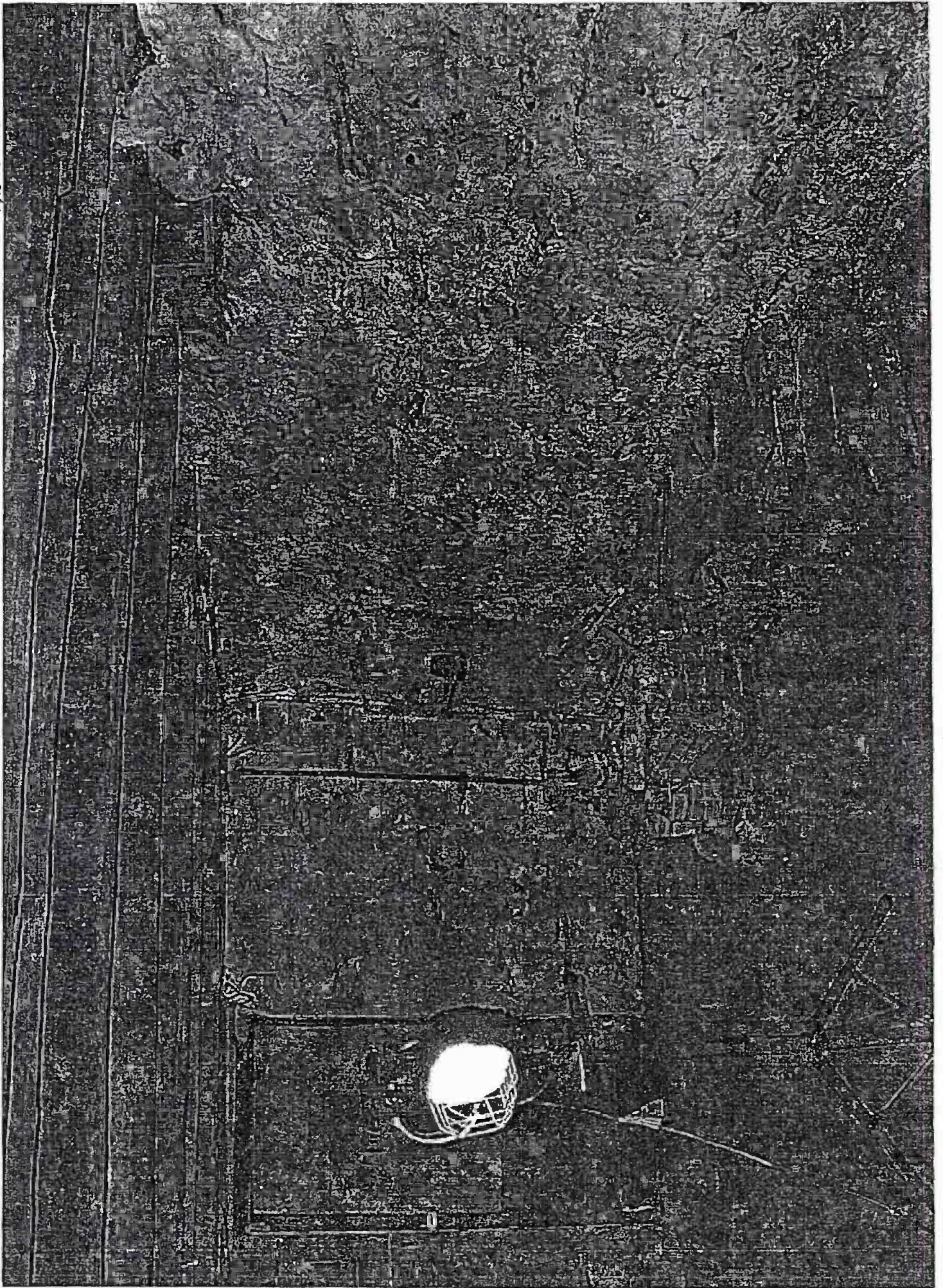


Photo - 14





Plot 20





12. photo

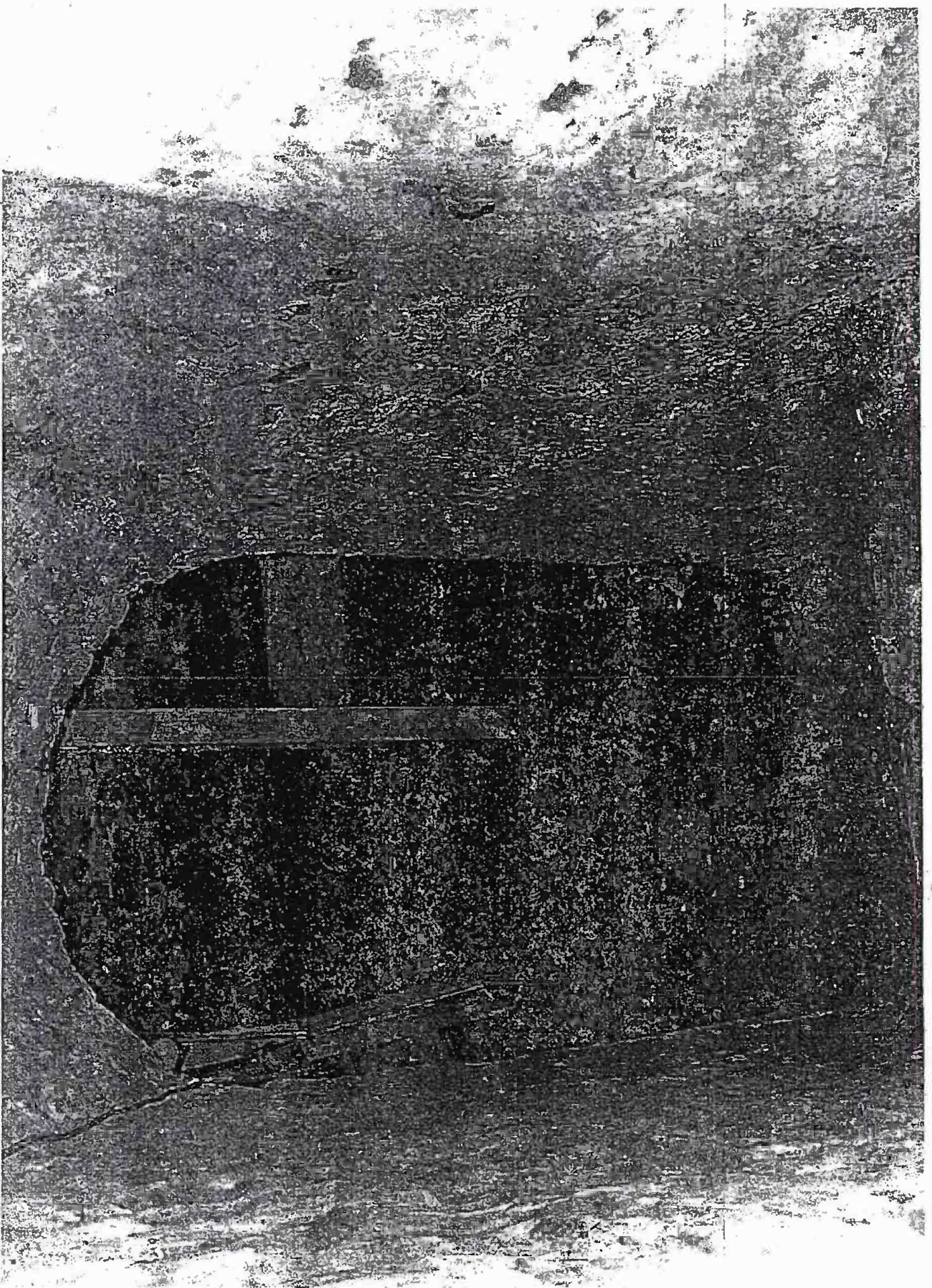
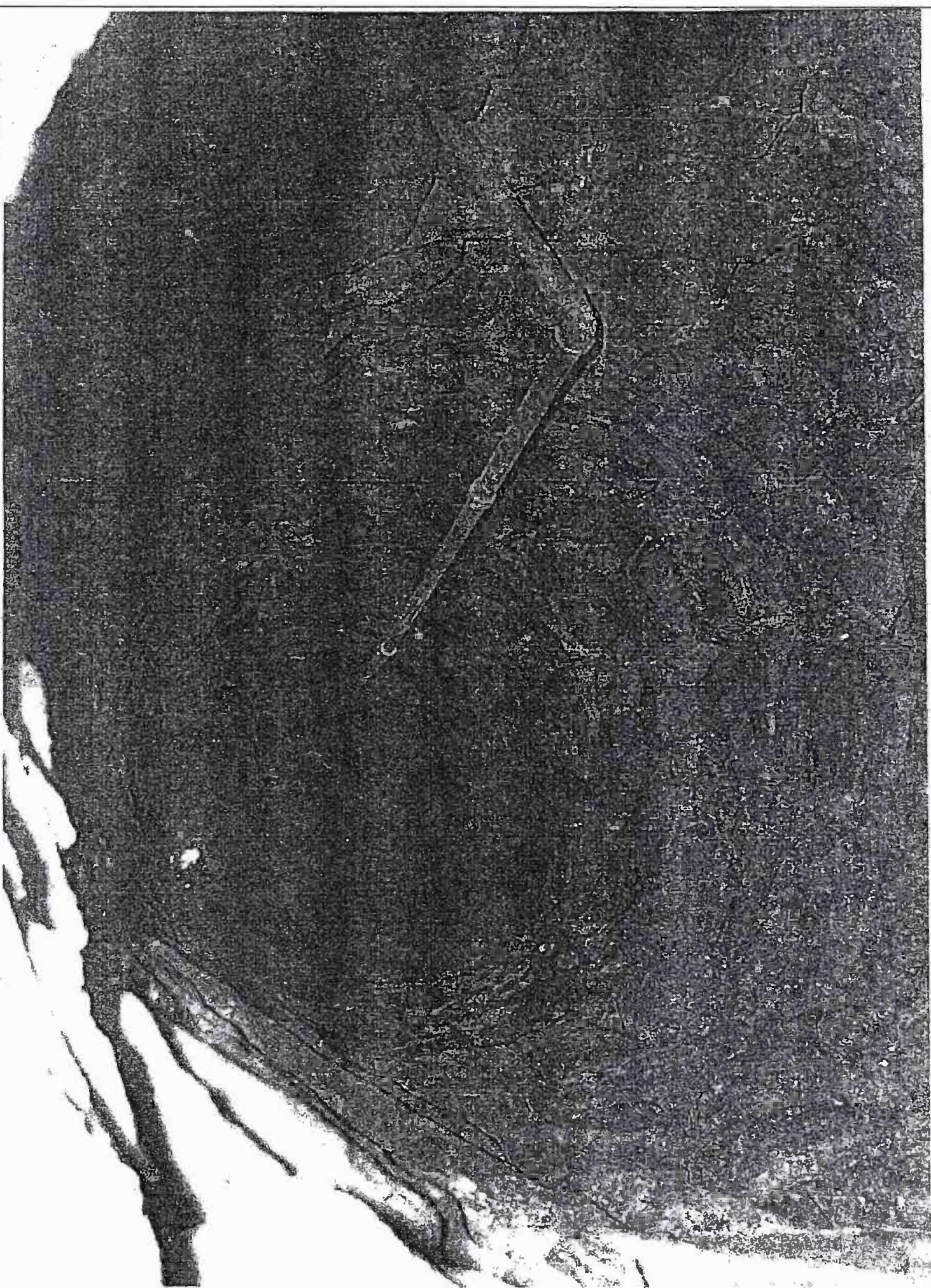




Photo 22





## Cultural Resource Narrative

The project consists of a proposed subdivision with six building lots in Alsace Township to be served by individual on-lot systems, and twenty-six lots in Lower Alsace and Exeter Townships to be served by public sewers.

The total tract size is 47.3 acres. The amount of land in Alsace Township is 22.4 acres with 14.62 acres to be disturbed. The amount of land in Lower Alsace and Exeter Townships is 24.9 acres with 16.95 acres proposed to be disturbed.

There is an existing house and outbuilding in Exeter Township referenced in the photographs. The existing home is in the process of being renovated and will remain. The barn and other outbuildings shall be razed.

