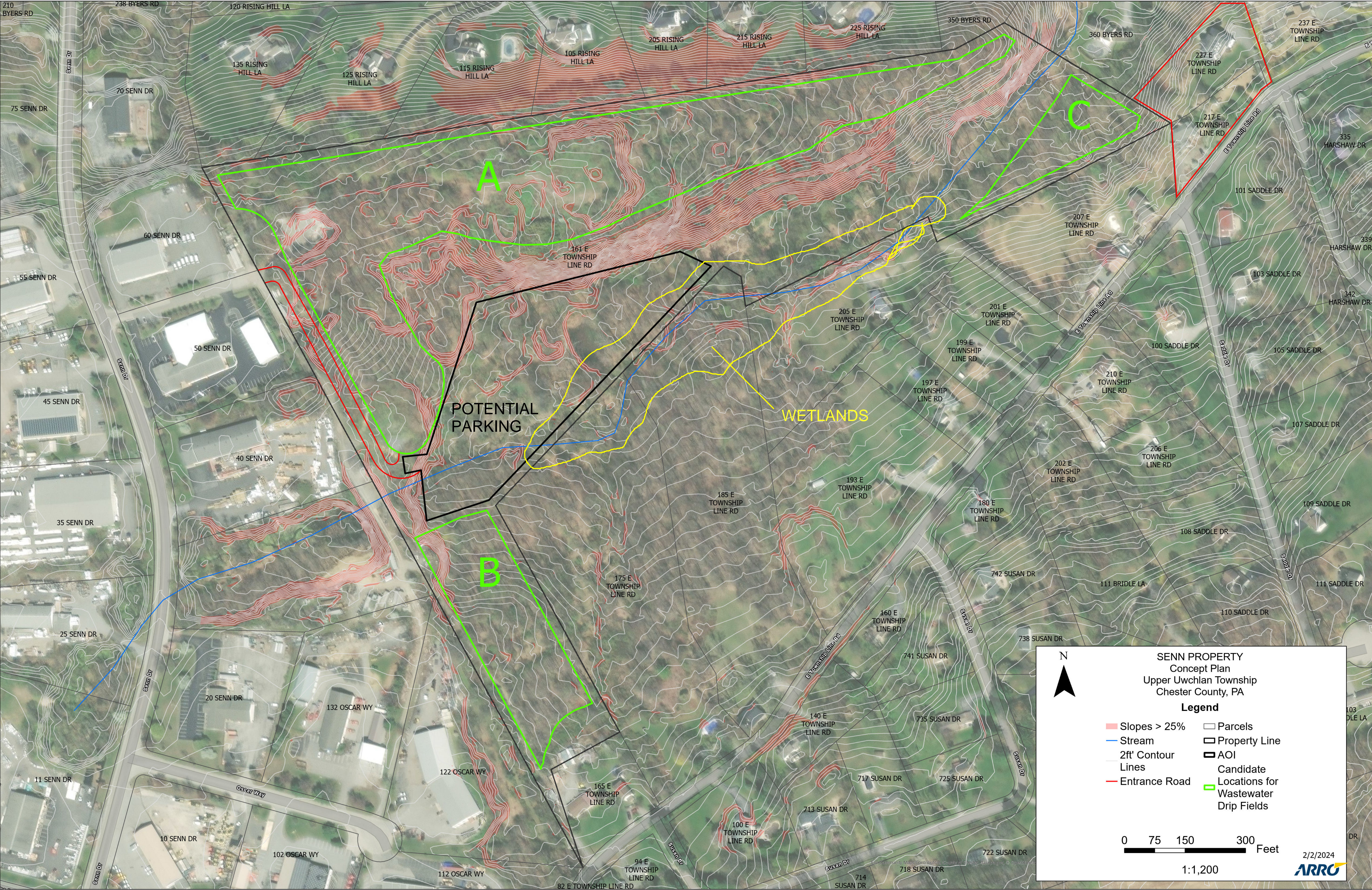
HYDRAULIC PROFILE
FOR THE
ROUTE 100 REGIONAL WWTP UPGRADES
PREPARED FOR
MCKEE - MILFORD ASSOCIATES, LP
Ebert Engineering, Inc.

Water and Wastewater Engineering
PO Box 540
4397 Skippack Pike
Skippack, PA 19474
Phone (610) 584 6701
Fax (610) 584 6704
E-mail: lebert@eberlenengineering.com

APPENDIX L



Concept Plan



N

SENN PROPERTY
Concept Plan
Upper Uwchlan Township
Chester County, PA

Legend

Slopes > 25%

Stream

2ft' Contour Lines

Entrance Road

Parcels

Property Line

AOI

Candidate Locations for Wastewater Drip Fields

075150300

Feet

1:1,200

2/2/2024

ARRO

APPENDIX M

PHMC Review



The information contained in this report reflects the status of the project at the time of printing. It does not represent a completed project.

Project Name: Senn Property
Project Number: 2025PR03788
Project Type: Environmental Review
Project Status: Under Review

Project Description: Upper Uwchlan Township Municipal Authority (UUTMA) is proposing to utilize land application of treated effluent in accordance with the Pa. Department of Environmental Protection (DEP) Manual for Land Treatment of Wastewater and 25 Pa. Code Chapter 71 regulations on the Senn Property in Chester Springs, PA (the Site). It is intended that the Senn Property parcel will serve as a component of the existing Route 100 Wastewater Treatment Plant (WWTP), which has a Water Quality Management (WQM) operating permit with multiple active disposal fields within Upper Uwchlan Township. The suitability of the Site is currently being assessed by UUTMA as a prospective purchaser of the property under an Agreement of Sale (AOS).

The project is in the feasibility stage; thus, there are no plans or scope of construction/etc. for what would be needed on-site to implement the project.

Project Created: 8/1/2025 - Blair Horton
Project Last Edited:
Project Closed:

Submitted from PATH: No

Project Comments:

Environmental Review

Involves Ground Disturbance: Yes
10 or More Resources in the APE:
One or More Above Ground Resources 45 Years in Age or Older:
Approximate Age of Buildings:

Present Land Use: Forested, scrub, vacant lands. There are no structures located on the subject property.

Past Land Use: See attached Phase 1 report. Land use has varied over the last 100 years but has been mostly vacant since the 1980s.

Project includes Construction: Yes
Project includes Demolition: No
Project includes Rehabilitation: No
Project includes Disposition: No

Opinion:
Opinion Date:
Opinion Comment:

APE Location Description: 36.35

LOD Location Description: 5 acres or less, siting is ongoing

APE Acreage/LOD Acreage: 36.35/36.35
Project Address: 50 Senn Drive Chester Springs PA 194250000
Project Located On Federal: No
Project Located On State: No

Project Located On Municipal: No
Project Located On Private: Yes

[Agencies](#)

Name	Type
Department of Environmental Protection	State

[Municipalities](#)

County	Municipality
Chester	Upper Uwchlan Township

[Project Documents](#)

Name	Type
project_shapefile_senn_property_843837_DRAFT_1	Map or Plans
Conceptual Layout 02-02-24	Map or Plans
161_East_Township_Line_Road_Phase_I_ESA_040520	Report
23	

[SHPO Response Attachments](#)

Name	Type	Submission Number
2025PR03788.001 ER Summary Letter	Correspondence	2025PR03788.001

[Contacts](#)

Name	Email	Phone
Jennifer OrrGreene	jennifer.orr-greene@arroconsulting.com	

[Associated Projects \(0\)](#)

Number	Name	Type
None Available		

[Associated Resources \(0\)](#)

Number	Name	Type	Subtype	Eligibility
None Available				

[Associated Reports \(0\)](#)

Number	Title	Date	Author
None Available			

[Associated Surveys \(0\)](#)

Number	Name	Type
None Available		

Reports

Number	Title	Date	Author
No Records			

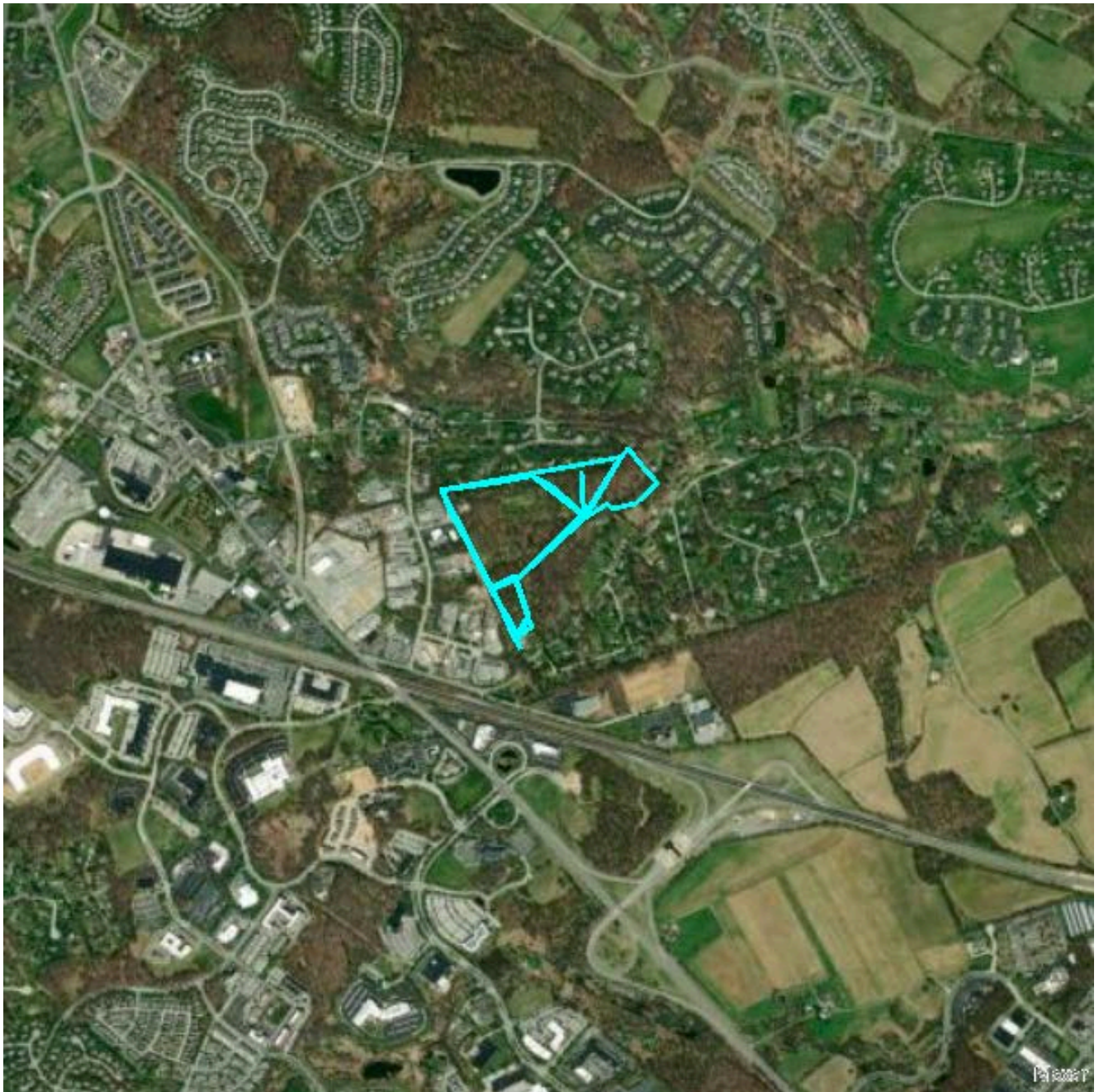
Success Stories

Name	Type
No Records	

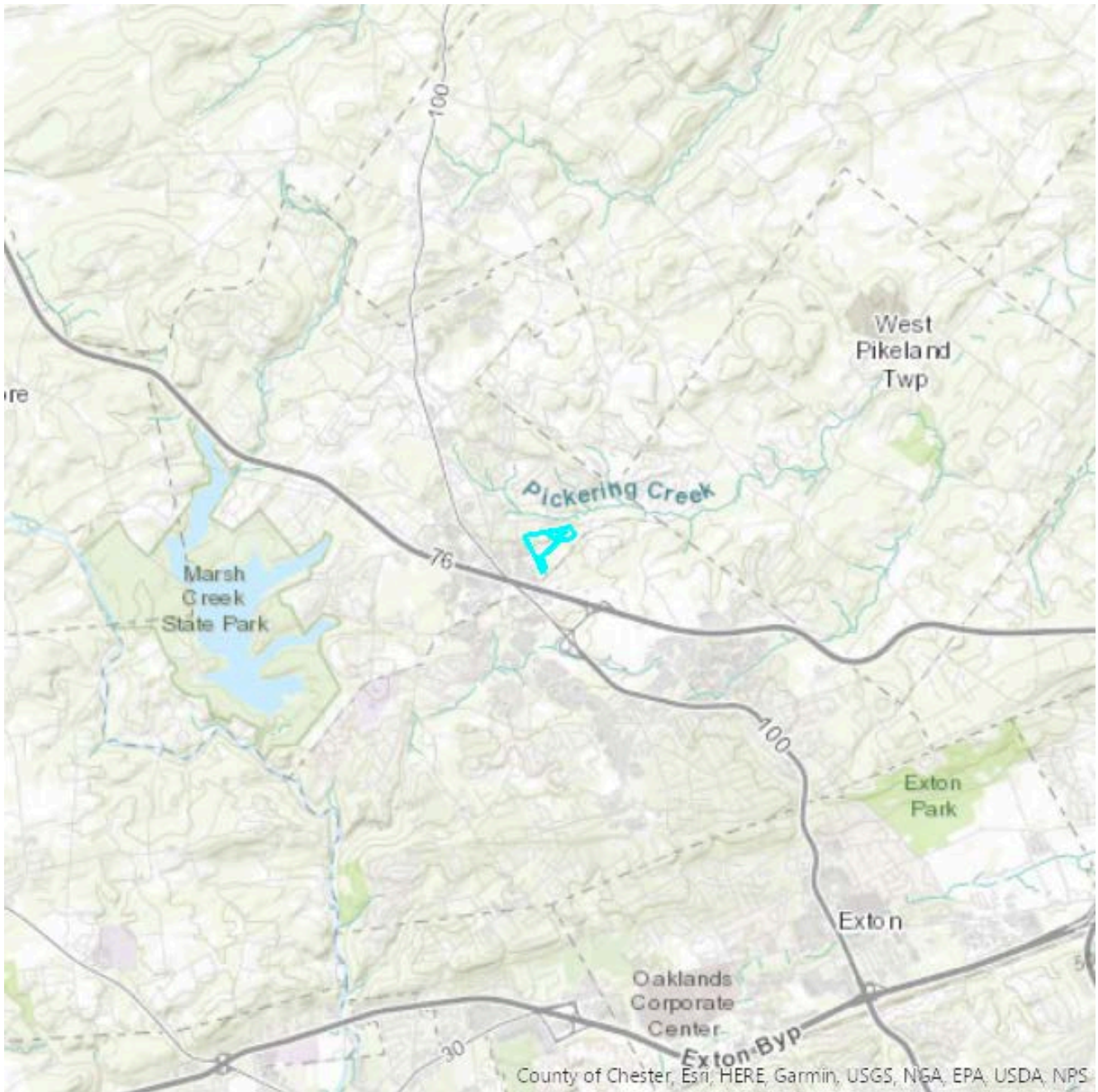
[Photos \(0\)](#)

No Photos Available

[Project Boundary](#)



Map Overview



Submissions

<u>2025PR03788.001</u>	Type: Initial	Status: Closed
Date Received: 7/31/2025	Description: Initial Submission	
Reviews:		
1. Above Ground Review	Blair Horton	No Above Ground Concerns
Comments:		
a. Environmental Review - No Historic Properties - Above Ground - Based on the information received and available in our files, it is our opinion that there are no above ground historic properties (resources		

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

2. Archaeology Review

Justin McKeel

SHPO Sends Comments

Comments:

a. Environmental Review - More Info Archaeological - High Prob - As we understand, this project is in the feasibility stage without any project design. Based on an evaluation by our staff, there is a high probability that National Register-eligible archaeological sites are present within this project area. These sites could be adversely affected by project activities, depending on the nature and extent of proposed ground disturbance. Our review considers the locations of known archaeological resources (including at least five known archaeological sites within 0.5 miles), the Statewide Pre-Contact Predictive Model, soil type, topographic setting, slope direction and distance to water, among other regionally specific predictive factors for archaeological site locations. Depending on the location and extent of proposed ground disturbance for this project, PA SHPO might recommend a Phase I archaeological survey on this parcel to locate archaeological resources. Guidelines and instructions for conducting all phases of archaeological survey in Pennsylvania are available on our website.

APPENDIX N

PNDI Correspondence

1. PROJECT INFORMATION

Project Name: **Senn Property**

Date of Review: **7/2/2025 12:50:44 PM**

Project Category: **Waste Transfer, Treatment, and Disposal, Liquid waste/Effluent, Drip or spray irrigation using waste effluent**

Project Area: **36.35 acres**

County(s): **Chester**

Township/Municipality(s): **Upper Uwchlan Township**

ZIP Code:

Quadrangle Name(s): **DOWNINGTOWN**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Pickering Creek**

Decimal Degrees: **40.075568, -75.674394**

Degrees Minutes Seconds: **40° 4' 32.461" N, 75° 40' 27.8177" W**

This is a draft receipt for information only. It has not been submitted to jurisdictional agencies for review.



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.

Senn Property

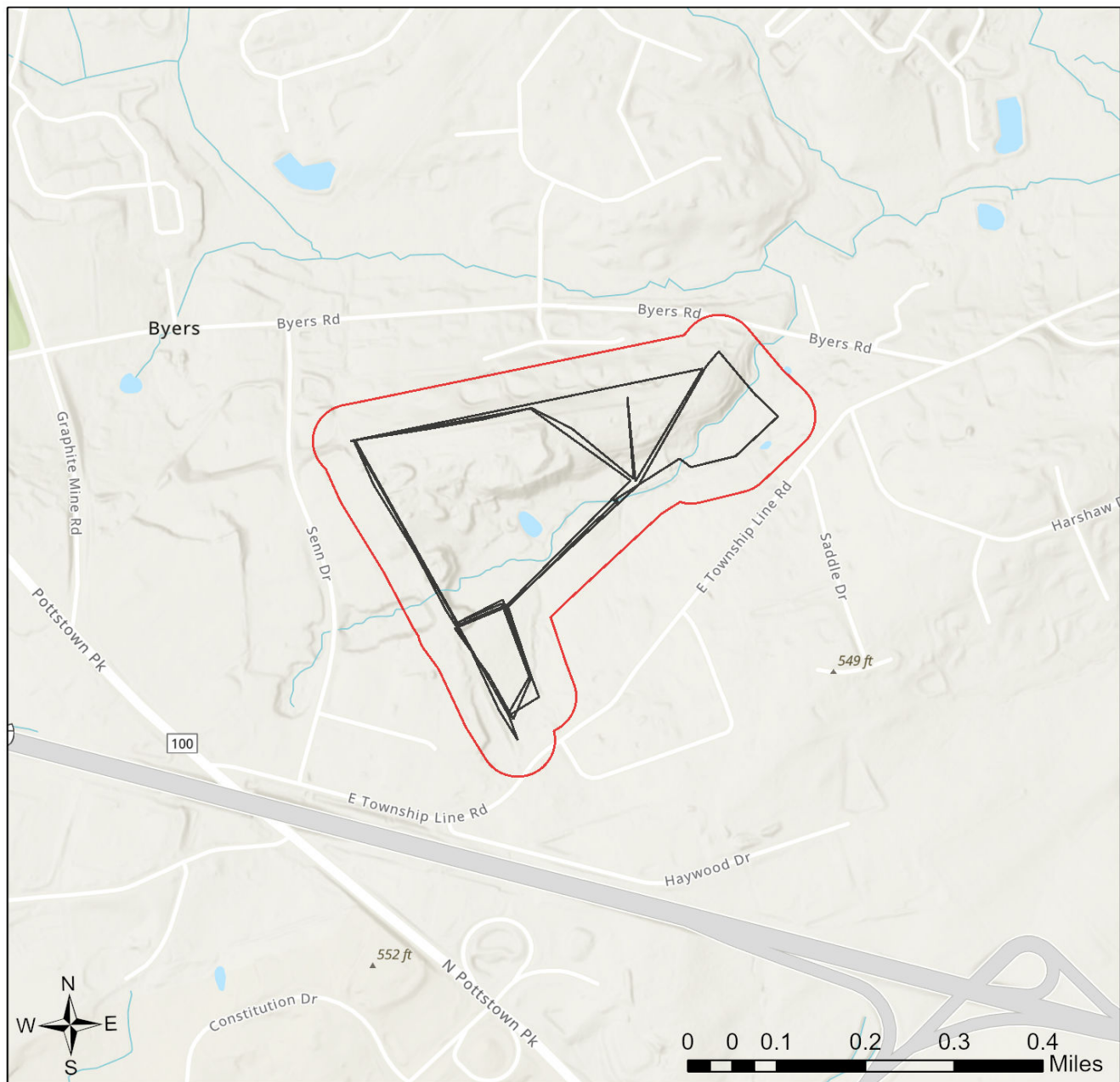


-  Buffered Project Boundary
-  Project Boundary



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Senn Property



- Buffered Project Boundary
- Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Describe how wastewater (effluent) will be handled (select one). For the purpose of this question, wastewater/effluent does not include stormwater runoff. If the project involves solely the renewal or modification of an existing discharge permit (e.g., NPDES permit), select from options 3, 4, 5, or 6 below.

Your answer is: Some or all wastewater/effluent from this project/activity will be discharged on land (e.g., via spray irrigation, drip irrigation, on-lot septic, drain field, leach field), but the discharge will not exceed 1000 gallons/day.

Q2: Accurately describe what is known about wetland presence in the project area or on the land parcel by selecting ONE of the following. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

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

Q3: Is tree removal, tree cutting or forest clearing necessary to implement all aspects of this project?