## APPENDIX A

# SEWAGE PLANNING MODULE INSTRUCTIONS



## INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

---

*Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local agency).*

---

### Background

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

### Who Should Complete the Component?

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

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

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

---

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

---

#### Section A. Project Name

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

---

#### Section B. Review Schedule

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

---

#### Section C. Agency Review

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

---

#### Section D. Additional Comments

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



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

*Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local agency).*

### Background

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

### Who Should Complete the Component?

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

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

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

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

#### Section A. Project Name

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

#### Section B. Review Schedule

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

#### Section C. Agency Review

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

#### Section D. Additional Comments

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





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

---

*Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local agency).*

---

### Background

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

### Who Should Complete the Component?

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

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

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

---

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

---

#### Section A. Project Name

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

---

#### Section B. Review Schedule

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

---

#### Section C. Agency Review

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

#### Section D. Additional Comments

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



# **WINDY WILLOWS PLANNING MODULE SUBMISSION**

## **PART 1 OF 2**





1220 Valley Forge Road  
The Commons at Valley Forge  
Unit 25, P.O.#987  
Valley Forge, Pa 19482  
P 610 415-1220  
F 610 415-1224

### LETTER OF TRANSMITTAL

DATE October 19, 2010	PROJECT NUMBER 2005-112
ATTENTION Mr. Troy Bingaman, Manager	
RE Windy Willows	
Alsace, Lower Alsace, & Exeter Townships	

To Exeter Township  
4975 DeMoss Road  
Reading, PA 19606

WE ARE SENDING YOU  Attached  Under separate cover via (SEPARATE COVER VIA) the following items:  
 Shop Drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change Order  \_\_\_\_\_

VIA:  Pick-up  Regular Mail  Overnight  Second Day  Hand Deliver

*11/17/10 Brian K picked up*

COPIES	DATE	NO.	DESCRIPTION
2			Sewage Facilities Planning Modules (1 submitted directly to GVC)

THESE ARE TRANSMITTED as checked below:

- For Approval  Approval as submitted  Resubmit  copies for approval
- For your use  Approval as noted  Submit  copies for distribution
- As requested  Returned for correction  Return  corrected prints
- For review and comment  \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US
- FOR BIDS DUB \_\_\_\_\_

#### REMARKS

Attached are the sewer modules for this development for review by the Township and GVC. Per Mr. Tim Wagner of PADEP, it is acceptable to prepare a single module document sufficient for approval for both Lower Alsace and Exeter Twps. Once I receive all review comments from both Twps., I will prepare and resubmit to both a revised document for approval by the PC and BOS. Feel free to call me if you have any questions or need anything else. Thank you.

COPY TO: Joseph Rogosky, GVC, w/trcl.

SIGNED: Michael A. Sodi, P.E.

*If enclosures are not as noted, kindly notify us at once.*



# SEWAGE FACILITIES PLANNING MODULE

FOR

METRO-DEV V  
WINDY WILLOWS

EXETER & LOWER ALSACE TOWNSHIPS, BERKS COUNTY

PADEP CODE #A3-06932-079-3 (EXETER TOWNSHIP)  
PADEP CODE #A3-06809-024-3 (LOWER ALSACE TOWNSHIP)

DEVELOPER:  
METRO-DEV V  
1030 REED AVENUE, SUITE 100  
WYOMISSING, PA 19610

DATE: OCTOBER 19, 2010

PREPARED BY:  
MICHAEL A. SODL, P.E.  
WILKINSON & ASSOCIATES  
THE COMMONS @ VALLEY FORGE, UNIT 25  
1220 VALLEY FORGE ROAD  
VALLEY FORGE, PA 19482



3800-FM-WSFR0363 5/2007  
Checklist

### Completeness Checklist

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

#### Sewage Collection and Treatment Facilities

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

#### Municipal Action

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

Donald R. Wilson  
Signature of Municipal Official

10/25/10  
Date submittal determined complete

**EXETER TOWNSHIP**

3800-FM-WSFR0353 6/2007  
Checklist

### Completeness Checklist

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

#### Sewage Collection and Treatment Facilities

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

#### Municipal Action

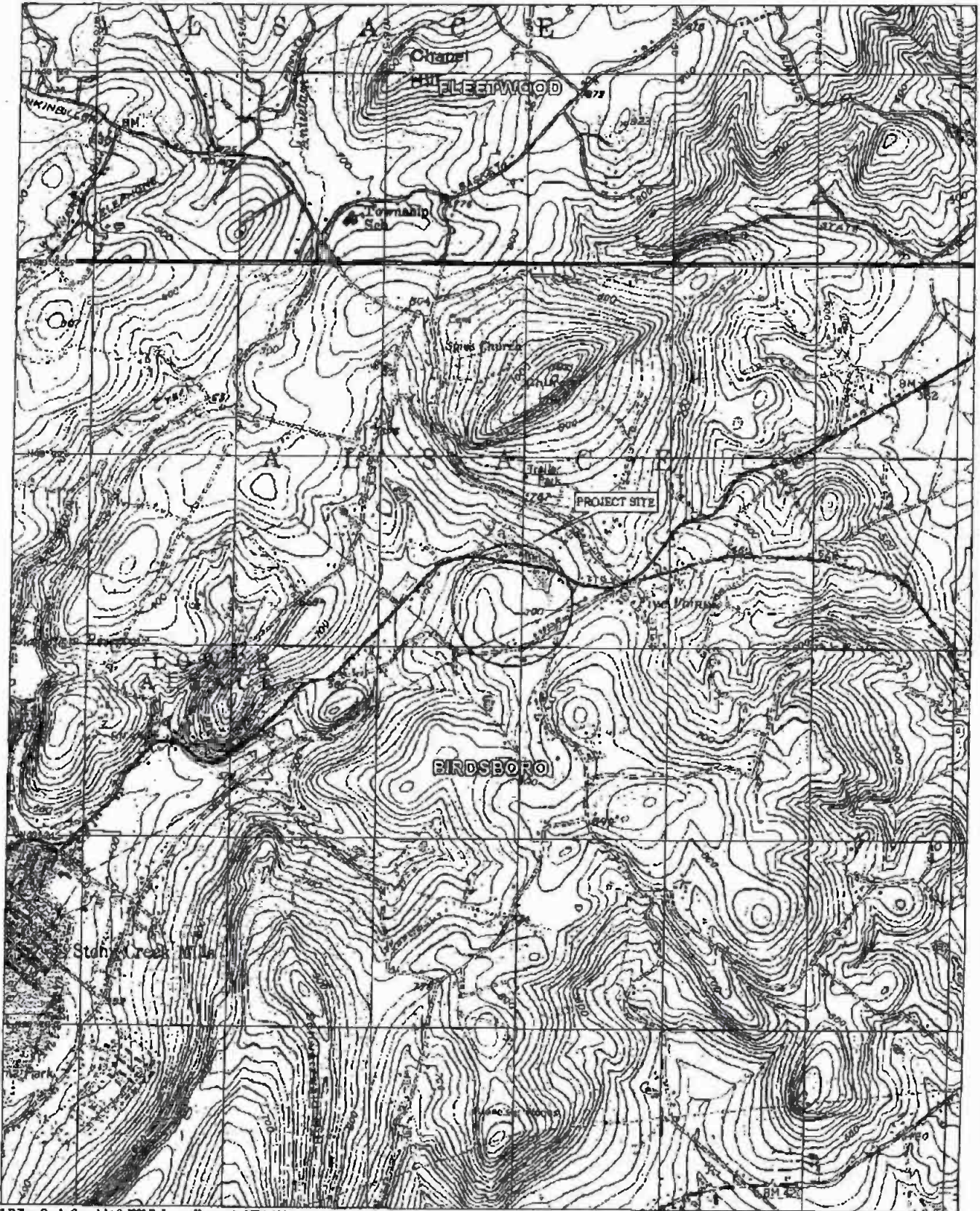
- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

\_\_\_\_\_  
Signature of Municipal Official

\_\_\_\_\_  
Date submittal determined complete

**LOWER ALSACE TOWNSHIP**





3-D TopoQuad Copyright © 1999 DeLorme Vermont, ME 04096 Source Data: USGS

100 ft Scale: 1:24,000 Details 1:8,000 Datum: WGS84

BIRDSBORO QUAD

SCALE: 1" = 2000'

## **SECTION 1**

# **TRANSMITTAL LETTER & RESOLUTION**



3800-FM-WSFR0355 9/2005



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

TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE

DEP USE ONLY				
DEP CODE #	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #
A3-06932-078-3				

TO: Approving Agency (DEP or delegated local agency)  
PADEP Southcentral Regional Office  
909 Elmerton Avenue  
Harrisburg, PA 17110

Date 8/12/10

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by Michael A. Sodi, P.E.  
(Name)  
Managing Engineer for Windy Willows

(Title)  
a subdivision, commercial, or industrial facility located in Exeter Township (Name)

Berks County.  
(City, Borough, Township)

Check one

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its "Official Sewage Facilities Plan", and is  adopted for submission to the Department of Environmental Protection  transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

Check Boxes

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

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

- 2. Individual Onlot Disposal
- Adoption Resolution
- 3. Sewage Collection/Treatment
- 3s Small Flow Treatment Facility
- 4.A. Municipal Planning Agency Review
- 4.B. County Planning Agency Review
- 4.C. Health Department Review

Troy S. Bingaman  
Municipal Secretary (print)

Signature

10/26/10  
Date

3800-FM-WSFR0355 9/2005



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

TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE

DEP USE ONLY				
DEP CODE #	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #
A3-08809-024-3				

TO: Approving Agency (DEP or delegated local agency)  
PADEP Southcentral Regional Office  
909 Elmerton Avenue  
Harrisburg, PA 17110

Date 8/12/10

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by Michael A. Scdl, P.E.  
*(Name)*  
Managing Engineer for Windy Willows

\_\_\_\_\_ *(Title)*  
a subdivision, commercial, or industrial facility located in Lower Alsace Township *(Name)*

Berks *(City, Borough, Township)* County.

Check one

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its "Official Sewage Facilities Plan", and is  adopted for submission to the Department of Environmental Protection  transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

Check Boxes

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

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

- 2. Individual Onlot Disposal
- 3. Sewage Collection/Treatment
- 4.A. Municipal Planning Agency Review
- Adoption Resolution
- 3s Small Flow Treatment Facility
- 4.B. County Planning Agency Review
- 4.C. Health Department Review

\_\_\_\_\_  
Municipal Secretary (print) Signature Date





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

DEP Code No.  
**A3-06932-079-3**

### RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Exeter  
(TOWNSHIP) (BOROUGH) (CITY), Berks COUNTY, PENNSYLVANIA (hereinafter "the municipality").

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

WHEREAS Metro-Dev V has proposed the development of a parcel of land identified as  
land developer

Windy Willows and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other. (please specify) \_\_\_\_\_

WHEREAS, Exeter Township finds that the subdivision described in the attached  
municipality

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

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

 Secretary, Exeter

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 10-23, adopted, October 25, 2010.

Municipal Address:

Exeter Township  
4975 DeMoss Road  
Reading, PA 19606  
Telephone 610-779-5660

Seal of  
Governing Body



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

DEP Code No.
A3-06209-02A-3

RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Lower Alsace
(TOWNSHIP) (BOROUGH) (CITY), Berks COUNTY, PENNSYLVANIA (hereinafter "the municipality").

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

WHEREAS Metro-Dev V land developer has proposed the development of a parcel of land identified as

Windy Willows name of subdivision, and described in the attached Sewage Facilities Planning Module, and

proposes that such subdivision be served by: (check all that apply), [ ] sewer tap-ins, [X] sewer extension, [ ] new
treatment facility, [ ] individual onlot systems, [ ] community onlot systems, [ ] spray irrigation, [ ] retaining tanks, [ ]
other, (please specify).

WHEREAS, Lower Alsace Township municipality finds that the subdivision described in the attached

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

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

I, Secretary, Lower Alsace (Signature)

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

Municipal Address:

Lower Alsace Township
1200 Carsonia Avenue
Reading, PA 19606
Telephone 610-779-6400

Seal of
Governing Body



## **SECTION 2**

# **COMPONENT 3 & 4 PLANNING MODULE DOCUMENTS**

3500-FM-WSFR0353 5/2007



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

Code No.  
**A3-06932-079-3**

**SEWAGE FACILITIES PLANNING MODULE**

**Component 3. Sewage Collection and Treatment Facilities**

*(Return completed module package to appropriate municipality)*

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
A3-06932-079-3				

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

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

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

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

**A. PROJECT INFORMATION** (See Section A of Instructions)

1. Project Name **Windy Willows**

2. Brief Project Description **33 lot single family residential subdivision in Alsace (8 lots), Exeter (25 lots), & Lower Alsace (2 lots) Twps. The Alsace Twp. lots are to be sewered on-lot and approved under a separate module. The Exeter and Lower Alsace Twp. lots to be approved with this module application.**

**B. CLIENT (MUNICIPALITY) INFORMATION** (See Section B of Instructions)

Municipality Name	County	City	Boro	Twp
Exeter	Berks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Bingaman	Troy	S		Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
4975 DeMoss Road				
Address Last Line -- City	State	ZIP+4		
Reading	PA	19808		
Phone + Ext.	FAX (optional)	Email (optional)		
610-779-5660	610-779-5950	tbingaman@exetertownship.com		



3800-FM-WSFR0353 8/2007



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

Code No.  
**A3-06809-02A-3**

**SEWAGE FACILITIES PLANNING MODULE**

**Component 3. Sewage Collection and Treatment Facilities**

*(Return completed module package to appropriate municipality)*

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
A3-06809-024-3				

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

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

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

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

**A. PROJECT INFORMATION** (See Section A of Instructions)

1. Project Name **Windy Willows**

2. Brief Project Description **33 lot single family residential subdivision in Alsace (6 lots), Exeter (25 lots), & Lower Alsace (2 lots) Twps. The Alsace Twp. lots are to be sewered on-lot and approved under a separate module. The Exeter and Lower Alsace Twp. lots to be approved with this module application.**

**B. CLIENT (MUNICIPALITY) INFORMATION** (See Section B of Instructions)

Municipality Name	County	City	Boro	Twp
Lower Alsace	Berks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Bildstein	Elaine	E		Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
1200 Carsonla Avenue				
Address Last Line -- City	State	ZIP+4		
Reading	PA	19606		
Phone # Ext.	FAX (optional)	Email (optional)		
610-779-6400	610-370-0797	ginger1snap@comcast.net		

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**C. SITE INFORMATION (See Section C of instructions)**

Site (Land Development or Project) Name

Windy Willows

Site Location Line 1

Between Friedensburg Road (S.R. 2023) & Old Friedensburg Road (T-413)

Site Location Line 2

Site Location Last Line – City Reading

State PA

ZIP+4 19608

Latitude 40-21-31

Longitude 75-50-36

Detailed Written Directions to Site From Route 73/662, travel southwest on Friedensburg Road approximately 3 miles to Old Friedensburg Road. Turn left onto Old Friedensburg Road and proceed approximately 0.4 miles to site on left

Description of Site agricultural with one single family residence and farm buildings

Site Contact (Developer/Owner)

Last Name

First Name

MI Suffix

Phone

Ext.