Your answer is: Yes

Q4: 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: Yes

Q5: 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: Unknown

Q6: 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: Unknown

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: Conduct a Bog Turtle Habitat (Phase 1) Survey in accordance with USFWS Guidelines for Bog Turtle Surveys (April 2020). Evaluate all wetlands within 300 feet of the project area, which includes all areas that will be impacted by earth disturbance or project features (e.g., roads, structures, utility lines, lawns, detention basins, staging areas, etc.). IF THE PHASE 1 SURVEY IS DONE BY A QUALIFIED BOG TURTLE SURVEYOR (see [Pennsylvania Qualified Surveyors | FWS.gov](https://www.fws.gov/pennsylvania/qualified-surveyors)): 1) Send positive results to USFWS for concurrence, along with a project description documenting how impacts will be avoided. OR, conduct a Phase 2 survey and send Phase 1 and 2 results to USFWS for concurrence. 2) Send a courtesy copy of negative results to USFWS (label as "Negative Phase 1 Survey Results by Qualified Bog Turtle Surveyor: USFWS Courtesy Copy"). USFWS approval of negative results is not necessary when a qualified surveyor does the survey in full accordance with USFWS guidelines. IF THE PHASE 1 SURVEY IS NOT DONE BY A QUALIFIED SURVEYOR: Send ALL Phase 1 results to USFWS for concurrence, and if potential habitat is found, also send a project description documenting how impacts will be avoided.

As a qualified bog turtle surveyor, I _____ (name) certify that I conducted a Phase 1 survey of all wetlands in and within 300 feet of the project area on _____ (date) and determined that bog turtle habitat is absent.

_____ (Signature)

Information Request: Enter project information into IPaC (<https://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

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

Check-list of Minimum Materials to be submitted:

____ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

____ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

____ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

____ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

____ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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



APPENDIX O

Septage Management Ordinance



UPPER UWCHLAN TOWNSHIP

140 Pottstown Pike
Chester Springs, PA 19425
(P) 610-458-9400 (F) 610-458-0307
www.upperuwchlan-pa.gov



ADMINISTRATION

Date: January 10, 2019

FOR IMMEDIATE RELEASE

UPPER UWCHLAN TOWNSHIP SEPTAGE MANAGEMENT PROGRAM

CHESTER SPRINGS, PA – In an effort to ensure sustainable water quality and comply with Pennsylvania Department of Environmental Protection (DEP) regulations, Upper Uwchlan Township is implementing a Septage Management Program. This program requires that owners of onsite septic systems have the systems pumped and inspected once every three years. The proposed ordinance has been reviewed by the Township's Municipal Authority, the Pennsylvania DEP, and the Township's Solicitor. The ordinance will be considered for adoption by the Board of Supervisors at their business meeting scheduled for Tuesday, February 19, 2019.

The draft ordinance, as well as an FAQ sheet about the program, are attached to this news release. Property owners with questions about the ordinance and any of its requirements are encouraged to contact the Municipal Authority Administrator Matthew Brown at Authority@upperuwchlan-pa.gov or contact the Township offices at 610-458-9400.

Upper Uwchlan Township is a Township of the Second class, population 11,500, located in central Chester County, PA. Visit us on the web at www.upperuwchlan-pa.gov. Like us on Facebook and Twitter @upperuwchlan.

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UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE _____

AN ORDINANCE AMENDING CHAPTER 141 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED, “SEWERS” TO ADD A NEW ARTICLE III TITLED, “ON LOT SEWAGE DISPOSAL SYSTEMS” TO ADOPT REGULATIONS FOR INDIVIDUAL ON-LOT SEWER SYSTEMS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Upper Uwchlan, Chester County, Pennsylvania, as follows:

SECTION 1. Chapter 141 of the Upper Uwchlan Township Code, titled, “Sewers” shall be amended to adopt a new Article III, titled “On Lot Sewage Disposal Systems” which shall provide as follows:

“ARTICLE III. INDIVIDUAL ON-LOT SEWER SYSTEMS.

§ 141-23. Authority; purpose.

- A. In accordance with municipal codes, the Clean Streams Law (Act of June 27, 1937, P.L. 1987., No. 394 as amended, 35 P.S. §§691.1 to 691.1001), and the Pennsylvania Sewage Facilities Act (Act of January 24, 1966, P.L. 1535 as amended 35 P.S. §750.1 et seq., known as Act 537), it is the power and the duty of Upper Uwchlan Township to provide for adequate sewage treatment and disposal facilities and for the protection of the public health by preventing the discharge of untreated or inadequately treated sewage. The Official Sewage Facilities Plan for Upper Uwchlan Township indicates that it is necessary to formulate and implement a sewage management program to effectively prevent and abate water pollution and hazards to the public health caused by improper treatment and disposal of sewage.
- B. The purpose of this Article is to provide for the regulation, inspection, maintenance, and rehabilitation of Individual Sewage Systems (as hereinafter defined); to further permit intervention in situations, which may constitute a public nuisance or hazard to the public health; and to establish penalties and appeal procedures necessary for the proper administration of a sewage management program.

§ 141-24. Applicability.

From the effective date of this Article, the provisions of this Article shall apply to all portions of the Township served by Individual Sewage Systems. Within such an area or areas, the provisions of this Article shall apply to all persons owning any property serviced by an Individual Sewage System and to all persons installing or rehabilitating such sewage systems.

§ 141-25. Permit Requirements.

- A. No Person shall install or construct an Individual Sewage System or install, construct, occupy or use a building or structure served by that Individual Sewage System without first obtaining a permit from the Sewage Enforcement Officer, employed by the Chester County Health Department and/or the Township, which permit shall indicate that the site and the plans and specifications of such system are in compliance with the provisions of the Clean Streams Law (35 P.S. §§691.1-691.1001) and the Pennsylvania Sewage Facilities Act (35 P.S. 750.1 et seq.) and the regulations adopted pursuant to those Acts.
- B. No system or structure designed to provide individual sewage disposal shall be covered from view until approval to cover the same has been given by a Sewage Enforcement Officer.
- C. Applicants for sewage permits shall be required to notify the Sewage Enforcement Officer of the schedule for construction of the permitted on-lot sewage disposal system so that inspection(s) in addition to the final inspection required by the Sewage Facilities Act shall be scheduled and performed by a Sewage Enforcement Officer.
- D. No building or occupancy permit shall be issued for a new building which will contain sewage generating facilities until a sewage permit has been obtained from a Sewage Enforcement Officer.
- E. No building or occupancy permit shall be issued and no work shall begin on any alteration or conversion of any existing structure, if said alteration or conversion will result in the increase or potential increase in sewage flows from the structure, until either the structure's owner receives a permit for alteration or replacement of the existing sewage disposal system or until the structure's owner and the appropriate officials of the Township receive written notification from a Sewage Enforcement Officer that such a permit will not be required. The Sewage Enforcement Officer shall determine whether the proposed alteration or conversion of the structure will result in increased sewage flows.

- F. No Individual On-lot Sewer System shall be modified or subject to rehabilitation (as defined herein) without the issuance of a permit by the Sewage Enforcement Officer.
- G. No Individual On-lot Sewer System shall be used or loaded in a manner which is inconsistent with the permit that was issued to authorize that system's installation or with the requirements of Chapter 73 of Title 25 of the Pennsylvania Code, as the same may be amended from time to time.
- H. Permit applications for Individual On-lot Sewer Systems which include electronically, mechanically, hydraulically or pneumatically operated or controlled devices shall be accompanied by the respective manufacturer's recommended maintenance schedule and product specifications.

§ 141-26. Inspections.

- A. The following steps shall be taken with regard to the On-Lot Sewage Disposal Systems in the Township:
 - 1. The Property Owner shall arrange for an initial inspection of the On-Lot Sewage System to be conducted by a Certified Inspector within three (3) years of the effective date of this Article for the purpose of determining the type and functional status of each sewage disposal system in the Township. The inspection shall be conducted in accordance with all applicable state and federal regulations. All costs associated with inspection, pumping and remediation shall be the responsibility of the Property Owner.
 - 2. Every three years after the initial inspection, the Property Owner shall have conducted another inspection for the purpose of determining the functional status and condition of the sewage disposal system.
 - 3. The Township or its designee shall send, via regular U.S. Mail, notice to the Property Owner that the On-Lot Sewage Disposal System is due for inspection and certification. Within forty- five (45) days from receiving the notice from the Township, the Property Owner must schedule an appointment with a Certified Inspector provided however that no notice will be sent if the County records reflect that the system has been pumped, inspected and passed inspection within the last three (3) years.
 - 4. At the time of the scheduled inspection the On-Lot Sewage Disposal System shall be pumped by a Pumper/Hauler Business so that it may be inspected by the Certified Inspector. The Property Owner shall ensure that the person performing the inspection and the pumping is both a Certified Inspector and a Pumper/Hauler Business or that separate persons having those

qualifications perform the tasks.

5. The Certified Inspector shall prepare a written report of its inspection (including the name, company and certification number of the inspector and the date of inspection) and furnish a copy to the Property Owner, the Township and the Chester County Department of Health for entry into its tracking system. The Certified Inspector will provide the Property Owner with any specific conclusion(s) relative to the system inspection.
- B. To the extent that a Property Owner does not conduct the inspection and pumping of an On-Lot Sewage Disposal System as specified in subsection A above, the On-Lot Sewage Disposal System may be inspected by an Authorized Agent at any reasonable time after the Township provides ten (10) days prior written notice, sent by regular U.S. Mail, to the Property Owner. Such inspection may include a physical tour of the On-Lot Sewage Disposal System and its related components. The Township may also arrange for the pumping of that system. Any costs that the Township or the Authorized Agent incurs with the inspection and pumping shall be reimbursed by the Property Owner. Any delinquent costs are subject to the procedures of Sections 10 and 13.A.5 of this Article.
 - C. It is recommended that On-Lot Sewage Disposal Systems be routinely inspected by the Property Owner or a Responsible Management Entity in accordance with the following schedule:
 1. Semi Annually - Individual Residential Drip Irrigation Systems permitted in accordance with 25 Pa Code § 73.167.
 2. Once every three years - All Tanks, including but not limited to Treatment Tanks (i.e, Septic Tanks), Pump Tanks, and Distribution Boxes to be checked for surface discharge and settlement. Surface discharge or settlement of more than 4 inches for Distribution Boxes will require water tightness testing, verification of the structural integrity and proper slope, and the removal of any solids and scum buildup.

§ 141-27. Operation.

- A. Property Owners are responsible to properly operate the Sewage Facilities on their individual properties; this includes providing where necessary electrical power and access to communication service for the operation of the Sewage Facilities and to respond to any alarm notification.
- B. Property Owners shall not introduce or dispose of any substance into any Sewage Facility that would cause harm or in any way interfere with the proper operation of the Sewage Facility.
- C. Only normal domestic wastes shall be discharge into any Sewage Facilities. The

following shall not be discharged into the Sewage Facility:

1. Industrial waste;
2. Automobile oil and other non-domestic oil;
3. Toxic or hazardous substances or chemicals including, but not limited to, pesticides (insecticides, fungicides, herbicides, and anti-microbial agents), disinfectants (excluding household cleaners and non-incident cleaning products), acids, paints, paint thinners, gasoline, and other solvents; or
4. Clean surface or ground water, including water from roof or cellar drains, springs, basement sump pumps, and french drains.
5. Food waste – Property Owners of On-Lot Sewage Disposal Systems will not install or use garbage disposals.