Kobularcik

Brian

610-288-770

31

Site Contact Title

Site Contact Firm (if none, leave blank)

Vice President

Metro-Dev V

FAX

Email

610-378-9315

brian@mimgapts.com

Mailing Address Line 1

Mailing Address Line 2

1030 Reed Avenue

Suite 100

Mailing Address Last Line -- City

State

ZIP+4

Wyomissing

PA

19810

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

Last Name

First Name

MI

Suffix

Sodi

Michael

A

Title

Consulting Firm Name

Managing Engineer

Wilkinson & Associates, Inc.

Mailing Address Line 1

Mailing Address Line 2

1220 Valley Forge Road, Unit 25

P.O. Box 987

Address Last Line – City

State

ZIP+4

Country

Valley Forge

PA

19482

USA

Email

Phone

Ext.

FAX

msodi@wilkinsonassoc.com

610-415-1220

201

610-415-1224

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

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

Name of water company: \_\_\_\_\_

**F. PROJECT NARRATIVE (See Section F of instructions)**

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

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

**PROJECT NARRATIVE:**

Metro-Dev V intends to develop their property, located between Friedensburg Road and Old Friedensburg Road in Alsace, Lower Alsace, and Exeter Townships in Berks County, Pennsylvania, to construct a 33-lot residential subdivision that has been named Windy Willows (25 in Exeter Twp., 2 in Lower Alsace Twp., and 6 in Alsace Twp.).

The Windy Willows property consists of approximately 47 acres in Alsace, Lower Alsace, and Exeter Townships. The 33 lots will be having access from a new roadway connection to both Friedensburg Road and Old Friedensburg Road. Public sewer connection will be required for the 2 Lower Alsace lots as well as for the 25 lots in Exeter Township. Please note that Act 537 sewer planning was previously done for the 6 lots in Alsace Township for on-lot sewage disposal. Projected sewer flows for the remaining 27 lots proposed for public sewer connection are 6,183 GPD (27 EDUs). There will be two public sewer main connections for one of the Lower Alsace and 25 of the Exeter Township lots within Old Friedensburg Road. An additional lateral connection for one of the Lower Alsace Township lots will also be made to the public sewer main in Old Friedensburg Road. The public sewer mains in Old Friedensburg Road are owned by Exeter Township, Berks County Authority (Clean Streams Law Permit #0692402) and the sewer flows within are conveyed through St. Lawrence Borough and eventually to a WWTP owned and operated by Exeter Township, Berks County, Authority (NPDES Permit #PA 0026972 & Clean Streams Law Permit #0692402).

This project is not exempt from the PHMC requirements for filing a Cultural Resource Notice and a copy of the CRN and response letter from PHMC is included herewith.



**Antietam Creek Trunk Sewer Replacement  
Project Narrative**

On April 30, 2007, the Pennsylvania Department of Environmental Protection (PADEP) issued letters to the Exeter Township, Berks County, Authority and the Borough of Saint Lawrence directing them to do the following:

- Prohibit new connections to the overloaded sewage facilities, except as permitted by the permittee under the standards for granting exceptions under the provisions of 25 PA Code, Chapter 94, Sections 94.55 to 94.57.
- Immediately begin work for the planning, design, financing, construction, and operation of the sewage facilities that may be necessary to provide the required wastewater flow capacities.
- Submit a Corrective Action Plan and Schedule to PADEP's South Central Regional Office for review and approval. The Plan is to set forth the actions to be taken to eliminate the overload and provide additional capacity as may be required.

PADEP initiated its action due to reported problems with sewer overflows and backups. The reported overflows and backup problems are predominantly upstream of Saint Lawrence Borough Manholes WC14W and WC15W (located near the Antietam Creek Trunk Sewer) and Exeter Manhole 219 on the Antietam Creek Trunk Sewer. Saint Lawrence Borough has reported three sanitary sewer overflows to PADEP over the past three years, all occurring upstream of Exeter manhole 219 and all attributed to wet weather events. There have also been some reported wet weather surcharges of Exeter's Antietam Creek Trunk Sewer downstream of Manhole 219.

The Corrective Action Plan was submitted to PADEP on August 13, 2007 and was approved by PADEP on October 1, 2007.

Gannett Fleming has conducted a sewer capacity evaluation of the affected trunk sewer, including portions of the affected trunk sewer above and below the problem area. The evaluation included portions of the Antietam Creek Trunk Sewer above, within, and below Saint Lawrence Borough, from Manhole 232B located north of the Borough to manhole 168 where Antietam Creek crosses Route 422. Based on the results of the evaluation, portions of the trunk sewer (Manhole 219 to Exeter Manhole 204) require an increase in pipe size from 12" to 18". Increasing capacity of these runs, together with the benefits derived from previous and ongoing infiltration/inflow corrective actions undertaken by Exeter Township and Saint Lawrence Borough, will eliminate the sewer system overflows.

As part of this Windy Willows planning module, the Exeter Township, Berks County, Authority is requesting planning approval to increase the size of the Antietam Creek Trunk Sewer between Manhole 219 and Manhole 204 from 12" to 18". Should any of the homes be completed in Windy Willows prior to the completion of the construction, the Exeter Township Berks County Authority will evaluate on an individual bases depending on any connections allowed as part of the Corrective Action Plan.

In the spring of 2008, a portable flow meter was installed in manhole 215 to provide data on the existing base flow of the system. The flow data from the metering event was compared to flow data from the meters from St. Lawrence Borough and the estimated number of connections with the Exeter Township system tributary to this section of the trunk sewer. We also considered existing connections, long-term development, and wastewater flow projections made for Exeter Township and St. Lawrence Borough.

We estimated instantaneous peak flow rates at 3.0 times the average daily flows. A standard peak flow rate factor for trunk and interceptor sewers is 2.5 times average daily flow. However, we used the slightly higher factor of 3.0 due to the age of the trunk sewers and to make an allowance for system infiltration/inflow, which is somewhat higher than average.

Given that failures within this system have occurred in the past and analysis has determined the trunk sewer has capacity problems, we recommend replacement of the existing trunk sewer from manholes 219 to 204 before additional connections are made to tributary area of this trunk sewer section. The pipe replacement will be completed using eighteen inch diameter pipe to match the existing downstream diameter pipe size. The new pipe size provides for the projected flows of the tributary areas for the next 30 years with additional factor of safety.

The design of the upgrade is almost complete and we are in the process of completing the Water Quality Permit Application. Once planning module approval is received the permit will be submitted to the PADEP and anticipate construction will be completed by the end of 2011.

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number 0692402

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 27

Connections 3

Name of:

existing collection or conveyance system Exeter Township, Berks County, Authority

owner Exeter Township, Berks County, Authority

existing interceptor Anlietam Creek Interceptor

owner Exeter Township, Berks County, Authority

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility Exeter Township, Berks County, Authority WWTP

NPDES Permit Number for existing facility PA 0026912

Clean Streams Law Permit Number 0692402

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

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

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

Name of Permittee Agency, Authority, Municipality EXETER TOWNSHIP BERKS COUNTY AUTHORITY

Name of Responsible Agent PAUL A. HERB

Agent Signature  Date 10-22-10

(Also see Section I. 4.)



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**G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)**

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

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

**7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

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Check one:

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

Applicant or Consultant Initials \_\_\_\_\_

**H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of Instructions)**

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

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

1. **Waters designated for Special Protection**
  - The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.
2. **Pennsylvania Waters Designated As Impaired**
  - The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.
3. **Interstate and International Waters**
  - The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.
4. **Tributaries To The Chesapeake Bay**
  - The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: \_\_\_\_\_ pounds of TN per year, and \_\_\_\_\_ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is \_\_\_\_\_ pounds per year and the total phosphorus capacity is \_\_\_\_\_ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

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

See *Special Instructions* (Form 3800-FM-WSFR0353-1) for additional information on Chesapeake Bay watershed requirements.

## **SECTION H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS**

Metro-Dev V intends to develop their property, located between Friedensburg Road and Old Friedensburg Road in Alsace, Lower Alsace, and Exeter Townships in Berks County, Pennsylvania, to construct a 33-lot residential subdivision that has been named Windy Willows (25 in Exeter Twp., 2 in Lower Alsace Twp., and 6 in Alsace Twp.). Once construction is complete, the site will support 33 residential lots and will have access from a new roadway connection to both Friedensburg Road and Old Friedensburg Road. Public sewer connection will be required for the 2 Lower Alsace lots as well as for the 25 lots in Exeter Township. Please note that Act 537 sewer planning was previously done for the 6 lots in Alsace Township for on-lot sewage disposal. Projected sewer flows for the remaining 27 lots proposed for public sewer connection are 6,183 GPD (27 EDUs). There will be two public sewer main connections for one of the Lower Alsace and 25 of the Exeter Township lots within Old Friedensburg Road. An additional lateral connection for one of the Lower Alsace Township lots will also be made to the public sewer main in Old Friedensburg Road. The public sewer mains in Old Friedensburg Road are owned by Exeter Township, Berks County Authority (Clean Streams Law Permit #0692402) and the sewer flows within are conveyed through St. Lawrence Borough and eventually to a WWTP owned and operated by Exeter Township, Berks County, Authority (NPDES Permit #PA 0026972 & Clean Streams Law Permit #0692402). Per the Authority, no hydraulic or organic overloads are projected within the next 5 years and as a result of this project. The development will be served with private on-lot well water, on-lot sewage disposal systems for the 6 Alsace Township lots, and public sewer for the 2 Lower Alsace and 25 Exeter Township lots (in the short and long term).

Lands surrounding the site are in the Suburban Residential 0 Zoning District in Exeter Township, R-2 Low-Density Residential Zoning District in Lower Alsace Township, and R-2 Woodland Conservation & Rural Farm Zoning District in Alsace Township and are presently developed primarily as single-family residential lots. As we understand, we believe that all other residential lots surrounding the Windy Willows property are utilizing on-lot sewage disposal systems in Alsace Township and public sewer in both Lower Alsace and Exeter Townships. This is consistent with each of the municipalities' Act 537 Sewage Facilities Plans. There have been no reported or documented on-lot sewage disposal systems that are malfunctioning in the immediate area. There currently are no existing or proposed sewage management programs in the area that the developer would be required to participate in. Per Alsace, Lower Alsace, and Exeter Township and their engineering consultants, no other reasonable or practical methods of sewage disposal are recommended for this site.

This project will be accessed from one new roadway connection each to Friedensburg and Old Friedensburg Road. Therefore, the utilities within the new residential streets, including the proposed sanitary sewer system, will be dedicated to and maintained by the Exeter Township, Berks County, Authority.



Windy Willows - Sewer



GANNETT FLEMING, INC.  
P.O. Box 80754  
Valley Forge, PA 19404-0794

Location:  
Valley Forge Corporate Center  
1010 Adams Avenue  
Audubon, PA 19403-2402

Office: (610) 650-8101  
Fax: (610) 650-8180  
www.gannettfleming.com

October 13, 2010

Michael A. Sodl  
Wilkinson & Associates Inc.  
1220 Valley Forge Rd.  
Valley Forge, PA 19482

RE: Exeter Township, Berks County, Authority  
Windy Willows Subdivision  
Sewage Facilities Planning Module #A3-06932-079-3  
Job No. 47837.030

Dear Mr. Sodl:

On behalf of the Exeter Township, Berks County, Authority, we are transmitting the sewage facilities planning module that was executed at the Authority meeting on September 27, 2010. The planning module should now be submitted to the Township for approval and execution prior to submission to the PA DEP.

We have included the supplemental narrative for the increase in size of the Antietam Creek Trunk Sewer.

If you have any questions or comments, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

Roger A. Phillips, P.E.  
Senior Project Manager

cc: Exeter Township, Berks County, Authority  
Frederick L. Reigle, Esquire  
Paul Herb, Superintendent  
Cheryl Franckowjak  
Greg Koontz  
Metropolitan Development Group



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

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

- 1. Project Flows 6183 gpd
- 2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
* Collection	201000	504000			<del>6426</del> 6183	18065
* * Conveyance	644400	1811000	551000	1378000	626000	1565000
* * * Treatment	7100000	9630000	3111000	3577850	3186000	3791000

3. Collection and Conveyance Facilities

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

YES NO

- a.  YES  NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality Exeter Township Berks County Authority  
 Name of Responsible Agent Lawrence J. Drago  
 Agent Signature [Signature] Date 9/29/2010

\* 8" Sewer @ .5%  
 \* \* Antietan Creek Trunk Sewer m# 212-m# 211  
 \* \* \* From 2009 Chupto 94 Report

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**CHAPTER 94 CONSISTENCY DETERMINATION (Continued)**

c. Conveyance System

Name of Agency, Authority, Municipality Exeter Township Berks County Authority

Name of Responsible Agent Lawrence J. Drogo

Agent Signature [Signature]

Date 9/20/2018

4. Treatment Facility

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

Yes No

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

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

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

b. Name of Agency, Authority, Municipality Exeter Township Berks County Authority

Name of Responsible Agent Lawrence J. Drogo

Agent Signature [Signature]

Date 9/20/2018

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

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

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

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

**L. PERMEABILITY TESTING (See Section L of Instructions)**

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

**M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of Instructions)**

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



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

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

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

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

Yes No

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

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

2. Project Flows \_\_\_\_\_ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

3800-FM-W5FR0353 5/2007

5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility \_\_\_\_\_  
 Name of Responsible Agent \_\_\_\_\_  
 Agent Signature \_\_\_\_\_  
 Date \_\_\_\_\_

(For completion by the municipality)

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

**P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of Instructions)**

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

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

Yes No

- 1.   Does the project propose the construction of a sewage treatment facility?
- 2.   Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
- 3.   Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
- 4.   Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
- 5.   Will the project require the establishment of new municipal administrative organizations within the municipal government?
- 6.   Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)

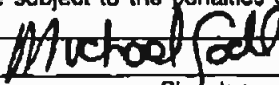
3800-FM-WSPFR0383 5/2007

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

- 7.   Does the project involve a major change in established growth projections?
  - 8.   Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?
  - 9.   Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
  - 10.   Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
  - 11.   Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
- the public notice,
  - all comments received as a result of the notice,
  - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

**Q. FALSE SWEARING STATEMENT** (See Section Q of Instructions)

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

Michael A. Sodi, P.E.	
Name (Print)	Signature
Managing Engineer	08/12/10
Title	Date
Wilkinson & Assoc., Inc., 1220 Valley Forge Rd., Valley Forge, PA 18482	6104151220
Address	Telephone Number

**R. REVIEW FEE** (See Section R of Instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the Instructions. I have attached a check or money order in the amount of \$1350 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates only one new lot and is the only lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_



3600-FM-WSFR0353 5/2007

**R REVIEW FEE (continued)**

Formula:

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

#27 \_\_\_\_\_ Lots (or EDUs) X \$50.00 = \$ 1350 \_\_\_\_\_

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

- 2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

# \_\_\_\_\_ Lots (or EDUs) X \$35.00 = \$ \_\_\_\_\_

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

The fee is based upon:

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

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

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

3800-FM-WSFR0362A 9/2005



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

DEP Code #  
**A3-06932-019-3**

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

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

**SECTION A - PROJECT NAME (See Section A of instructions)**

Project Name

Windy Willows (Exeter Township)

**SECTION B - REVIEW SCHEDULE (See Section B of instructions)**

- 1. Date plan received by municipal planning agency. 10/22/10
- 2. Date review completed by agency. 11/1/22

**SECTION C - AGENCY REVIEW (See Section C of instructions)**

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

3800-FM-WSFR0382A 9/2005

SECTION C AGENCY REVIEW (continued)	
Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe the inconsistencies _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?	
<input type="checkbox"/>	<input type="checkbox"/>
17. Name, title and signature of planning agency staff member completing this section: Name: <u>John W Bittig</u> Title: <u>Exeter Township Plan Com Vice Chairman</u> Signature: <u>[Signature]</u> Date: <u>11-17-2016</u> Name of Municipal Planning Agency: <u>Exeter Township Planning Commission</u> Address: <u>4975 DeMare Rd Exeter PA 19600</u> Telephone Number: <u>610-779-5702</u>	
SECTION D ADDITIONAL COMMENTS (See Section D of Instructions)	
This Component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are desired, attach additional sheets.	
The planning agency must complete this Component within 60 days.	
This component and any additional comments are to be returned to the project sponsor.	



3800-FM-WSFR0362A 9/2005



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

DEP Code #  
**A3-06809-02A-3**

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

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

**SECTION A: PROJECT NAME (See Section A of instructions)**

Project Name  
 Windy Willows (Lower Alsace Township)

**SECTION B: REVIEW SCHEDULE (See Section B of instructions)**

1. Date plan received by municipal planning agency. \_\_\_\_\_
2. Date review completed by agency. \_\_\_\_\_

**SECTION C: AGENCY REVIEW (See Section C of instructions)**

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

3800-FM-W5FR0362A 0/2005

**SECTION C AGENCY REVIEW (continued)**

**Yes No**

13. Is this proposal consistent with the ordinance?  
If no, describe the inconsistencies \_\_\_\_\_

14. Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan?  
If no, describe the inconsistencies \_\_\_\_\_

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

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

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

17. Name, title and signature of planning agency staff member completing this section:  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Name of Municipal Planning Agency: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**SECTION D ADDITIONAL COMMENTS (See Section D of Instructions)**

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

The planning agency must complete this Component within 60 days.

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



County of Berks  
Planning Commission

(610) 478-6300  
FAX: (610) 478-6316

Berks County Services Center  
633 Court Street, 14<sup>th</sup> Floor  
Reading, PA 19601-4309

David L. Thun, Chairman  
James L. Mason, Vice-Chairman  
Joseph E. Williams, Secretary  
William C. Baer  
Frederick H. Gaige  
Lloyd W. Hopkins, Jr.  
Robin F. Koch  
Robert B. Ludgate, Jr.  
Mark C. Scott

Glenn R. Knoblauch, Executive Director  
Heidi B. Masano, Asst. County Solicitor

October 13, 2005

Alsace Township  
Jane M. Bender  
65 Woodside Avenue  
Temple, PA 19560

Re: Windy Willows Land  
Development Plan  
File #: 21,3,34-11417  
Plan #: 2005112, Dated September 1,  
2005  
PIN #: 5337-01-19-1629

Dear Ms. Bender,

The Berks County Planning Commission staff has reviewed the Preliminary Plan as submitted for the above captioned subdivision. The tract is located on the north side of Old Friedensburg Road (T-454) and on the south side of Friedensburg Road.

This plan is reviewed by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. The Commission staff has not evaluated the plan for compliance with local ordinances, unless so noted. The municipality must ensure that the plan meets local zoning, subdivision and land development requirements, and any other regulations. The following comments are added for consideration:

A. Conformity of the plan with the Berks County Comprehensive Plan:

The tract is located within an area that has been deemed as Rural Conservation by the Berks County Vision 2020 Comprehensive Plan. The following excerpt from the plan is offered with regards to this plan:

*Goal: To use development techniques that will conserve natural resources while not conflicting with rural environments.*

*Rural Conservation Areas should be protected against significant development, for both environmental and economic reasons. Where development does occur, it should be strictly regulated to guard against potential hazards. Forested land and slopes between a 15 and 25 percent gradient can serve many uses, but if their environmental limitations are not recognized, short-term benefits may result in long-term losses.*

October 13, 2005  
Page 2

Windy Willows L.D.P.

As it appears the layout of the proposed subdivision avoids the majority of land that has been identified as being sensitive in makeup (i.e.- delineated wetlands), the proposal is consistent with the vision 2020 Comprehensive Plan.

B. General Planning Comments:

1. Staff notes that the Charles A. Faust property has been identified as being historically significant and is on file with the Pennsylvania Historical and Museum Commission. While staff agrees with the proposal to preserve the existing dwelling, it is also urged that Exeter Township, the developer and a qualified historian discuss the other buildings that are included within the property and their historical significance and any possibility for their being preserved.
2. All efforts should be made to preserve the wetlands that are located within the site. Drainage easements should be provided. Staff recommends PennDEP be contacted for appropriate size drainage of easements for the wetland areas identified on the plan.

C. Standard Planning Comments – refer to attachment.

The Berks County Planning Commission will review any additional submission of this plan at the request of the municipality. After municipal approval of the plan for recording, a minimum of five prints should be delivered to the Berks County Planning Commission for signature. One copy is retained by this office, one copy for the Mapping Office and one copy for the Recorder of Deeds. The remaining copies are for the municipality and the Subdivider or Developer. The Berks County Recorder of Deeds Office should be contacted at (610) 478-3380 relative to any questions regarding recording requirements. The applicant has 90 days to record the plan after the governing body approves the plan at a public meeting.

PennDEP should consider this review as the Berks County Planning Commission's review of the Planning Module required under Act 537. Those persons responsible for preparing the Planning Module submission for PennDEP should include a copy of this review with the module submission. Municipalities are advised that subdivision and/or land development plans must be consistent with a DEP-approved planning module or official plan revisions, or have been granted an exemption from planning by DEP prior to plan recording.

If there are any questions regarding this review, please contact me.

Sincerely,



Michael A. Leventry  
Planner  
Berks County Planning Commission

MAL/

Attachment

- cc: Alsace Township Township Planning Commission  
 Alsace Township Township Engineer  
 Lower Alsace Township Township Planning Commission  
 Lower Alsace Township Township Engineer  
 Exeter Township Planning Commission  
 Exeter Township Engineer  
 Metropolitan Management Group  
 Wilkinson and Assoc., Inc.  
 PennDEP





County of Berks  
Planning Commission

C. Standard Planning Comments

The following standard comments are in addition to Section B of the main subdivision and/or land development review done by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. These comments must be given the same consideration as those comments made within the main body of the accompanying letter.

Note: Many comments contained within the following sections pertain to regulating/permitting issues for subdivision and/or land development plans.

Plan Design:

- The site involves steep slopes. The placement of structures and on-site septic systems should be restricted on slopes of 15% or greater. Construction should only be permitted on steep slopes where special designs by a registered engineer or architect are approved by the municipal engineer for dwellings and special sewage systems are approved by the municipal sewage enforcement officer.
- The Municipality should be sure that applicable Americans with Disabilities Act requirements are met.
- Items concerning solid waste generated by normal daily activities should be specified on plan. These should include location of storage area(s), screening type and frequency of pick-up.
- General Note \_\_\_\_\_ is not acceptable for a commercial land development. At a minimum the plan should contain detailed solid waste management information regarding the size and type of storage, as well as the location and screening of the storage area.
- The plan should contain complete erosion and sediment control provisions.
- If a freestanding sign is to be associated with the proposed commercial use, the plan should provide its location and details.
- The applicant and the municipality should be in the process of working out the details of site improvements.
- The specifications for all proposed lighting should be shown on the plan including the candlefoot dispersion throughout the site as well onto neighboring properties/dwellings and roadways. Proper lighting fixtures should be selected and shielded in such a way that maximizes the lighting effectiveness and minimizes nuisance factors for neighboring establishments and/or residences.
- The Berks County Conservation District should approve the erosion and sediment control plan prior to final plan approval.
- Landscaping and tree plantings are recommended where possible to reduce stormwater runoff, promote groundwater recharge and add aesthetics to the site
- The municipal engineer should review the plan to be sure that all driveways and/or intersections are safely designed as per municipal regulations with adequate sight distances.

**Environmental:**



- Drainage easements should be provided for streams or creeks, springs and watercourses within the site. Drainage easements should be based on the centerline of a moving body of water since its course can change slowly over a long period of time. Staff recommends PennDEP be contacted for appropriate size drainage easements for watercourses and wetland areas identified on the plan.
- Every attempt should be made to preserve the land's natural features, which may include but are not limited to individual or stands of mature trees, watercourses and the adjoining riparian buffers, rock outcroppings, and areas of slope greater than 15%.
- The plan should address stormwater management.
- The Township engineer should be satisfied with the proposal's stormwater management system prior to the plan's approval.
- A stormwater report should be submitted to the Municipality, if this has not already been done.
- All proposed stormwater systems should have maintenance easements for periodic inspections.
- The plan should note that any currently proposed or future planned stormwater management facilities will be in compliance with and maintained per the approved Act 167 Plan, for the \_\_\_\_\_ Watershed.
- Staff notes that the parcel is within the \_\_\_\_\_ Watershed. Future development must comply with the regulations within the approved Act 167 Plan for the \_\_\_\_\_ Watershed.
- Preservation of a thirty (30) foot riparian buffer on either side of the stream within the proposed site is recommended. Maintaining this area as undisturbed is preferred and in the cases where areas are disturbed, replanting with native flora is recommended.

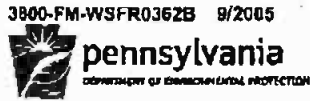
**Transportation:**

- Since there exists an access or accesses onto S.R. \_\_\_\_\_, the plan must be reviewed by PENNDOT under their current regulations and standards to ensure that it does not require modification to the existing permit(s).
- The plan should provide proper traffic controls at all proposed intersections and pedestrian crossings as well as along all proposed roads, (i.e.- signage and/or line striping).
- The Plan must be reviewed by PENNDOT under their current regulations and standards relative to access onto a State Road. Highway occupancy permit number(s) should be included on the plan for recording.
- Clear sight triangles should be shown for the proposed street reservation(s) within the site.