§ 141-28. Maintenance.

- A. After each inspection by a Certified Inspector, the Property Owner shall promptly complete any recommended repairs to the On-Lot Sewage System to prevent System Failure.
- B. Maintenance Agreements. Sewage Facilities operated and maintained by any person other than the Property Owner shall be through a maintenance agreement between the Property Owner and a Responsible Management Entity (RME). The RME shall provide the Property Owner an inspection and maintenance report within the three-year cycle and enter such report into the County Septage Management System.
- C. All Individual On-lot Sewage System pumping shall be performed in accordance with Chapter 504 of the Chester County Health Department regulations and shall also conform to the following minimum standards, unless other standards are specified by an equipment manufacturer.
 1. At all times, the Pumper Truck Operator's personal safety, as well as protection of the environment and the landowner's property, shall receive the highest priority.
 2. Tanks shall only be pumped from or through the manhole or access port (i.e., the largest tank opening).
 3. Tanks shall not be pumped from or through the observation or Inspection Port.
 4. When necessary to break up solids, backwashing with clean water or

material of a similar nature already on board the pumper truck may be employed. Mechanical means (scraping, raking, etc.) are not necessary but may be employed, provided that appropriate safeguards are taken to prevent injury.

5. When backwashing, care shall be taken not to fill or refill the tank to a level greater than 12 inches below the elevation of the outlet pipe.
 6. No liquids or solids are to be discharged into or through the outlet pipe.
 7. Tanks shall be deemed to be cleaned when adequate organic solids are removed leaving only sufficient biological organism “seed” sludge and the total average liquid depth remaining in the tank is less than one inch.
 8. At all times, and in all phases of operations, the Pumper/Hauler shall comply with all laws and regulations regarding the activities associated with Individual On-Lot Sewage System maintenance and disposal of materials removed therefrom.
- D. Any person owning a building served by an Individual On-Lot Sewage System which utilizes any components or technologies deemed by DEP to require more detailed operation and maintenance requirements than provided for in this Article, including but not limited to Individual Residential Drip Irrigation Systems, Alternate Systems, or Experimental Systems shall be further subject to the maintenance responsibilities recommended by DEP for said system. The Township may impose additional requirements as deemed necessary to provide for the increased oversight inherent in these cases, including but not limited to entering an operation and maintenance agreement which shall outline the specific maintenance responsibilities for said system, collection of an annual fee and posting financial security with the Township to guarantee proper operation and maintenance of said system.
- E. Surface contouring shall be required as necessary to direct surface water and drainage away from all components of Individual On-Lot Sewage Systems.
- F. Any person owning a building served by an On-Lot Sewage Disposal System which contains an aerobic treatment tank shall follow the operation and maintenance recommendations of the equipment manufacturer and maintain a service agreement with said equipment manufacturer. A copy of the manufacturer’s recommendations and a copy of the service agreement shall be submitted to the Township within six months of the effective date of this Article.
- G. Additional maintenance activity may be required as needed including, but not limited to, providing reasonable access to initial treatment unit, cleaning and unclogging of piping, servicing and the repair of mechanical and electrical equipment, leveling of Distribution Boxes, Tanks and lines, removal of obstructing

roots or trees, etc.

- H. Property Owners with an Individual Sewage System connecting to a public or private Sewage Facility shall operate and maintain their Individual Sewage Systems in accordance with any rules, regulations, and all other requirements of the receiving community sewage facility. This includes paying fees for collection, conveyance, treatment, and disposal of Sewage, and the maintenance of certain components of their Individual Sewage System unless such facilities and/or appurtenances are part of an Upper Uwchlan Township Municipal Authority system wherein these Property Owners pay fees (e.g., quarterly) which include part, or all, of such services.
- I. Property Owners with an Individual Sewage System connecting to a public or private Sewage Facility by means other than with a Building Sewer shall retain the services of an RME to maintain their Individual Sewage System unless the Individual Sewage System is maintained by the community sewage facility.

§ 141-29. Disposal of Septage.

- A. All Septage originating within the Township shall be disposed of in accordance with the requirements of the Solid Waste Management Act (Act 97 of 1980, 35 P.S. §§6018.101 et seq.) and all other applicable laws and at sites or facilities approved by DEP.
- B. Pumper/Haulers operating within the Township shall operate in a manner consistent with the provisions of the Pennsylvania Solid Waste Management Act (Act 97 of 1980, 35 P.S. §§6018.101–6018.1003), all other applicable laws, and Chester County Health Department regulations.

§ 141-30. System Rehabilitation.

- A. No person shall operate or maintain an Individual On-lot Sewage System in such a manner to constitute a System Failure. Any suspected System Failure shall be reported to the Chester County Health Department, who shall make a final determination as to functional status and rehabilitation measures required. Any person owning a building served by an On-lot Sewage Disposal System determined to be in a state of System Failure by the Chester County Health Department shall perform all corrective measures required to abate the System Failure. The Chester County Health Department shall have the authority to require abatement of any System Failure by the following methods: cleaning, repair or replacement of components of the existing system, adding capacity or otherwise altering or replacing the system's initial treatment unit, expanding the existing disposal areas, replacing the existing disposal area, replacing the system with a Retaining Tank, frequent pumping, or any other alternative appropriate for the specific site.

- B. In accordance with all applicable laws and after written notice has been provided to the Property Owner, an Authorized Agent shall have the right to enter, upon land for the purposes of inspections described in this section. Such inspection may include a physical tour of the Individual Sewage System and its related components, the taking of samples from surface water, wells, or other groundwater sources, the sampling of the contents of the sewage disposal system itself, and/or the introduction of a traceable substance into the interior plumbing of the structure served to ascertain the path and ultimate destination of wastewater generated within the structure. An Authorized Agent shall inspect systems known to be, or alleged to be, malfunctioning. Should said inspections reveal that the system is indeed malfunctioning, the Authorized Agent shall order action to be taken to correct the malfunction. If total correction cannot be done in accordance with the regulations of DEP including, but not limited to, those outlined in Chapter 73 of Title 25 of Pennsylvania Code or, is not technically or financially feasible in the opinion of the Authorized Agent and a representative of DEP; then action by the property owner to mitigate the malfunction shall be required.
- C. If there arises a geographic area where numerous On-Lot Sewage Disposal Systems are in System Failure, a resolution of these area wide problems may necessitate detailed planning and a revision to the portion of the Sewage Facilities Plan pertaining to areas affected by such malfunctions. If a DEP authorized Official Sewage Facilities Plan Revision has been undertaken, repair or replacement of individual sewage disposal systems in System Failure within the area affected by the revision may be delayed, pending the outcome of the plan revision process. However, immediate corrective action will be compelled whenever a System Failure, as determined by Township officials and/or DEP, represents a serious public health or environmental threat.
- D. A written notice of violation shall be issued to any person who is the owner of any property which is found to be served by an On-Lot Sewage Disposal System in System Failure or which is discharging sewage without a permit.
- E. Within fourteen (14) days of notification by the Township that a System Failure has been identified, the property owner shall make application to the Sewage Enforcement Officer for a permit to repair or replace the failing system. Within 45 days of initial notification by the Township, construction of the permitted repair or replacement shall commence provided that all necessary permits have been issued. Within 60 days of the original notification by the Township, the construction shall be completed unless seasonal or unique conditions mandate a longer period, in which case the Township may set an extended completion date or mandate the use of a Retaining Tank.
- F. Should none of the remedies described in this Article be effective in eliminating the System Failure of an existing Individual On-Lot Sewage System, the Property

Owner is not absolved of responsibility for that System Failure. The Township and the Chester County Health Department may require whatever action is necessary to lessen or mitigate the System Failure to the extent necessary.

§ 141-31. Duties and Responsibilities of Responsible Management Entities (RME).

- A. Registration Requirements - Any RME offering or performing installation, inspection, operation, or maintenance services on any Sewage Facility in the Township shall meet the licensing and certification requirements as set forth in the definition of a Responsible Management Entity in this Article.
- B. Reporting Requirements – RMEs shall provide the Property Owner a copy of any and all inspection and maintenance reports including any supplemental report. In addition, RMEs shall supply applicable information to the County. The report shall be routed via the County Septage Management System.
- C. Evaluations of Sewage Facilities – Any person performing an evaluation of a Sewage Facility for a real estate transaction or a mortgage refinancing shall also be a registered RME and comply with reporting requirements above.
- D. Emergency Services - RMEs shall include emergency services in all service and maintenance agreements that provide 24-hour contact information. This contact information shall be posted on or near a component of the sewage system in plain sight. If the RME is not licensed to pump and transport liquid waste by the Chester County Health Department, the RME shall provide a subcontract with a licensed liquid waste transporter who would be on 24-hour call to abate any nuisance or Malfunction.

§ 141-32. Performance of Work by Township and Liens.

The Township, upon written notice from the Chester County Health Department that an imminent health hazard exists due to failure of the Property Owner to maintain an Individual On-Lot Sewage System, shall immediately notify the Property Owner in writing of the determination. The Property Owner shall within five (5) working days act to obtain a permit and promptly commence and complete construction per the agreed timeline with the Chester County Health Department and the Township. If the Property Owner fails to meet the agreed schedule, the Township shall have the authority to perform, or contract to have performed, the work required. The Property Owner shall be charged for the work performed and, if necessary, a lien shall be entered therefore in accordance with the Municipal Claims and Tax Liens Act, 53 P.S. §7101 et seq.

§ 141-33. Administration.

- A. The Township shall fully utilize those powers it possesses through enabling statutes

and ordinances to affect the purposes of this Article.

- B. The Township shall employ qualified individuals to carry out the provisions of this Article and may delegate to the Municipal Authority the authority to carry out certain obligations and powers of the Township pursuant to this Article. The Township may also contract with private qualified persons or firms as necessary to carry out the provisions of this Article. The Township may appoint its Engineer, the Township Manager or Municipal Authority as its Authorized Agent to act on its behalf.
- C. The Township's Authorized Agent shall have the right to enter upon land, following notice, for the purpose of administering the provisions of this Article as specified above, subject to compliance with all applicable laws.
- D. All records pertaining to sewage permits, building permits, occupancy permits and all other aspects of the Sewage Management Program shall be made available for inspection consistent with the provisions of the Open Records Law.
- E. The Board of Supervisors shall establish all administrative procedures necessary to properly carry out the provisions of this Article.
- F. The Board of Supervisors may by Resolution establish a fee schedule, and authorize the collection of fees, to cover the cost to the Township of administering this Article.

§ 141-34. Appeals.

Appeals from final decisions of the Township or any of its Authorized Agents under this Article shall be made to the Upper Uwchlan Township Municipal Authority, who is the designated agent of the Board of Supervisors to hear such appeals. Such appeal shall be made in writing within forty-five (45) days from the date of written notification of the action being appealed. The appellant shall be entitled to a hearing before the Municipal Authority at its next regularly scheduled meeting, if a written appeal is received at least seven (7) days prior to that meeting. If the appeal is received within seven (7) days of the next regularly scheduled meeting, the appeal shall be heard at the next regularly scheduled meeting unless another mutually agreed date is selected. Both the appellant and the Municipal Authority may have technical and/or legal representation if desired. The Municipal Authority shall thereafter affirm, modify, or reverse the aforesaid decision. The hearing may be postponed for a good cause shown by the appellant or the Municipal Authority. Additional evidence may be introduced at the hearing provided that it is submitted with the written notice of appeal. A decision shall be rendered in writing within two (2) regularly scheduled meetings of the Upper Uwchlan Township Municipal Authority. In the event an Appeal is requested with respect to a Chester County Health Department designated "imminent health hazard", the Property Owner and Municipal Authority shall work together to hold a hearing and render a decision within the timelines required for Property Owner action under this Article.

§ 141-35. Fines and Penalties.

- A.
 - 1. Any person who fails or refuses to comply with any provision of this Article shall be in violation of this Article which violation shall be enforced by action brought before a District Justice in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure.
 - 2. Upon conviction, such person shall pay a fine of not less than \$100 and not more than \$1,000 (or such other maximum fine as then may be provided or permitted by applicable law) per violation, together with costs of prosecution, including, but not limited to, reasonable attorney's fees, in each case. Upon default in payment of the fine and costs, such person shall be subject to imprisonment to the maximum extent allowed by law for the punishment of summary offenses.
 - 3. Each day, or portion thereof, that a violation is found to exist, and each provision of this Article that is found to have been violated, shall constitute a separate offense each punishable by the aforesaid fine and imprisonment.
 - 4. All fines and costs collected for the violation of this Article shall be paid to the Township.
 - 5. If the payment of fines and costs to the Township are noted as delinquent, the Township shall utilize all current procedures for collection including liens.
- B. Other remedies. The provisions of Subsection A above (including, but not limited to, the manner of enforcement of a violation of this Article and the fine and the penalty for such violation) shall not be in limitation of, but shall be in addition to:
 - 1. Such other or further remedies or enforcement actions as may be available to the Township and/or the Municipal Authority under other provisions of this Article or under other law (including, but not limited to, other applicable local, state or federal law) or in equity (including, but not limited to, injunctive relief) for any actions or inactions which violate any provision of this Article. Nothing in this section or other provision of this Article shall be deemed to preclude the Township and/or Authority from pursuing such other or further remedies concurrently.
 - 2. Such other or further remedies or enforcement actions as may be available to any governmental entity, other than the Township, having jurisdiction, under any applicable local, state, or federal law, or in equity (including, but not limited to, injunctive relief), for any actions or inactions which violate any provision of this Article.

§ 141-36. Definitions.

Unless the context specifically and clearly indicates otherwise, the meaning of terms used in this Article shall be as follows:

- A. “Absorption Area” shall mean a component of an individual or community sewage system where liquid from a Treatment Tank seeps into the soil; it consists of an aggregate-filled area containing piping for the distribution of liquid and the soil or sand/soil combination located beneath the aggregate.
- B. “Act 537 Plan” shall mean a Municipality’s Official Plan as defined in the Pennsylvania Sewage Facilities Act, as of January 24, 1966, P.L. 1535 (1965), No. 537, as amended, 35 P.S. §§750.1-750.20a (“Sewage Facilities Act” or “Act 537”).
- C. “Authorized Agent” shall mean a Certified Sewage Enforcement Officer (SEO), professional engineer or sanitarian, plumbing inspector, soils scientist, water quality coordinator, Chester County Health Department Licensed Liquid Waste Hauler or any other person who is designated to carry out the provisions of this Article as the agent of the Board or Chester County Health Department.
- D. “Board” shall mean the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania.
- E. “Building Sewer” shall mean the piping carrying liquid wastes, from a building to the Treatment Tank, Holding Tank, Grinder Pump Tank, or Retaining Tank.
- F. “Certified Inspector” shall mean a person who has obtained a certification from the Pennsylvania Sewage Management Association to inspect On-Lot Sewage Disposal Systems.
- G. “Chester County Health Department (CCHD)” shall mean the designated Sewage Enforcement Officer (SEO) for Upper Uwchlan Township or an employee of the Chester County Health Department.
- H. “Cleanout” shall mean a component of a Sewage Facility that provides access for inspection and cleaning the Building Sewer or other pipes.
- I. “DEP/the Department” shall mean the Department of Environmental Protection of the Commonwealth of Pennsylvania.
- J. “Distribution Box” shall mean a Tank with one inlet that provides equal distribution

of Effluent from a Treatment Tank through two or more outlets.

- K. “Domestic Sewage” shall mean Sewage derived principally from dwellings, business buildings, institutions and the like, and may not contain groundwater, surface water or storm water.
- L. “Effluent” shall mean a liquid waste discharged from a sewage system or component of a sewage system.
- M. “Improved Property” shall mean any property or lot within the Township upon which there is an erected structure intended for continuous or periodic habitation, occupancy or use by human beings or animals and from which structure Sewage shall or may be discharged.
- N. “Individual Sewage System” shall mean a Sewage Facility and all of its components serving a single lot. Individual Sewage Systems include the following:
 - i. Individual On-Lot Sewage Systems rely on a subsurface absorption or surface infiltration system for the renovation of Sewage through native soils prior to disposal or the retention of Sewage in a Retaining Tank. Individual on-lot sewage systems are permitted through the Chester County Health Department and include but are not limited to the following systems defined by 25 Pa Code § 73.1:
 - (a) Conventional sewage systems;
 - (b) Alternate sewage systems;
 - (c) Experimental sewage systems;
 - (d) Bonded disposal systems;
 - (e) Individual residential spray irrigation systems;
 - (f) Retaining tanks/ Holding tanks; and
 - (g) Grey Water systems.
 - ii. Individual Sewerage Systems rely on other means than native soils to renovate Sewage prior to disposal or retention in a Retaining Tank. Individual sewerage systems include but are not limited to the following:
 - (a) Gravity sewer connections – Where the Building Sewer connects to a gravity service lateral of a community sewage facility;

- (b) Pressure sewer connections – Where the Building Sewer is connected to a Tank containing a pump which conveys Sewage through a pressure sewer to either a gravity or pressure service lateral of a community sewage facility; and
 - (c) Small flow treatment facilities – An Individual sewerage system permitted by the DEP that is designed to adequately treat Sewage flows no greater than 2,000 gallons per day with final disposal to surface waters, a dry stream channel, or storm water collection system.
- O. “Industrial Waste” shall mean any solid, liquid or gaseous substance or waterborne wastes or form of energy rejected or escaping from any industrial, manufacturing, trade or business process or from the development, recovery or processing of natural resources, as distinct from domestic sanitary sewage.
- P. “Inspection Port” shall mean a component of a Sewage Facility that provides sufficient access for the inspection of the contents of a Tank.
- Q. “Maintenance” shall mean those actions required to provide for the long-term proper functioning of a sewage facility.
- R. “Malfunction” shall mean the condition which occurs when an Individual On-lot Sewage System fails to function in the expected or satisfactory manner per normal mode of operation.
- S. “Municipal Authority” shall mean the Upper Uwchlan Municipal Authority.
- T. “Official Sewage Facilities Plan” shall mean a comprehensive plan for the provision of adequate sewage disposal systems, adopted by the Board of Supervisors and approved by the Pennsylvania Department of Environmental Protection, pursuant to the Pennsylvania Sewage Facilities Act.
- U. “On-lot Sewage Disposal System” shall mean any system for disposal of domestic sewage involving pretreatment and subsequent disposal of the clarified sewage into a subsurface soil absorption area or retaining tank. For purposes of this Article, the term only refers to individual sewage systems.
- V. “Person” shall mean any individual, association, public or private corporation for profit or not for profit, partnership, firm, trust, estate, department, board, bureau of

agency of the Commonwealth, political subdivision, municipality, district, authority, or any other legal entity whatsoever which is recognized by law as the subject of rights and duties. Whenever used in any clause prescribing and imposing a penalty or imposing a fine or imprisonment, the term person shall include the members of an association, partnership or firm and the officers of any local agency or municipal, public or private corporation for profit or not for profit.

- W. “Planning Module for Land Development” shall mean a revision to, or exception to the revision of, the Official Plan, submitted in accordance with DEP regulations, and in connection with the request for approval of a Subdivision or land development plan.
- X. “Primary Area” shall mean an area on a lot, tract or parcel of land that has been tested by the Sewage Enforcement Officer and found suitable, based upon the then current DEP site requirements, for the installation of an Individual On-lot Sewage System, and which will be preserved and protected from alteration for installation of the initial Individual On-lot Sewage System for sewage generated on that lot, tract, or parcel (see Replacement Area)
- Y. “Property Owner” shall mean any person vested with ownership, legal or equitable, sole or partial, of any property located in the Township.
- Z. “Pump Tank” shall mean a Tank or chamber or pump that receives and temporarily stores Sewage or partially treated Sewage from which it is pumped or dosed. Pump Tanks include:
 - 1. Effluent Pump Tank – A Tank that receives Septic Tank Effluent or partially treated Sewage and conveys the liquid portion of the wastewater to absorption system or other component of a Sewage Facility. Effluent pumps also include: Dosing Pumps, Lift Pumps, Dosing Siphons, and other specialized discharge control mechanisms; and
 - 2. Grinder Pump Tank – A Tank that receives Domestic Sewage and contains a pump that macerates waste solids prior to ejection.
- AA. “Pumper/Hauler Business” shall mean any sole proprietor, company, partnership or corporation which engages in cleaning any or all components of a community or Individual On-lot Sewer System and evacuates and transports the Septage cleaned therefrom, whether for a fee or free of charge. Said Pumper/Hauler Business shall be licensed by the Chester County Department of Health and shall provide said Department with a record of each pumping of on-lot sewage disposal systems in the Township.

- BB. “Pumpers Report/Receipt” - Chester County Sludge/Septage Manifest and Report (Manifest) Form which shall be used by all licensed Pumpers/Haulers to report each pumping of on-lot sewage disposal systems in the Township.
- CC. “Pumper/Hauler Truck Operator” shall mean a natural person who engages in cleaning any or all components of a community or individual on-lot sewage system and evacuates and transports the Septage cleaned therefrom, whether for a fee or free of charge.
- DD. “Regulations” shall mean the Pennsylvania Code, Title 25, Chapters 71, 72 and 73.
- EE. “Rehabilitation” shall mean work done to modify, alter, repair, enlarge or replace an existing on-lot sewage disposal system.
- FF. “Replacement Area” shall mean an area on a lot, tract, or parcel of land, separate from the Primary Area, that has been tested by the Sewage Enforcement Officer and found suitable, based upon the then current DEP site requirements, for the installation of an on-lot system, and which will be preserved and protected from alteration for potential future use if the Primary Area on the same lot, tract, or parcel shall fail for any reason. (see Primary Area).
- GG. “Responsible Management Entity” or “RME” shall mean an individual, firm or corporation experienced in the operation and maintenance of Sewage facilities, who is a licensed Pumper Hauler Business with the Chester County Health Department and/or a Pennsylvania Sewage Management Association Certified Inspector. RME’s may also include through a general oversight agreement with the Township such entities as Municipal Authorities, Investor Owned Public Utility Companies and Homeowner Associations.
- HH. “Retaining Tank” shall mean a Tank that retains Sewage and is designed and constructed to facilitate ultimate disposal of the Sewage to another site. Retaining Tanks include:
1. Chemical toilet – A permanent or portable non-flushing toilet using chemical treatment in a Retaining Tank for odor control.
 2. Holding Tank – A Tank, whether permanent or temporary, to which Sewage is conveyed by a water carrying system. Said Tank is part of a closed system which does not discharge to the ground.
 3. Privy – A Tank designed to receive Sewage where water under pressure is

not available.