Miscellaneous:

- A complete Source of Title with grantor/grantee information accompanied by corresponding deed book volumes and page numbers is preferred for recording purposes. For clarification, please contact the Berks County Recorder of Deeds office at (610) 478-3380.
- The plan notes that waivers have been requested. Staff suggests that the final plan provide the meeting date at which the waivers were granted.
- According to our assessment information, this property has been enrolled in the Clean & Green Program since 1996. We recommend that the owner contact the Berks County Assessment Office (610) 478-6262 for clarification of the Clean & Green requirements for the proposed subdivision.
- The Plan should contain a statement of ownership, a construction responsibility note, and maintenance agreements for all proposed shared open space and infrastructure (i.e.- streets, stormwater system, recreation area). The plan notes should also provide a maintenance schedule for above listed feature(s).

- The plan should provide a blank box measuring 3.5" x 6" for the Berks County Planning Commission's review stamp in lieu of the box/statement provided. 
- A blank space measuring three (3) inches square should be left along the lower edge of the sheet, in order that the Recorder of Deeds office may acknowledge receipt and recording of the plan. 
- The Municipality should be sure that percolation/probe results for the proposed building lots are acceptable prior to plan approval.
- Deed book volume and page number should be provided for the following right-of-way(s) or easement(s) located within the site:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- The appropriate electric and telephone companies should be contacted regarding service for the proposed development.
- All proposed dedications should be stated within plan notes.
- The local fire official(s) and EMS should review the plan relative to fire protection issues.



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

DEP Code #  
~~A3-06A32-079-3~~  
~~A3-06B09-024-3~~

**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW  
(or Planning Agency with Areawide Jurisdiction)**

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

**SECTION A - PROJECT NAME (See Section A of instructions)**

Project Name

Windy Willows

**SECTION B - REVIEW SCHEDULE (See Section B of instructions)**

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

**SECTION C - AGENCY REVIEW (See Section C of instructions)**

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



3800-FM-WSWM0362B Rev. 9/2005

**SECTION C: AGENCY REVIEW (continued)**

- | Yes  | No                       |  |
|--|--------------------------|--|
| <input type="checkbox"/>   | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained?  |
| <input type="checkbox"/>   | <input type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance?  |
| <input type="checkbox"/>   | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance?<br>If no, describe which requirements are not met _____   |
| <input type="checkbox"/>   | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe inconsistency _____   |
| <input type="checkbox"/>   | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?<br>If yes, describe _____   |
| <input type="checkbox"/>   | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?<br>If yes, is the proposed waiver consistent with applicable ordinances.<br>If no, describe the inconsistencies _____ |
| <input type="checkbox"/>   | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?<br>If yes, will this project plan require the implementation of storm water management measures?   |
| 18. Name, Title and signature of person completing this section: |                          |  |
| Name: _____  |                          |  |
| Title: _____ Signature: _____                                    |                          |  |
| Date: _____  |                          |  |
| Name of County or Areawide Planning Agency: _____                |                          |  |
| Address: _____   |                          |  |
| Telephone Number: _____  |                          |  |

**SECTION D: ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

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

## **SECTION 3**

# **REFERENCE INFORMATION & AGENCY CORRESPONDENCE**



# pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATER MANAGEMENT

August 6, 2010

Wilkinson and Associates, Inc.  
Attn: Mike Sodl  
1220 Valley Forge Road Unit 25  
Valley Forge, PA 19482

Re: Windy Willows Subdivision  
DEP Code No. A3-06809-024-3 in Lower Alsace Township, Berks County  
DEP Code No. A3-06932-079-3 in Exeter Township, Berks County

Dear Mr. Sodl:

In response to your mailer application, enclosed are the module forms required for the proposed development. Please submit the modules to the municipality(ies) in which the project is located. The Department must receive two copies.

A copy of this letter must be attached to the planning module when resubmitted through the municipality to the Department. This letter is to be used as a checklist. The municipality must submit a complete module package. (See end of letter for certification statement.)

Materials Required	Municipal Checklist		DEP Use Only Completeness Review
X	✓	Transmittal letter, completed and signed by the Secretary	
X	✓	Resolution of Adoption, completed and signed by the municipal secretary and containing the municipal seal	
X	✓	Components 4.A and 4.B	
		Component 4C	
		Component 2	
X	✓	A narrative description of the project including ownership of sewage facilities, reference to any existing Chapter 94 Connection Restriction Plan alternative considered	
X	✓	U.S.G.S. quad with project outline (8.5" x 11")	
		Component 2-1 Preliminary Hydrogeology, signed and sealed by the appropriate professional completing the study	
		Component 2-H Permeability Testing	
		Acknowledgment letter from the water company	
		Component 2-J Detailed Hydrogeology, signed and sealed by the appropriate professional completing the study	

Reading District Office | 1005 Crossroads Blvd | Reading, PA 19605

610.916.0100 | Fax 610.916.0110



www.depweb.state.pa.us

Wilkinson and Associates, Inc.  
Attn: Mike Sodi

-2-

August 6, 2010

Materials Required	Municipal Checklist		DEP Use Only Completeness Review
		Report Form for Soils Verification (submit two weeks in advance)	
		Soils testing site evaluation sheets for each probe and percolation test, whether suitable or not	
		Locate all percolation and probe tests on plot plan	
		Show the proposed sewer facilities, sewer extension and/or point of connection to existing sewer or point of discharge	
X	✓	Component 3	
X	✓	Copies of agreements with appropriate sewer authority and/or public water supplier as required by 2.C., 3.C. or 3.H. of the module components	
		No PNDI study needed	
		PNDI elements encountered. A PNDI study may be required. Refer to the enclosed Attachment 2 for guidance	
		Verification that any existing on-lot systems on the remainder tract are not malfunctioning	
X	✓	Alternative sewage facilities analysis	
		Public notification and proof of publication	
		Consistency with Pennsylvania Historic Preservation Act (resolution of any conflicts) or proof that PHMNC had Cultural Resource Notice for 60 days without comment	
		If discharge to an intermittent stream, dry swale or manmade ditch is proposed, please provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met.	
		Form E - compliance with the Pennsylvania History Code	
		Soils information. Attach copies of ER-BWQ-290 (Appendix A) Site Reports for ALL test probes and percolation tests, whether suitable or not	
		Holding tank ordinances and evidence of adoption	
		Copies of easement(s), right-of-way(s), etc.	
		Component 3s, Small Flow Treatment Facilities Module	
X	✓	Section J, Chapter 94 Consistency Determination	



Wilkinson and Associates, Inc.  
Attn: Mike Sodl

-3-

August 6, 2010

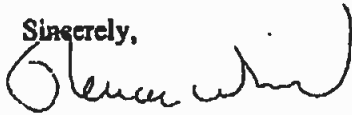
Materials Required	Municipal Checklist		DEP Use Only Completeness Review
		Letter of allocation	
		Sewage management program as per 25 Pa. Code §71.72 (See attachment)	
		Socio-economic justification	
		Letter indicating the treatment plant as the interim regional treatment facility (sample copy included)	
X	✓	Signature of False Swearing Statement by person completing Module 3	
X	✓	Please include PNDI search results and correspondence	

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

Please note that the Department will return this letter if an incomplete revision is submitted. If it is stamped incomplete then the required items will be circled. Failure to submit a complete planning module within 60 days will result in disapproval. Remember to adopt all materials submitted.

If you have any questions or comments, please call me at 610.916.0100.

Sincerely,



Renae Wood  
Sewage Planning Specialist II

**CERTIFICATION STATEMENT:**

I certify that this submittal is complete and includes all requested items. Failure to submit a complete module package will result in return of package.

Signed:  Municipal Secretary

List below any individuals that should be copied if the planning module is returned to the municipality.

\_\_\_\_\_  
 EXETER TOWNSHIP  
 4975 DEMOSS ROAD  
 READING PA 19606

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

JUN 23 2005

3930-PM-1WM0041 Rev. 1/2004



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATERSHED MANAGEMENT  
BUREAU OF WATERWAYS ENGINEERING

FOR OFFICIAL USE ONLY  
PNDI Screening  
Reviewer: M. Cooper  
Date: 12/20/05  
Phone No: 610-272-4652

**SUPPLEMENT NO. 1  
PENNSYLVANIA NATURAL DIVERSITY INVENTORY SEARCH FORM**

This form provides site information necessary to perform a computer screening for species of special concern listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, the Pennsylvania Fish and Boat Code or the PA Game and Wildlife Code. Records regarding species of special concern are maintained by PA DCNR in a computer database called the "Pennsylvania Natural Diversity Inventory" (PNDI). Results from this search are not intended to be a conclusive compilation of all potential special concern resources located within a proposed project site. On-site biological surveys may be recommended to provide a definitive statement on the presence or absence, or degree of natural integrity of any project site. Results of this PNDI search are valid for one year after the initial search or conclusion of coordination with the jurisdictional agency (whichever is later), then a new PNDI coordination process must be initiated, and a new PNDI search is required. The search area should include the entire area that presently or in the future requires a permit or authorization.

Please complete the information below, attach an 8 1/2" x 11" photocopy (DO NOT REDUCE) of the portion of the U.S.G.S. Quadrangle Map that identifies the project location and outlines the approximate boundaries of the project and mail to the appropriate DEP regional office or delegated County Conservation District prior to completing a Chapter 105 environmental assessment or any other DEP permit application. (SEE REVERSE SIDE FOR LIST OF OFFICES AND ADDRESSES).

NAME: Michael A. Sodi, P.E., Wilkinson & Associates

ADDRESS: 1220 Valley Forge Road

The Commons @ Valley Forge, Unit 25

Valley Forge, PA 19482

PHONE: (610 ) 415-1220

COUNTY: Berks

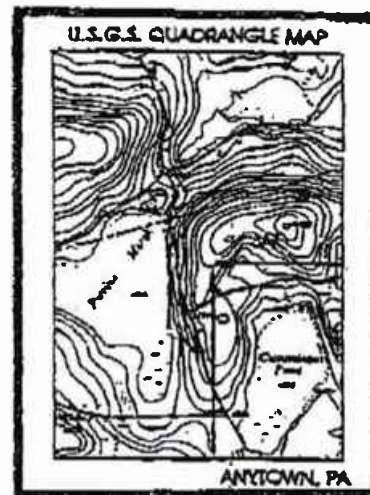
MUNICIPALITY: Alsace, Lower Alsace, & Exeter Townships

U.S.G.S. 7 1/2 Minute Quadrangle

Birdsboro, PA

PROJECT DESCRIPTION AND SIZE (Briefly describe entire area relevant to your project, including acreage.)

Approximately 50 acre, moderately sloped agricultural site. Located between Old Friedensburg and Five Point Roads. To be developed as 20 lot single family residential subdivision.



Latitude 40° 21' 37" Longitude 75° 50' 37"

(OR) North (Up) 70.0 inches

West (to the left) 13.0 inches

- INDICATE BY LATITUDE AND LONGITUDE; - OR -
- INDICATE PROJECT LOCATION TO THE NEAREST ONE TENTH INCH MEASURING FROM THE EDGE OF THE MAP IMAGE FROM THE LOWER RIGHT CORNER.

FOR OFFICIAL USE ONLY

SCREENING RESULTS - Follow the directions of the checked block.

No potential conflicts were encountered during the PNDI inquiry. Include this form and the PNDI receipt with your Chapter 105 environmental assessment or other DEP permit application submissions.

Potential conflicts must be resolved by contacting the natural resource agencies listed on the PNDI receipt. Please provide a copy of this form and the PNDI receipt along with a brief description of your project to the listed agency for consultation and recommendations. Include this form, the printed PNDI search results and the natural resource agency's written recommendation with your Chapter 105 environmental assessment or other DEP permit application submissions.

# PNDI Internet Database Search Results

**PNDI Search Number:** N178166  
**Search Results For** mfeeser@countyofberks.com  
**Search Performed By:** Megan Feeser On 6/20/05 8:20:46 AM  
**Agency/Organization:** Berk County Conservation District  
**Phone Number:** 610-372-4657  
**Search Parameters:** Quad - 407537 - BIRDSBORO; Acres - 100.0  
**Project location center (Latitude):** 40deg. 21min. 37sec.  
**Project location center (Longitude):** 75deg. 50min. 37sec.  
**Project Type:** DEP Permits/NPDES - Construction

*Print this page using your Internet browser's print function and keep it as a record of your search.*

Instructions for DCNR Bureau of Forestry personnel only:

When instructed below to contact the PA Fish and Boat Commission, the US Fish and Wildlife Service or the PA Game Commission, Bureau of Forestry personnel should instead contact Merlin Benner for districts 9-16, 19, 20 or Aura Stauffer for districts 1-8, 17, 18, who will coordinate resolution with those agencies.

When instructed to contact Ellen Shultzabarger, they should do so.

DEP and Conservation Districts should follow the instructions below when potential conflicts are indicated.

When details are displayed as part of the search result, the element's Scientific Name, Common Name, State Status, Proposed State Status and Number of Occurrences within the Search Area are listed.

Due to the sensitive nature of certain endangered species, species names are not displayed for species under the jurisdiction of the Pennsylvania Fish & Boat Commission and the U.S. Fish & Wildlife Service.

PNDI records indicate the following potential conflicts with ecological resources of special concern within the specified search area:

**1 potential conflicts**

The Applicant should MAIL a copy of this entire PNDI Search Result (including the Search Number) and a cover letter including a project narrative, acreage to be impacted, how construction/maintenance activity is to be accomplished, township/municipality and county where project resides, USGS 7.5 minute quadrangle with project boundary marked, and quad name on the map to:

**Natural Diversity Section**  
**PA Fish and Boat Commission**  
**Division of Environmental Services**  
**450 Robinson Lane**  
**Bellefonte, PA 16823**

Please mail only one (1) copy of the project review request. Do not fax or email the project information. Allow 30 days for completion of the project review from the date of PFBC receipt of the

project review request. To inquire about the review status of projects previously mailed to PFBC, telephone (814) 359-5113 and provide name, company/agency, telephone number, the projects township/municipality and county location, the PNDI Search Number, and a brief project description.

---

Your search yielded potential conflicts with the following **Federally Listed Species of Special Concern**:

**1 potential conflicts**

The Applicant should FAX a cover letter including a copy of the PNDI Internet Database Search Results, a project narrative, acreage to be impacted, how construction/maintenance activity is to be accomplished, township/municipality where project resides, USGS 7.5 minute quadrangle with project boundary marked, and quad name on the map to:

**Endangered Species Biologist  
U.S. Fish and Wildlife Service  
315 South Allen Street, Suite 322  
State College, PA 16801  
FAX Number: (814) 234-0748**

---

PNDI is a site specific information system, which describes significant natural resources of Pennsylvania. This system includes data descriptive of plant and animal species of special concern, exemplary natural communities and unique geological features. PNDI is a cooperative project of the Department of Conservation and Natural Resources, The Nature Conservancy and the Western Pennsylvania Conservancy. This response represents the most up-to-date summary of the PNDI data files and is valid for 1 year. An absence of recorded information does not necessarily imply actual conditions on-site. A field site survey may reveal previously unreported populations of rare species, their critical habitats, or other unique natural resources.

Legal authority for Pennsylvania's biological resources resides with three administrative agencies. The handout entitled Pennsylvania Biological Resource Management Agencies, outlines which species groups are managed by these agencies. Feel free to contact our office if you have questions concerning this response or the PNDI system, and please refer to the PNDI Search Number at the top of this page in future correspondence concerning this project.

---

[New Search using inches on a Quad](#)

[New Search using Latitude and Longitude](#)

[PNDI Search Home](#)

[PNDI Search Welcome](#)









June 24, 2005

Endangered Species Biologist  
 U.S. Fish and Wildlife Service  
 315 South Allen Street, Suite 322  
 State College, PA 16801

**RE: PNDI Search Number N178166**  
**Proposed 20-Lot Residential Development, TMP 43-5337-01-19-1629**  
**Alsace, Exeter, & Lower Alsace Townships, Berks County, PA**  
**Our Project Number: 2004-112**

To whom it may concern:

We have received a potential ecological resource conflict notification, as part of the PNDI search process, from the Berks County Conservation District for the above referenced project. As per the instructions on the search results, we are writing to clear this conflict.

The Metropolitan Development Group is proposing to construct 20 single-family homes on the subject property. The site is predominantly wooded and steeply sloped and is approximately 47 acres in size, of which approximately 60%-70% will be disturbed. The PNDI search results, a USGS map with the site location, and a site plan has been attached for your use.

Should you have any questions regarding the project, do not hesitate to contact me at this office. Thank you for your assistance in this matter.

Very truly yours,

WILKINSON & ASSOCIATES, INC.

A handwritten signature in black ink that reads 'Michael Sodi'.

Mr. Michael A. Sodi, P.E.  
 Managing Engineer

MAS/lb

Enclosure

c. Mr. Brian Kobularcik, Metropolitan Development Group

W:\Documents-Forms-Corresp\Correspondence\TRANSMITTAL Form& Proj Corresp Sent\2005-112, Metro-Fair\Letters\Gshandwildlife.doc



Commonwealth of Pennsylvania  
Pennsylvania Historical and Museum Commission  
Bureau for Historic Preservation  
Commonwealth Keystone Building, 2nd Floor  
400 North Street  
Harrisburg, PA 17120-0093  
www.phmc.state.pa.us

28 August 2008

Greg A. Marshall  
Environmental Design Service, Inc.  
50 Jay Dee Lane  
Birdsboro, PA 19508

TO EXPEDITE REVIEW USE  
BHP REFERENCE NUMBER

RE: ER 06-2297-011-C  
COE: Historic Resource Survey Form, Windy Willows Proposed Subdivision,  
Alsace, Lower Alsace, and Exeter Twps., Berks Co.

Dear Mr. Marshall:

The Bureau for Historic Preservation (the State Historic Preservation Office) has reviewed the above named project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 1980 and 1992, and the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation as revised in 1999 and 2004. These regulations require consideration of the project's potential effect upon both historic and archaeological resources.

Thank you for submitting the additional information concerning the above referenced project. It is the opinion of the State Historic Preservation Officer that the Faust Farm/Windy Willows Farm is not eligible for listing in the National Register of Historic Places. The property has lost agricultural setting and outbuildings.

Based on our survey files, which include both archaeological sites and standing structures, and the information you provided, there are no National Register eligible or listed historic or archaeological properties in the area of this proposed project. Thank you for your cooperation.

If you need further information in this matter please consult Ann Safley at (717) 787-9121.

Sincerely,

Andrea L. MacDonald, Chief  
Division of Preservation Services

ALMacD/ras



Commonwealth of Pennsylvania  
Pennsylvania Historical and Museum Commission  
Bureau for Historic Preservation  
Commonwealth Keystone Building, 2<sup>nd</sup> Floor  
400 North Street  
Harrisburg, PA 17120-0093  
www.phmc.state.pa.us

May 1, 2008

Environmental Design Service  
50 Jay Dee Lane  
Birdsboro, PA 19508

TO EXPEDITE REVIEW USE  
BHP REFERENCE NUMBER

Re: File No. ER 06-2297-011-B  
COE NPDES Permit: Windy  
Willows Proposed Subdivision  
Alsace, Lower Alsace & Exeter  
Twps., Berks Co.

Dear Sir:

The Bureau for Historic Preservation (the State Historic Preservation Office) has reviewed the above named project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 1980 and 1992, and the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation. These requirements include consideration of the project's potential effect upon both historic and archaeological resources.

Your request does not include sufficient information. We are unable to proceed with our review for historic structures until the information on the attached form is provided.

In our opinion no archaeological investigations are necessary in this project area.

If you need further information in this matter please consult Ann Safley at (717) 787-9121.

Sincerely,

Douglas C. McLearn, Chief  
Division of Archaeology &  
Protection

Cc: COB; Philadelphia District  
DEP; Southcentral Regional Office

Attachment  
DCM/tmw

0120-PM-PY0003 Rev. 5/2006  
NOTICE



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

CULTURAL RESOURCE NOTICE

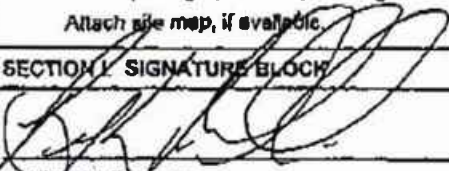
DEP USE ONLY
Date Received

Read the instructions before completing this form.

<b>SECTION A. APPLICANT IDENTIFIER</b>					
Applicant Name	METROPOLITAN MANAGEMENT GROUP				
Street Address	1030 REED AVE. SUITE 100				
City	WYOMISSING	State	PA.	Zip	19610
Telephone Number	484-256-7201				
Project Title	WINDY WILLOWS				
<b>SECTION B. LOCATION OF PROJECT</b>					
Municipality	ALSACE/LALSACE/EXETER	County Name	Berks	DEP County Code	06
<b>SECTION C. PERMITS OR APPROVALS</b>					
Name of Specific DEP Permit or Approval Requested:	ACT 537				
Anticipated federal permits:					
<input type="checkbox"/> Surface Mining	<input type="checkbox"/> 404 Water Quality Permit				
<input checked="" type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Federal Energy Regulatory Commission				
<input type="checkbox"/> 401 Water Quality Certification	<input checked="" type="checkbox"/> Other: NPDES				
<b>SECTION D. GOVERNMENT FUNDING SOURCES</b> N/A					
<input type="checkbox"/> State: (Name) _____	<input type="checkbox"/> Local: (Name) _____				
<input type="checkbox"/> Federal: (Name) _____	<input type="checkbox"/> Other: (Name) _____				
<b>SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL &amp; GAS MGMT OFFICE</b>					
DEP Regional Office Responsible for Review of Permit Application	<input type="checkbox"/> Central Office (Harrisburg)				
<input type="checkbox"/> Southeast Regional Office (Norristown)	<input type="checkbox"/> Northeast Regional Office (Wilkes-Barre)				
<input checked="" type="checkbox"/> Southcentral Regional Office (Harrisburg)	<input type="checkbox"/> Northcentral Regional Office (Williamsport)				
<input type="checkbox"/> Southwest Regional Office (Pittsburgh)	<input type="checkbox"/> Northwest Regional Office (Meadeville)				
<input type="checkbox"/> District Mining Office: _____	<input type="checkbox"/> Oil & Gas Office: _____				
<b>SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.</b>					
County Conservation District	Telephone Number, if known				
Berks County	610-372-4657				
<b>SECTION G. CONSULTANT</b>					
Consultant, if applicable	ENVIRONMENTAL DESIGN SERVICE				
Street Address	50 JAY DELANEY				
City	BIRDSONO	State	PA	Zip	19508
Telephone Number	610-502-0605				



6120-PM-PY0004 Rev. 6/2006

<b>SECTION H. PROJECT BOUNDARIES AND DESCRIPTION</b>	
<b>REQUIRED</b>	
Indicate the total acres in the property under review. Of this acreage, indicate the total acres of earth disturbance for the proposed activity.	
Attach a 7.5' U.S.G.S. Map indicating the defined boundary of the proposed activity.	
Attach photographs of any building over 50 years old. Indicate what is to be done to all buildings in the project area.	
Attach a narrative description of the proposed activity.	
Attach the return receipt of delivery of this notice to the Pennsylvania Historical and Museum Commission.	
<b>REQUESTED</b>	
Attach photographs of any building over 40 years old.	
Attach site map, if available.	
<b>SECTION I. SIGNATURE BLOCK</b>	
	3-24-08
Applicant's Signature	Date of Submission of Notice to PHMC

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
BUREAU FOR HISTORIC PRESERVATION

INFORMATION REQUEST SHEET  
(Revised 4/07)

Please submit checked items for PHMC to proceed with review.

PROJECT INITIATION

**A. FUNDING/PERMITTING/LICENSING/APPROVAL PROGRAM**

- 1. Contact person for federal/state/local agency, address, phone number.
- 2. Letter from federal agency initiating consultation, or a letter from federal agency authorizing an alternate agency or a consultant to initiate consultation.
- 3. Identify the Federal/State Agency and funding program or permit/license.

**B. PROJECT DESCRIPTION**

- 1. Narrative description of the project and related actions resulting from the project.
- 2. Proposed boundary of the project's Area of Potential Effect (APE) (remember to consider visual impacts)
- 3. Description and Justification of selection of the Area of Potential Effect
- 4. Architectural plans of existing conditions (as-built or as-found)
- 5. Preliminary architectural drawings or plans (floor plans, elevations, specifications)
- 6. Work write-ups
- 7. Plans and specifications
- 8. Site plans of existing conditions
- 9. Site plans of proposed development

**C. PROJECT LOCATION**

- 1. U.S.G.S. 7.5 min. series quadrangle with the PROJECT LOCATION(S) AND LIMITS CLEARLY MARKED using a colored pen. Please include name of the quadrangle
- 2. U.S.G.S. 7.5 min. series quadrangle with Area of Potential Effect marked (potential area of direct effect can be delineated inside area of indirect effect)
- 3. Street map (for properties in densely populated areas)
- 4. Street map showing location and historic district boundaries (if appropriate)
- 5. Street address of property
- 6. Municipality in which project is located (not mailing address location)

**D. PROJECT SIZE (supply as appropriate for project)**

- 1. Acreage of project area
- 2. Miles/feet of project and right-of-way width
- 3. Extent and nature of ground disturbing activities (i.e. grading, trenching, foundation excavation)

(over)

**E. PHOTOGRAPHS (no Polaroids, or photocopies. Clear, high resolution digital images accepted.)**

- 1. Exterior of building(s) in project area
- 2. Interior of building(s) in project area
- 3. Interior of building(s) illustrating the proposed work areas/features
- 4. Buildings, streetscape, setting of features in Area of Potential Effect (APE)
- 5. Views of project site
- 6. Other \_\_\_\_\_

**PUBLIC PARTICIPATION**

- 1. Measures which will be/or have been taken to identify consulting parties.
- 2. List of proposed consulting parties.
- 3. Measures which will be/or have been taken to notify and involve the public.

**RESOURCE IDENTIFICATION, EVALUATION AND PROJECT EFFECT**

**A. CULTURAL RESOURCE IDENTIFICATION**

- 1. Description of methodology used for identification and sources examined.
- 2. Plan proposed for identification of historical (including historic districts, buildings, structures, objects) and archaeological resources and proposed methodology to be used.
- 3. Pennsylvania Historic Resource form(s) for all properties 50 years or older and potentially eligible for the National Register identified in the APE. (See our website at: [www.phmc.state.pa.us/bhp/inventories](http://www.phmc.state.pa.us/bhp/inventories))
- 4. Historical background/context report/information for historic resources identified.