4. Incinerating toilet – A device capable of reducing waste materials to ashes.
 5. Composting toilet – A device for holding and processing human and organic kitchen waste employing the process of biological degradation through the action of microorganisms to produce a stable, humus-like material.
 6. Recycling toilet – A device in which the flushing medium is restored to a condition suitable for reuse in flushing.
- II. “Septage” shall mean the residual scum, sludge and other materials pumped from septic or aerobic treatment tanks and the systems they serve.
- JJ. “Sewage” shall mean any substance that contains any of the waste products or excrement or other discharge from the bodies of human beings or animals and any noxious or deleterious substance being harmful or inimical to the public health, or to animal or aquatic life or to the use of water for domestic water supply or for recreation or any substance which constitutes pollution under the Clean Streams Law, 35 PS §§ 691.1- 691.1001, as amended.
- KK. “Sewage Enforcement Officer (SEO)” shall mean a person certified by the State Board for the Certification of Sewage Enforcement Officers, who is employed by the Township or Chester County Health Department (CCHD) to administer the provisions of this Article, the provisions of the Act, and the regulations in PA Code Title 25, Chapters 71, 72 and 73.
- LL. “Sewage Facility” shall mean an all-inclusive term for a Sewage collection, conveyance, treatment, and disposal system.
- MM. “Sewage Management District” shall mean any area or areas of the Township designated in the Official Sewage Facilities Plan adopted by the Board of Supervisors as an area for which a Sewage Management program is to be implemented.
- NN. “Sewage Management Program” shall mean a comprehensive set of legal and administrative requirements encompassing the requirements of this Article, the Sewage Facilities Act, the Clean Streams Law, the regulations promulgated thereunder and such other requirements adopted by the Board of Supervisors to

effectively enforce and administer this Article

- OO. “Sewer System” shall mean a system of pipes that collect Sewage from several Improved Properties; Sewer Systems include Pressure and Gravity Sewer Systems or any combination of both.
- PP. “Subdivision” shall mean the division or re-division of a lot, tract or other parcel of land into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines. The enumerating of lots shall include as a lot that portion of the original tract or tracts remaining after other lots have been subdivided therefrom.
- QQ. “System Failure” shall mean the condition in which one or more malfunctions results in pollution to the ground or surface waters, contamination of private or public drinking water supplies, nuisance problems or a hazard to public health.
- RR. “Tank” shall mean a water-tight receptacle which liquids pass through or are retained in.
- SS. “Tank Access Cover” shall mean a component of a Sewage Facility that provides access for inspection, cleaning and maintenance of the internal components of a Tank.
- TT. “Township” shall mean Upper Uwchlan Township, Chester County, Pennsylvania.
- UU. “Treatment Tank” shall mean a Tank designed to provide a suitable environment for the bacterial decomposition or disinfection of Sewage. Treatment Tanks include:
1. Septic Tank – A Treatment Tank or compartment of another Tank that provides for the anaerobic decomposition and the physical separation of solids in Sewage.
 2. Aerobic Sewage Treatment Tank – A Treatment Tank or compartment of another Tank that provides for the aerobic biochemical stabilization of solids in Sewage.
 3. Filter Tank – A Treatment Tank or compartment of another Tank that contains a media to which microorganisms attach and provide a suitable environment for the biochemical stabilization of solids in Sewage.
 4. Chlorine Contact Tank - A Treatment Tank or compartment of another Tank that provides a suitable environment for the disinfection of Effluent.”

SECTION 2. Repealer.

All Ordinances or Resolutions or parts of Ordinances or Resolutions, insofar as they are inconsistent herewith, are hereby repealed.

SECTION 3. Severability.

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance, it being the intent of Upper Uwchlan Township, Chester County that such remainder shall be and shall remain in full force and effect.

SECTION 4. Effective Date.

This Ordinance shall become effective within five (5) days of its adoption.

ENACTED this ____ day of _____, 2019.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Township Secretary

Guy A. Donatelli, Chairman

Sandra M. D'Amico, Vice-Chairman

Jamie W. Goncharoff, Member

FREQUENTLY ASKED QUESTIONS
UPPER UWCHLAN TOWNSHIP SEWAGE SYSTEMS MANAGEMENT ORDINANCE

WHAT IS THE TOWNSHIP DOING?

The Township is currently in the process of developing a Sewage Systems Management Ordinance (i.e., Septic Management Program (SMP)), as part of the ongoing Act 537 Plan update and to meet the requirements of the Pennsylvania Department of Environmental Protection (PA DEP) and the Chester County Health Department (CCHD). As part of these requirements, the Township remains focused on maintaining the integrity of the remaining operational on-lot septic systems in the community.

WHAT IS THE ACT 537 PLAN?

The Pennsylvania Sewage Facilities Act (Act 537) requires all municipalities to develop and maintain an up-to-date sewage facilities official plan to protect public health from diseases, prevent future sewage treatment problems and protect the quality of the state's surface water and groundwater.

WHY IS THE TOWNSHIP ADOPTING A SEPTIC MANAGEMENT PROGRAM

The Township lies between two (2) high quality watersheds, a designation assigned by the PA DEP. Due to the initiatives to protect the Delaware and Chesapeake Bays from nutrient overload, high quality watersheds must be preserved. Specifically, the goal is to protect these watersheds from elevated levels of nitrogen and phosphorus compounds commonly found in wastewater. Failing or malfunctioning on-lot septic systems adversely impact the watersheds through release of nutrients in excess of allowable levels. In order to take part in caring for the environment we live in, the Township has developed a process for routine pumping and repair of existing on-lot septic systems that are not already covered by operations and maintenance agreements.

The goal of the program is to positively contribute to environmental preservation and to protect the Township against potential legal financial liability. The Township has been directed by the PA DEP to include the Septage Management Program as part of ongoing updates to the Township Act 537 Sewage Facilities Plan. This is a required plan under current Pennsylvania Law.

WHY SHOULD MY MUNICIPALITY MANAGE ON-LOT SEPTIC SYSTEMS?

Most municipalities have areas that can never be physically or cost-effectively served by public sewer facilities, and as such have homes with individual on-lot septic systems. Our Township in particular only serves 60% of homes through public sewer, and the remaining homes have individual on-lot septic systems. While the Township does contain suitable soils for individual on-lot septic systems in some areas, other areas have poor localized soils that increase the risk of on-lot septic system failure if the system is not properly managed and maintained.

When an on-lot septic system fails, it must be repaired or replaced which often includes retiring the existing absorption area (i.e., drain field) and constructing a new one. Construction of a new absorption area must take into account the required isolation distances from property lines, occupied buildings, driveways, water supply lines, and existing on-lot septic systems, which restricts the available space to build a new absorption area. The average residential lot size in the Township is less than one acre, which does not provide significant usable area to construct a new subsurface absorption area. In such cases where there is not enough usable area for subsurface absorption, construction of an above-grade sand mound is required, which comes at an added cost to the homeowner.

Repairing or replacing an on-lot septic system is not a permanent solution to all sewage disposal problems. These systems require regular management and maintenance to prevent malfunctions from occurring. Malfunctioning on-lot

septic systems have the potential to cause public health issues and adverse impacts to watersheds, among other hazards which is why the Township is taking the necessary steps to manage on-lot septic systems.

WHAT IS INVOLVED IN A SEPTIC MANAGEMENT PROGRAM?

The draft SMP includes the following requirements:

- Regular pumping of on-lot septic system tanks at least once every three (3) years;
- Visual inspection of the on-lot septic system and its components by a Certified Inspector at the time of pumping;
- Reporting by a Certified Inspector to the County regarding the inspection; and,
- Public education.

ARE THERE MINIMUM REQUIREMENTS FOR SEPTIC MANAGEMENT PROGRAMS?

There are minimum requirements only if a sewage management program is required by PA DEP regulation. Maintenance standards are listed in 25 Pa. Code §71.73 to make sure that management programs carry out the minimum activities necessary to maintain on-lot septic systems (visit www.pacode.com for additional information). Requirements of the code are as follows:

- The property owner shall arrange for an initial inspection of the on-lot septic system within three (3) years of the effective date of this ordinance;
- Septage removal shall occur once every three (3) years or following an inspection that reveals that the treatment tanks are filled with solids or scum in excess of one-third (1/3) of the liquid depth of the tank; and,
- The property owner shall safely operate and maintain the treatment components and appurtenances that make up the on-lot septic system, including:
 - Maintenance of surface contouring to divert stormwater from the system, and
 - Use of water conservation devices to reduce hydraulic loading to the system.

IS THE SEWAGE MANAGEMENT PROGRAM BEING DEVELOPED FOR A SPECIFIC AREA OF THE TOWNSHIP?

No. The SMP is being developed to address on-lot septic systems on a Township wide basis, not a single area specifically. The Act 537 plan has identified specific areas of potential risk to on-lot septic systems that may require alternative treatment in the future; however the development of an SMP is harmonious with the goals of the requirements of the PA DEP and the CCHD.

I'M NOT SURE IF I HAVE AN ON-LOT SEPTIC SYSTEM. HOW DO I DETERMINE HOW MY SEWAGE IS DISPOSED OF?

If you do not currently receive a quarterly sewer bill from the Township, you most likely have an on-lot septic system. If you contact the Township and provide your address, the Township will let you know if there is a sewer collection system in your general area. If your property is not located near public sewer, then you have an on-lot septic system. However, if your property is located near public sewer, further investigation will be required to determine how your sewage is disposed of. The Township can assist as needed.

MY ON-LOT SEPTIC SYSTEM WORKS GREAT AND HAS NEVER HAD TO BE PUMPED, WHY WOULD YOU REQUIRE THAT IT BE PUMPED NOW?

All septic systems, even those that have always functioned correctly, accumulate solids which require removal. If the solids accumulate to a point where they are discharged into the absorption area (i.e., drain field), there is an increased probability of failure of the absorption area and a possibility for contamination of your property and the surrounding area. This would require you to perform an extensive and costly repair. Having the on-lot septic system pumped out on a regular basis will help prevent this from happening. Additionally, the ordinance requires the Certified Inspector to perform a visual inspection of the septic system which may alert you of a necessary repair in advance of complete system failure, saving you from replacing the leach field in the future.

HOW CAN I FIND A CERTIFIED INSPECTOR?

The Pennsylvania Septage Management Association (PSMA) has a list of approved service providers on their website. Providers with PSMA Inspector Certification have taken and passed a certification exam. The PSMA inspection procedures are recognized as the industry standard by the Commonwealth of Pennsylvania, county, and local courts.