**B. EFFECTS**

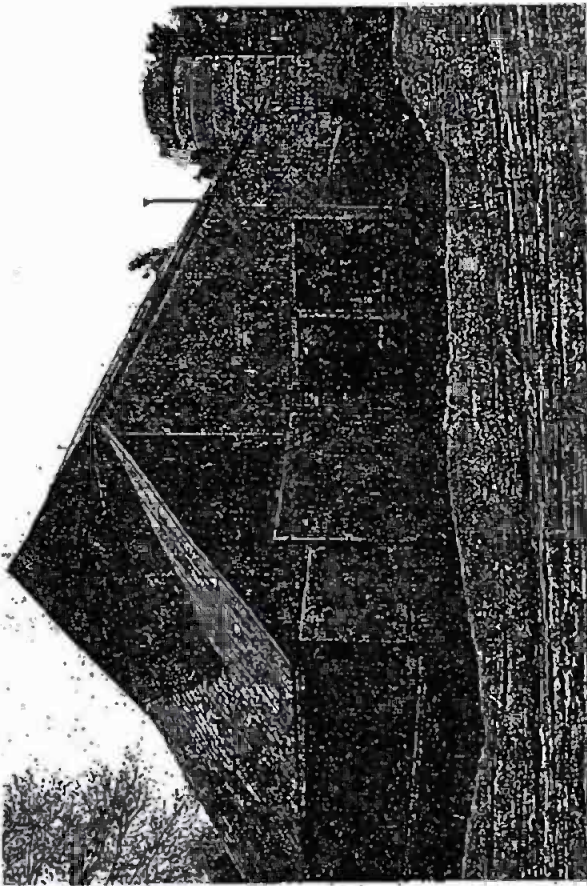
- 1. How will the project affect building(s) over 50 years old?
- 2. National Register listed/eligible property(s) exists in project area. How will the project affect this historic property(s)?

C. Other: \_\_\_\_\_

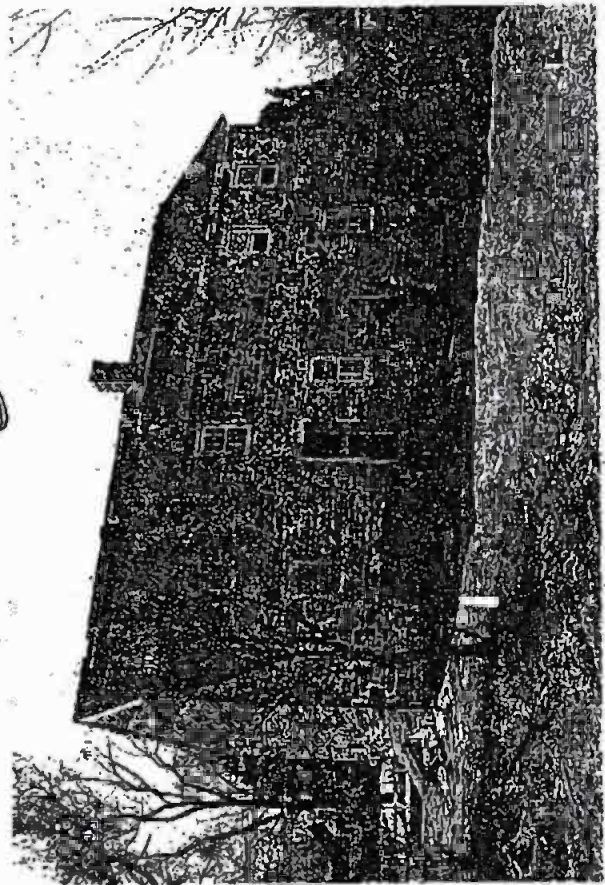
\_\_\_\_\_



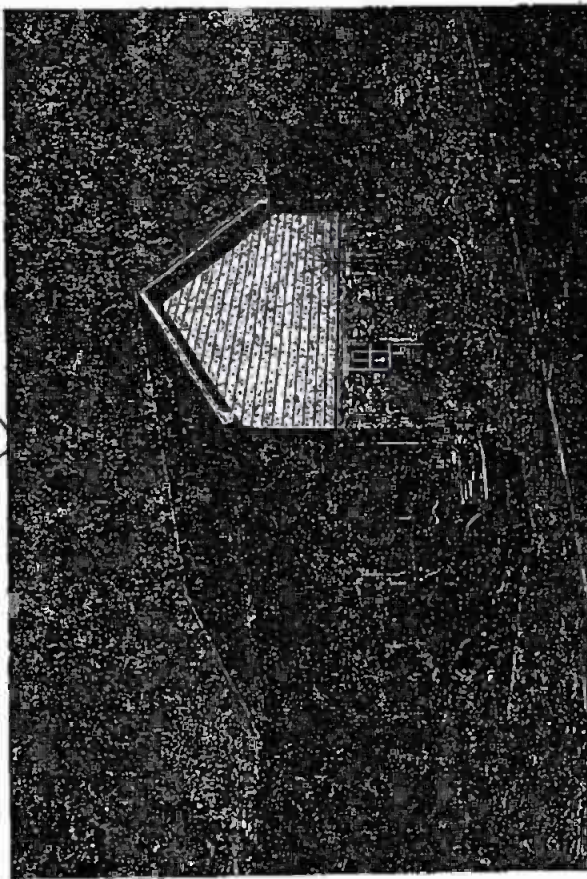
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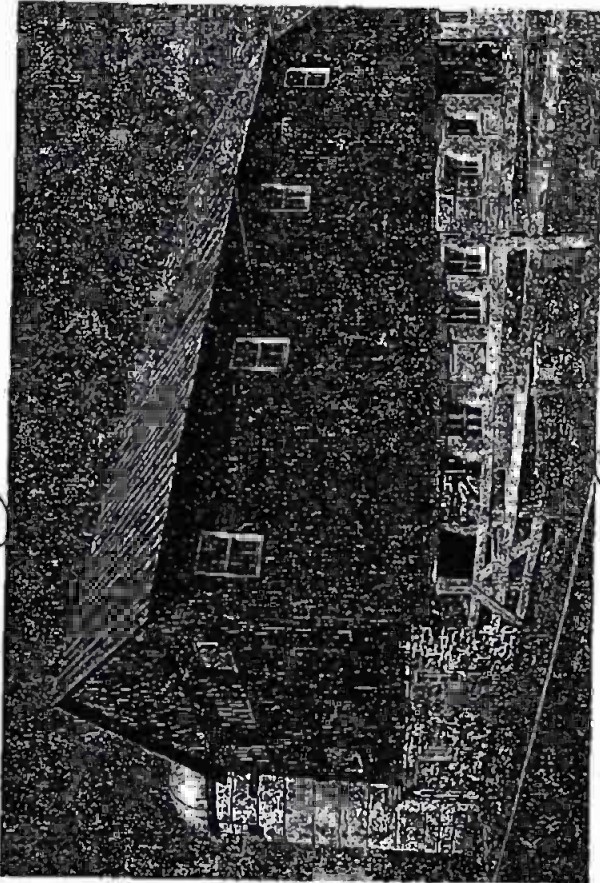


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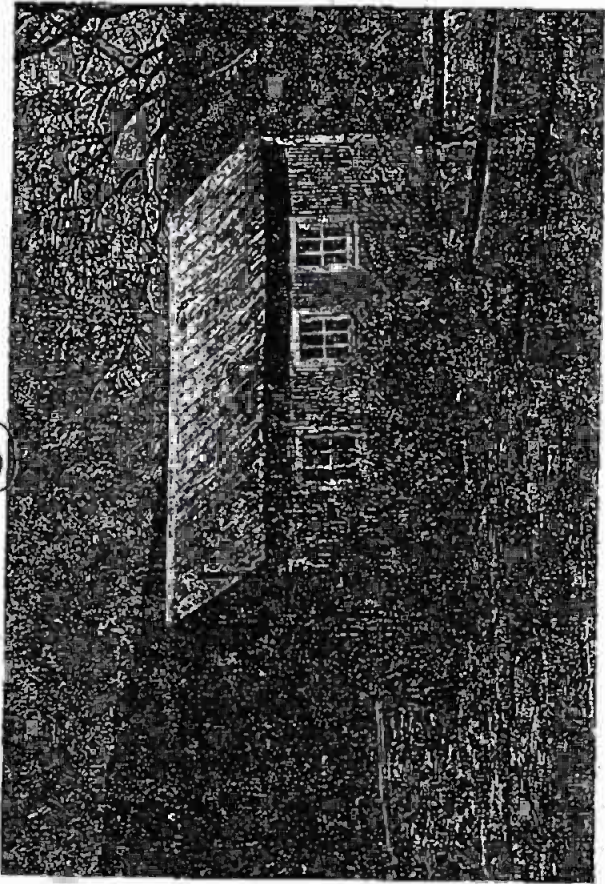




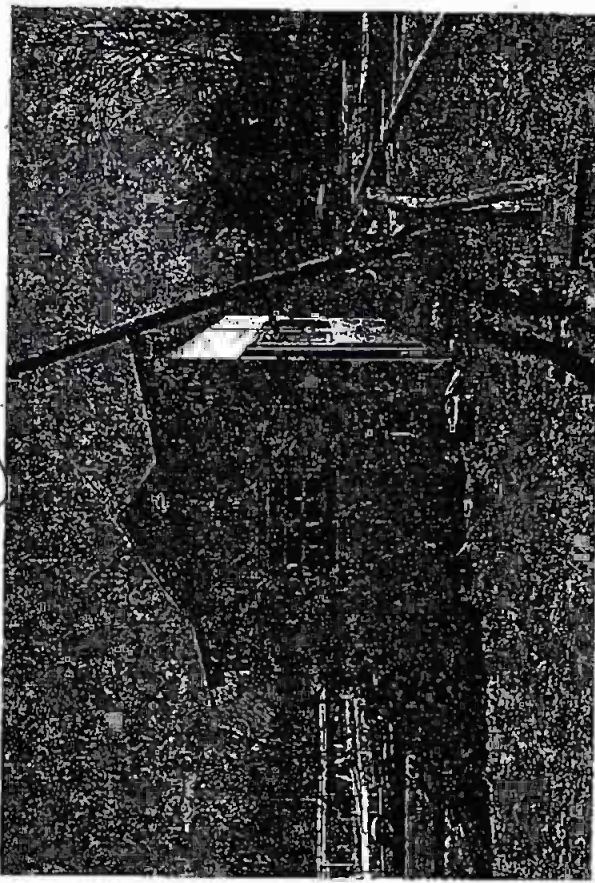
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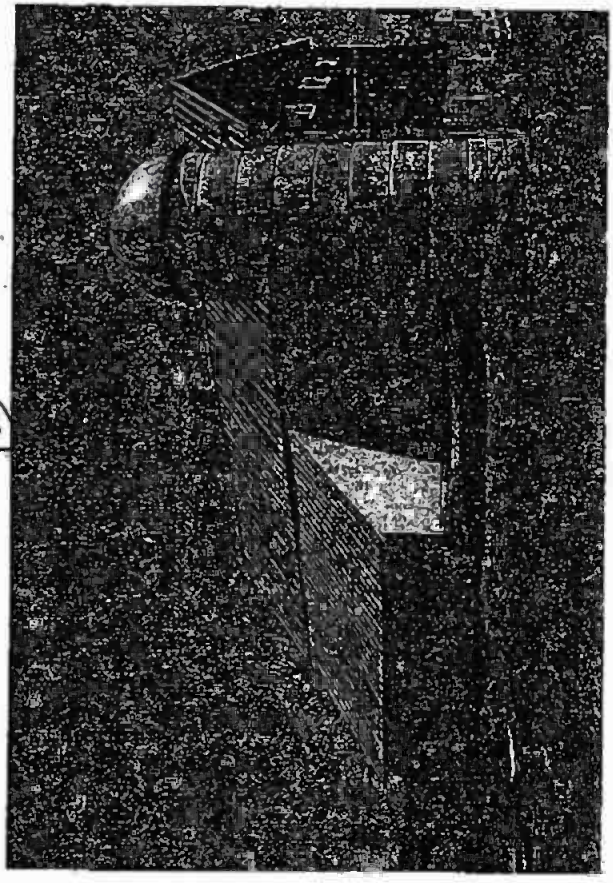
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4



2





# **WINDY WILLOWS PLANNING MODULE SUBMISSION**

## **PART 2 OF 2**

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - PHOTO/SITE PLAN SHEET

89A

Pennsylvania Historical and Museum Commission  
 Bureau of Historic Preservation  
 Commonwealth Keystone Building, 2nd Floor  
 400 North Street, Harrisburg, PA 17120-0093