Visit www.pdma.net/find_service_provider_new.cfm and enter the applicable search criteria to find a Certified Inspector to service your on-lot septic system. Be sure to check the boxes for “Certified Only?”, “Pumping”, and “Inspecting” to view providers that can meet all requirements of the SMP. As noted on the PSMA website, you should always:

- Confirm the company is a PSMA member before hiring them;
- Request a PSMA/NOF certified technician perform the work on your system; and,
- Request that the inspector apply the complete PSMA inspection standards

HOW MUCH WILL PUMP OUT, INSPECTION, AND REPORTING COST?

Costs will be determined on a case by case basis by the PSMA Certified company that you hire for the pumping, inspection, and reporting for your on-lot septic system. The Township recommends contacting several companies to evaluate pricing options prior to hiring.

I ALREADY HAVE MY SEPTIC TANK REGULARLY PUMPED. WHAT BENEFIT(S) DO I RECEIVE FROM THE ADDED COST OF A CERTIFIED INSPECTION?

A PSMA Certified Inspector is trained to focus on the overall well-being and health of your on-lot septic system, rather than simply focusing on system malfunction, as an agent of a regulatory agency would. A regulatory agency inspector will consider a system to be in violation only if there is observable sewage emerging onto the land surface or the sewage has backed up into the home. A PSMA Certified Inspector, who must pass a certification exam prior to receiving the PSMA Inspector Certification, is trained to understand how on-lot septic systems work, why they fail, and to recognize the warning signs of impending malfunctions. These Certified Inspectors are taught to examine all necessary components of the septic system to ensure they are in place and in good condition. A Certified Inspector will provide a written report that includes all observations that determine the overall condition of the system, and a recommendation relative to problems that can be expected in the near future based on current system operation.

The following analogy is provided by the Penn State University Agricultural and Biological Engineering Department: “If you were to go buy a car and want it to be legal, you would check for a state inspection to see if it complied with the state laws. But if you would like to know how good the car is, if there is much useful life to it, and if there are any hidden problems not checked in a state inspection, you would have a mechanic inspect the car completely. A comprehensive inspection may reveal a slight engine knock, misfire or smoking exhaust, which are concerns of possible failure.” The PSMA Certified Inspector serves as the “mechanic” in this analogy.

WHAT IS THE LIFE SPAN OF AN ON-LOT SEPTIC SYSTEM?

With proper installation, upgrades, care, and maintenance, an appropriately sized on-lot septic system could last the life of the house.

WHAT ARE SOME SYMPTOMS OF ON-LOT SEPTIC SYSTEM PROBLEMS?

There are many signs of a failing on-lot septic system, including, but not limited to: sluggish drains, sewer odor, spongy soil, lush green grass, ponding water, pump failure alarms, sewer backups, erratic pumping, etc.

WHAT CAUSES THESE PROBLEMS?

There are several factors that may lead to failing on-lot septic systems, including, but not limited to: poor site location (i.e., steep slopes, poor soils or high water table); inadequate design (i.e., the system is too small for the current use);

improper construction; overloaded system that allows solids to clog the soil; root invasion; physical damage from driving over the system; flushing of harmful substances, etc.

WHAT CAN I DO TO TAKE CARE OF MY ON-LOT SEPTIC SYSTEM?

Ways to properly care for and maintain an on-lot septic system include, but are not limited to, the following:

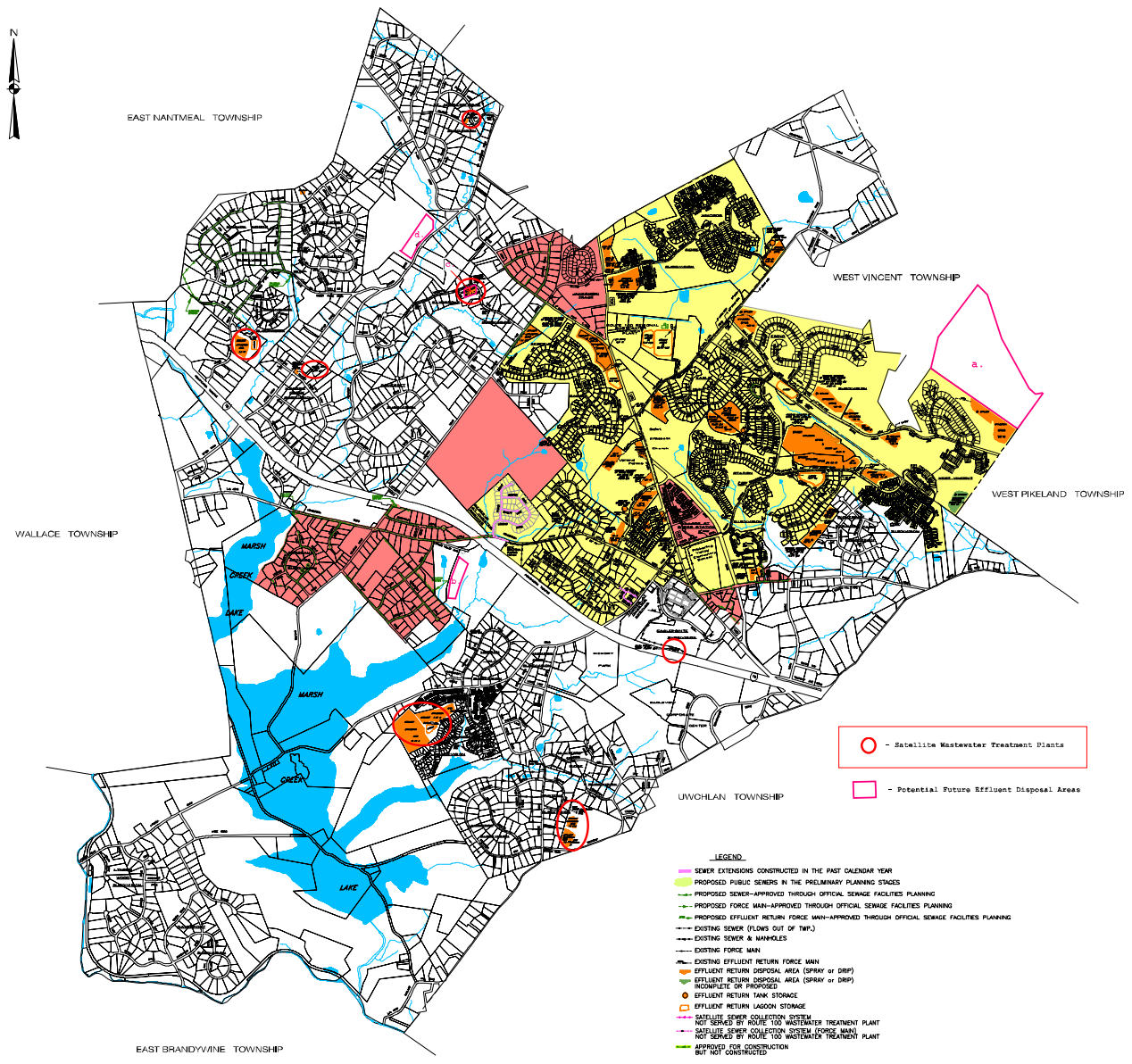
- Schedule an inspection and regular pumping of the septic tank at least once every three (3) years;
- Install water conservation fixtures and appliances (specifically, front loading washing machines);
- Be mindful of the frequency of use of washing machines;
- Repair leaking fixtures;
- Do not use the system as a trash can (i.e., do not install or use a garbage disposal);
- Investigate and remedy problems;
- Follow the "do-not-flush" list of items, including trash, food waste, grease, medications, paint, thinner, varnishes, motor oil, chemicals, etc.;
- Divert rainwater runoff from the system, including sump pump discharges;
- Do not drive across the system or compact the soil in any way;
- Do not plant trees or shrubs on the system; and,
- Replace an older septic tank with the latest standard model including an effluent filter.

Additional information pertaining to on-lot septic systems can be found at the following locations:

- *Penn State Septic & Sewage Disposal Fact Sheets:*
http://www.pdma.net/fact_sheets.cfm
- *Environmental Protection Agency's "Why Maintain Your Septic System" Page:*
<https://www.epa.gov/septic/why-maintain-your-septic-system>
- *CCHD's On-Lot Septic Systems Pages:*
<http://chesco.org/955/On-Lot-Septic-Systems>

APPENDIX P

Route 100 Plan



- LEGEND**
- SEWER EXTENSIONS CONSTRUCTED IN THE PAST CALENDAR YEAR
 - PROPOSED PUBLIC SEWERS IN THE PRELIMINARY PLANNING STAGES
 - PROPOSED SEWER-APPROVED THROUGH OFFICIAL SEWAGE FACILITIES PLANNING
 - PROPOSED FORCE MAIN-APPROVED THROUGH OFFICIAL SEWAGE FACILITIES PLANNING
 - PROPOSED EFFLUENT RETURN FORCE MAIN-APPROVED THROUGH OFFICIAL SEWAGE FACILITIES PLANNING
 - EXISTING SEWER (FLOWS OUT OF TWP.)
 - EXISTING SEWER & MANHOLES
 - EXISTING FORCE MAIN
 - EXISTING EFFLUENT RETURN FORCE MAIN
 - EFFLUENT RETURN DISPOSAL AREA (SPRAY or DRP)
 - EFFLUENT RETURN DISPOSAL AREA (SPRAY or DRP) INCOMPLETE OR PROPOSED
 - EFFLUENT RETURN TANK STORAGE
 - EFFLUENT RETURN LAGOON STORAGE
 - SATELLITE SEWER COLLECTION SYSTEM
 - NOT SERVED BY ROUTE 100 WASTEWATER TREATMENT PLANT
 - SATELLITE SEWER COLLECTION SYSTEM FORCE MAIN
 - NOT SERVED BY ROUTE 100 WASTEWATER TREATMENT PLANT
 - APPROVED FOR CONSTRUCTION BUT NOT CONSTRUCTED
- NOTE:**
1. SANITARY SEWERS & TREATMENT FACILITIES FOR WINDSOR RIDGE SUBDIVISION AS WELL AS TREATMENT FACILITIES AT UPLAND FARMS HAVE BEEN DEDICATED TO THE TOWNSHIP.
- EXISTING SANITARY SEWER SERVICE AREA
 - FUTURE SANITARY SEWER SERVICE AREA

F	LAST REVISED	3/23/18	MDC	JAU	C.M. BROWN, P.E.	DESIGNED BY	
E	LAST REVISED	7/2/17	MDC	JAU	DESIGN	CHECKED	
D	LAST REVISED	5/4/17	MDC	JAU			
C	LAST REVISED	5/26/17	MDC	JAU	DRAWN	CHECKED	
B	LAST REVISED	1/27/17	MDC	JAU	COLLINS		
A	ISSUED FOR CHAPTER 84 REPORT	3/28/16	MDC	JAU	DATE	3/18/18	SURVEY DATE
148	REVISION	DATE	BY	APP.			FIELD BOOK

CLIENT & PROJECT
UPPER UWCHLAN TOWNSHIP
140 POTTSOWN PIKE
CHESTER SPRINGS, PA 19425
TOWNSHIP SANITARY SEWER MAP
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Suite 100, 649 North Lewis Road
Limerick, Pennsylvania 19488
Tel 610-485-0333

TITLE CHAPTER 94
SANITARY SEWER EXTENSION PLAN
2017 (UPDATED)

SCALE 0 100' 200' 300' 400'

PROJECT NO. 7000.00 **SHEET NO.** 1 OF 1 **REV.** F **DWG. NO.** C1

APPENDIX Q

County Comments

APPENDIX R

Township Planning Commission Comments

APPENDIX S

Public Comments and Responses

APPENDIX T

Municipal Resolutions

APPENDIX U

Plan of Study and Task Activity Report



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION WORKSHOP, MEETING

October 9, 2025

Minutes

DRAFT

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs 19425

Attendees:

Joe Stoyack, Vice-Chair; Chad Adams (delayed), Jim Dewees, Steve Fean, Jeff Smith (Meeting),
Jessica Wilhide
Gwen Jonik, Planning Commission Secretary
Mary Lou Flickinger, P.E., Township Engineer (Meeting)

Absent: David Colajezzi, Sally Winterton, Taylor Young

Invited Guests:

Michele Welch and Chris Garrity RGS (Workshop), Kristin Camp, Esq., (Workshop)

6:00 p.m. Workshop

Joe Stoyack called the Workshop to order at 6:00 p.m. There was 1 citizen in attendance.

Landscaping, Screening Ordinance Amendments.

Ms. Welch noted there have been quite a few revisions over the last month to reflect the Commission's September meeting discussion and requested conversations between RGS, Kristin Camp, Anthony and Gwen. The purpose of the amendments is to reduce the quantity of trees that need to be planted when disturbing wooded lots, adjust the size of the trees that need to be planted, and to amend the suggested types/species of trees and shrubs.

The Commission members will make a formal motion later this evening when we have a quorum to forward the draft of the proposed amendments to the Board of Supervisors for their review, hopefully at their October 20 meeting, followed by Ms. Camp drafting the formal ordinance format for the Commission's November meeting.

The Commission thanked Michele and Chris for their work.

Joe Stoyack asked how to incorporate the updated Village Design Guidelines (VDG) into the C1 Village Commercial District zoning ordinances by reference, and perhaps in the C3 Highway Commercial District zoning, to what degree or just along the Route 100 corridor. Do we change the ordinance so that C1 parcels have to comply with or be consistent with the VDG and wrap it around with the 200-36 Design Standards for C1? Ms. Camp commented if amended, it should state in the C1 zoning that they "shall comply with the VDG".

Kristin asked which guidelines are desired for the C3 district – some or all of them? Or do we just want them along Route 100 and/or Graphite Mine Road? Joe said he will try to draft something to get us started.

Jessica asked whether the Rockhill Real Estate / 500 Pottstown Pike project would be affected by the proposed landscaping ordinance amendments, seeing as how they might be paying a fee in lieu of landscaping. Ms. Camp noted there's a possibility the fee could be credited toward the traffic impact fee

because installing the traffic signal at Font Road isn't included in our Act 209 improvement study so it can't be credited toward that.

Chad Adams was briefed on the status of the proposed landscaping ordinance amendments. Chad Adams moved, seconded by Jim Dewees, to forward the draft landscaping/screening ordinance amendments to the Board of Supervisors for their review. The motion carried unanimously (5).

Joe talked about the Commission's Comprehensive Plan (compplan) implementation recommendations. Two plans need to be updated in order to move forward with some of the recommendations: the Open Space, Recreation and Environmental Resource (OSRER) Plan and the traffic impact study. The Commission should notify Tony Scheivert to include the OSRER in the 2026 budget, though it may be a 2-year process. The traffic impact fee may need to be updated and in order to do that, a traffic impact study is necessary to justify any change in the fee. Joe noted the proposed increase in traffic in the 2013 traffic study and 2014 Village Transportation Plan was substantially lower than what was included in the Porsche service center's traffic study. Joe also suggested traffic studies should include traffic in/out parking lots. What is the reality for some of these uses? Could traffic impact fee funds be used for directional signage?

Joe Stoyack adjourned the Workshop at 6:50 p.m.

7:00 p.m. Meeting

Joe Stoyack called the Meeting to order at 7:00 p.m. There were 5 citizens in attendance.

127 St. Andrews Road ~ Sketch Plan

Jeff Behrndt, property owner, Matt McKeon of MacElree Harvey Ltd., and Mr. Nelson, the engineer with JMR Engineering, LLC., were present. The parcel is in the R2 residential zoning district (1 dwelling unit/acre). Mr. Behrndt would like to subdivide his 5.84 acre parcel into 2 lots: Lot 1 would be 4.34 acres, with the existing home; Lot 2 would be 1.48 acres for a new construction home for the Behrndts. The question at hand is to eliminate the restriction from further subdivision of the 5.84 parcel that was on the previous plan. Dave Leh, Township Engineer, suggests that the restriction was placed as it was required by the Subdivision and Land Development Ordinances (SALDO) for a minor subdivision. The abutting neighbor, Mrs. Teti, is okay with the subdivision. Should the restriction be eliminated, there are steep slopes and precautionary steep slopes on the parcel, which would require conditional use approval. The proposed house and driveway can be positioned to not require a variance for prohibitive steep slopes.

They are asking the Planning Commission to recommend removing or waiving the pre-existing restriction about further subdivision. They would go through the conditional use process, any other variance approvals needed and meet zoning requirements. Commission members wanted more background about the minor subdivision that led to the creation of this Lot. Mr. McKeon noted that through conversations with Kristin Camp, Esq., and Dave Leh, it seemed mainly to be for the SALDO minor subdivision requirement, not specific to this property. Mr. McKeon suggested that subject could be discussed at the conditional use hearing regarding the precautionary slopes.

Commission members noted that since the owner at the time didn't want to go through the major subdivision process in 1995, they accepted the condition of restriction from further subdivision.

Jim Dewees noted the proposed Lot is pretty far away from wells. Mr. Behrndt said they haven't looked into that or perc test until after the restriction is waived/eliminated. It is not clear who can authorize the restriction to be lifted.

Jim Dewees moved to recommend to the Board of Supervisors that the restriction from further subdivision be removed. There was no second.

Further discussion ended with:

Mr. Behrndt would come back with a passed perc test, potentially in November.

The Township will research the background or history of the initial subdivision and seek assistance from Dave Leh and Kristin Camp.

Hat Trick Properties ~ Sketch Plan

Lindsay Dunn, Esq., on behalf of Hat Trick Properties, introduced a sketch plan for an active recreation facility, an indoor athletic club and retaining the Uwchland Post Office on 199 Fellowship Road / 480 Pottstown Pike. Currently the property is a construction yard, the Post Office and 3 small cottages. They are poised to file a conditional use application for the athletic club as the building is larger than 10,000 SF. They'll either need approval to merge the parcels or divide off the post office. They propose demolition of the cottages and acknowledge the legal non-conforming condition for more than 1 use on the parcel; they are not increasing the non-conforming condition, they're decreasing it. The intention is for the post office to stay. The indoor fields are for clinics, a private club, not public.

Ms. Dunn asked the Commission to accept the sketch for review by consultants and then the Commission's recommendation for allowing 2 uses.

One Commission member thinks the post office could be divided off. Another is okay with 2 uses on the LI parcel but thinks parking is lacking.

Chad Adams moved to accept the sketch plan for consultants' review, with an emphasis on it being a multi-use parcel. Jim Dewees seconded; the motion carried unanimously.

500 Pottstown Pike ~ Chester Springs Service Center – Final Land Development Plan

Cameron Wolfson, Esq., Jacob Tackett and Keith Lieberman from T&M Associates were present. Mr. Wolfson reiterated that they were before the Commission in August and received a recommendation of preliminary plan approval and granting of waivers. The Township's solicitor wanted to see PennDOT's confirmation regarding approval of a traffic signal at Route 100/Font Road. This confirmation has been received, the Applicant met with Kristin Camp and Township Staff, and they are seeking a recommendation for Final Plan approval. They will seek the Board of Supervisors' Preliminary/Final Plan approval at their October 20 meeting.

Most of the changes from the preliminary plan are related to the traffic signal, a deceleration lane on northbound Route 100, a left turn lane on southbound Route 100. No waivers have been added since their August 14, 2025 letter and they will comply with all of the consultants' comments.

They will offer to the Township dedication of an easement of their northern boundary with the gas company's driveway as a future "yield" driveway/roadway. Lighting design concerns have been addressed and light fixtures are dark sky compliant, 20' poles maximum. Dense vegetative buffer around the perimeter and zero up-lighting will shield from light pollution. Lighting will be left on for security purposes. A decorative wall will be installed along the northern Route 100 frontage; the

Porsche sign will be along the southern Route 100 frontage. Only the Porsche emblem will be lit on the sign, not the whole sign.

Jacob Tackett noted a traffic signal is warranted, the site access is opposite Font Road; they'll widen northbound Route 100 for a deceleration lane, within the existing right-of-way, and their client owns the adjacent property; there will be a left turn lane from southbound Route 100; a pedestrian crosswalk to cross Route 100; a trail along the frontage. It is unclear at this time if PennDOT will want Font Road realigned, and the current right turn from Font Road might be a yield or signalized.

Mr. Tackett noted they will update their fee in lieu of planting figure, which they re-submitted because they undervalued the plantings. It will now be \$312,100.

Jeff Smith moved to recommend Final Plan approval to the Board of Supervisors. Gerry Stein asked for a copy of the decorative stone wall to be passed along to the Historical Commission. Mr. Tackett handed out copies. The NPDES permit was received in draft form, not yet approved by DEP, but the hope is to start site construction early December. Chad Adams called attention to the decorative wall detail, with the footing only 18" deep. It should be to the 36" frost line or it won't endure over time. Mr. Tackett said they'll rework the design. Jessica Wilhide seconded the motion and it carried unanimously.

Meeting Updates

Environmental Advisory Council (EAC). Jessica advised the E-waste drop off and shredding event is this Saturday; they're hosting a repair café in February; trying to assist with stormwater and green infrastructure for the new township building.

Historical Commission (HC). Gerry Stein advised they've worked with Chief Jones regarding safety issues for the self-guided driving tour in celebration of America250; the 4th quarter lecture has been scheduled; the museum open houses have been well attended; and the Township resident day at Chester County History Center has been rescheduled from October 18 to November 8.

Comprehensive Plan 2025 – Review implementation recommendations

Joe Stoyack noted a couple of items need to be updated, such as the Open Space, Recreation and Environmental Resource Plan (OSRER) and traffic impact study. We'll also work to incorporate the recently updated Village Design Guidelines (VDG) into our codes / ordinances in the C1 and C3 commercial districts.

Approval of Minutes

Jim Dewees moved, seconded by Jeff Smith, to approve as presented the minutes of the September 11, 2025 Planning Commission meeting. The motion carried unanimously.

Joe Stoyack announced the next scheduled meeting date of November 13, 2025. Whether a workshop will be held is to be determined.

Open Session

Chad Adams asked if the Historical Commission salvaged artifacts from the Windsor Baptist Church parsonage before demolition. Gerry Stein noted a few items were salvaged.

Adjournment

Jim Dewees moved to adjourn at 8:18 p.m. Jessica Wilhide seconded; all were in favor.

Respectfully submitted, Gwen A. Jonik, Planning Commission Secretary