Survey Code/Tax Parcel/Other No.: 533701191629

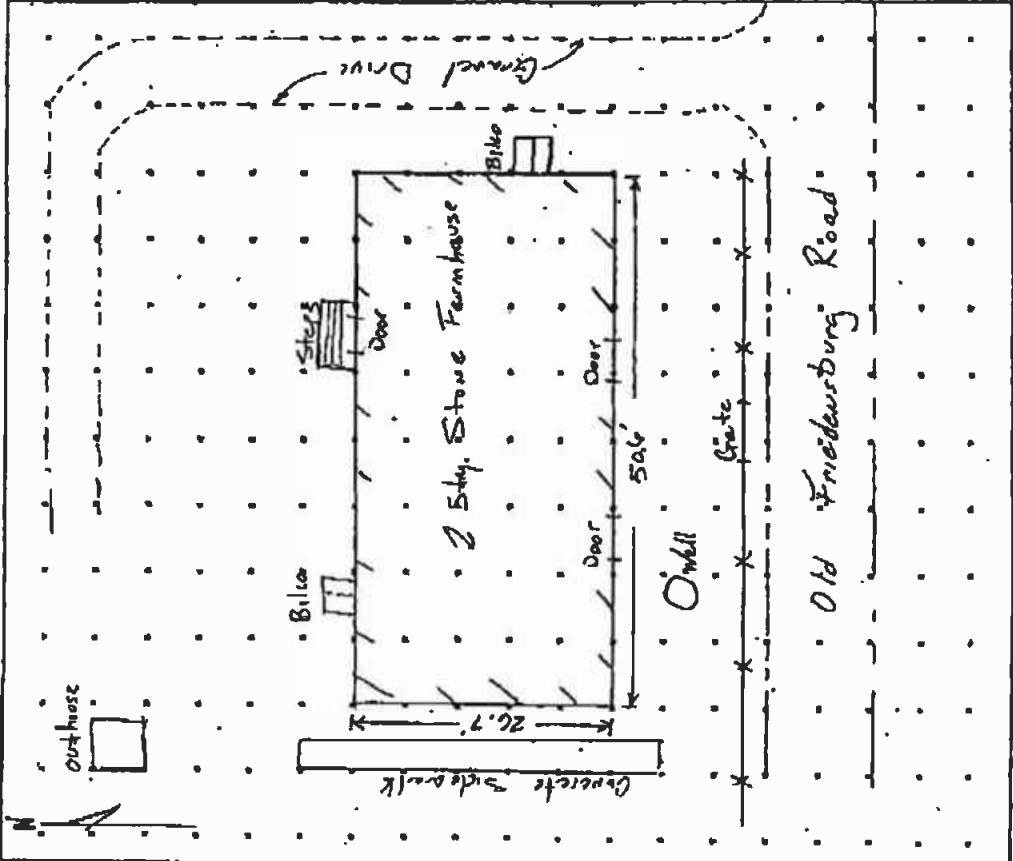
Municipality: Exeter Township

Historic Name/Other Name: Fawcett Farmhouse AKA: Windy Willows Farm

County: Berks  
 Address: 112 Old Friedensburg Road, Reading, PA 19606

PHOTO INFORMATION

Attach Photo Here



Number \_\_\_\_\_ Direction of Camera \_\_\_\_\_  
 Description of View \_\_\_\_\_  
 See attached Photo exhibit and Photos

Photographer Name: Michael Beczak Date: 7/16/68  
 Negative Location: P.O. Box 744, Leesport, PA 19533

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - DATA SHEET 89B  
Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION

Survey Code: \_\_\_\_\_ Tax Parcel/Other No.: 533701191629  
County: 1. Berks 2. \_\_\_\_\_  
Municipality: 1. Exeter Township 2. \_\_\_\_\_  
Address: 112 Old Friedensburg Road, Reading, PA 19606  
Historic Name: Faust Farmhouse  
Other Name: Windy Willows Farm  
Owner Name/Address: Metropolitan Development Group 1036 Reed Ave Suite 100, Wyomissing PA, 19610  
Owner Category:  Private  Public-local  Public-state  Public-federal  
Resource Category:  Building  District  Site  Structure  Object  
Number/Approximate Number of Resources Covered by This Form: 1  
USGS Quad: 1. Reading 2. \_\_\_\_\_  
UTM A. \_\_\_\_\_ C. \_\_\_\_\_  
References B. \_\_\_\_\_ D. \_\_\_\_\_

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category: Subcategory: Code:  
A. Domestic Multiple Dwelling 01B  
B. \_\_\_\_\_  
C. \_\_\_\_\_  
D. \_\_\_\_\_  
Particular Type: A. Farmhouse  
B. \_\_\_\_\_  
C. \_\_\_\_\_  
D. \_\_\_\_\_

Current Function Category: Subcategory: Code:  
A. Domestic Single Dwelling 01A  
B. \_\_\_\_\_  
C. \_\_\_\_\_  
D. \_\_\_\_\_

PHYSICAL DESCRIPTION

Architectural Classification: A. Federal 21  
B. \_\_\_\_\_ C. \_\_\_\_\_  
D. \_\_\_\_\_ Other: \_\_\_\_\_  
Exterior Materials: Foundation Stone 40 Roof \_\_\_\_\_  
Walls 40 Walls \_\_\_\_\_  
Other \_\_\_\_\_ Other \_\_\_\_\_  
Structural System: 1. Post and beam 13 2. \_\_\_\_\_  
Width 50.6 Depth 26.7' Stories/Height 2

**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – NARRATIVE SHEET**  
Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

89C

**HISTORICAL INFORMATION**

Year Built: C. ± 1830-40 to \_\_\_\_\_ Additions/Alterations: C. \_\_\_\_\_ C. \_\_\_\_\_

Basis for Dating:  Documentary  Physical

Explain: Conversations with residence who knew Faust Family.

- Cultural/Ethnic Affiliation: 1. \_\_\_\_\_ 2. \_\_\_\_\_
- Associated Individuals: 1. \_\_\_\_\_ 2. \_\_\_\_\_
- Associated Events: 1. \_\_\_\_\_ 2. \_\_\_\_\_
- Architects/Engineers: 1. \_\_\_\_\_ 2. \_\_\_\_\_
- Builders: 1. \_\_\_\_\_ 2. \_\_\_\_\_

**MAJOR BIBLIOGRAPHICAL REFERENCES**

**PREVIOUS SURVEY, DETERMINATIONS**

None

**EVALUATION (Survey Director/Consultants Only)**

Individual NR Potential:  Yes  No Context[s]: \_\_\_\_\_

Contributes to a Potential District:  Yes  No District Name/Status: \_\_\_\_\_

Explain:

**THREATS**

Threats: 1 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other

Explain:

**SURVEYOR INFORMATION**

Surveyor Name/Title: Michael Bercek Date: 7/16/08  
 Project Name: Windy Willows  
 Organization: Blue Marsh Engineering + Surveying Telephone: 610-926-1263  
 Street and No.: P.O. Box 761  
 City, State: Leasport, PA Zip Code: 19533  
 Additional Survey Documentation: attached Photos and Floor plans  
 Associated Survey Codes:



**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – NARRATIVE SHEET 89C**  
 Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code: \_\_\_\_\_ Tax Parcel/Other No.: 533701191629  
 County: Berks Municipality: Exeter Twp.  
 Address: 112 Old Friedensburg Road, Reading, Pa 19609  
 Historic Name/Other Name: Faust Farmhouse

**PHYSICAL DESCRIPTION:**

The farmhouse currently sits on +-47 acres of farmland and is located along Old Friedensburg Road approximately 30 feet off the edge of the cartway. The property on which the farmhouse is located on is in a rural location within Exeter Township, Berks County. The Farmhouse itself is constructed, on the exterior, of field stone. The average thickness of the walls through the house is 20 inches. The stone has been recently pointed and repaired where needed as part of a recent and ongoing restoration effort. The windows and roof have been replaced due to their poor condition (water, animal and insect damage). The roof now has a 50 year architectural asphalt shingle simulating slate, with copper flashing around the chimney which also needed repair due to loose brick and water damage. The windows were replaced with a vinyl casement window with insulated glass. The windows were manufactured with grids in the glass to match the windows that were replaced. A porch on the front of the house as well as the concrete pad were removed due to the poor condition revealing a hand dug well about 40 feet in depth. This well will be left in place and restored to meet current building and safety codes. The porch will be replaced with two individual stoops with a roof over the two front doors.

The interior of the building is currently being restored and the utilities being replaced and updated. The original floor boards are in poor condition and new hardwood and tile is to be installed. Interior doors are being reused in the restoration as well as some of the hardware. The structural beams of the house were in fair condition with very little insect damage. The first floor main beam, approximately 16 inches square, was in need of repair and support. Steel support columns were bolted in place to make sure the beam and structure are stable. The main fireplace on the first floor, which was being used for storage and as a flue for a boiler in the basement, has been restored to working condition. The width of the first floor fireplace is approximately 10 feet across and 5 feet high. In the basement there is a second fireplace with similar dimensions with a stone arch instead of a mantle.

There appears to have been an addition onto the original +-26.7'x34.4' house, the addition being +-26.7' x 16.2'. This brings the total exterior footprint to +-26.7' x 50.6'. In the basement of the addition (west side of the house) there is a root cellar in place. The floor of the root cellar is approximately 5' – 6' below the basement floor elevation and is in good condition.

The overall condition of the farmhouse with recent restoration being taken into consideration is excellent. The restoration is being done in such a way as to highlight the historically significant features while at the same time updating the structure with new electric, heat and air-conditioning which will help stabilize the structure and put an end to deterioration which has been taking place in recent years.

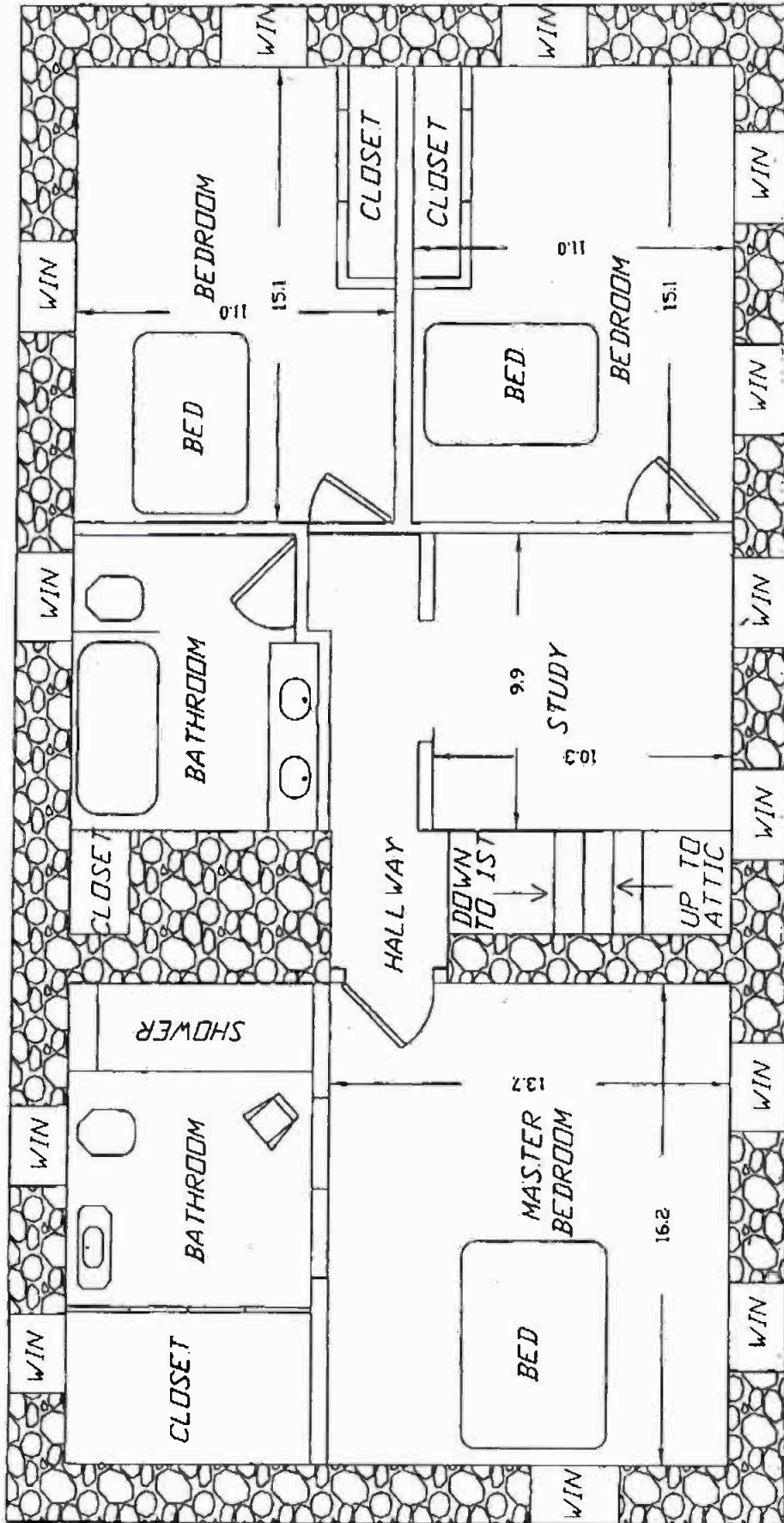
**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - NARRATIVE SHEET**  
**Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation**

89C

Historic Name/Other Name: Faust Farmhouse**HISTORICAL NARRATIVE:**

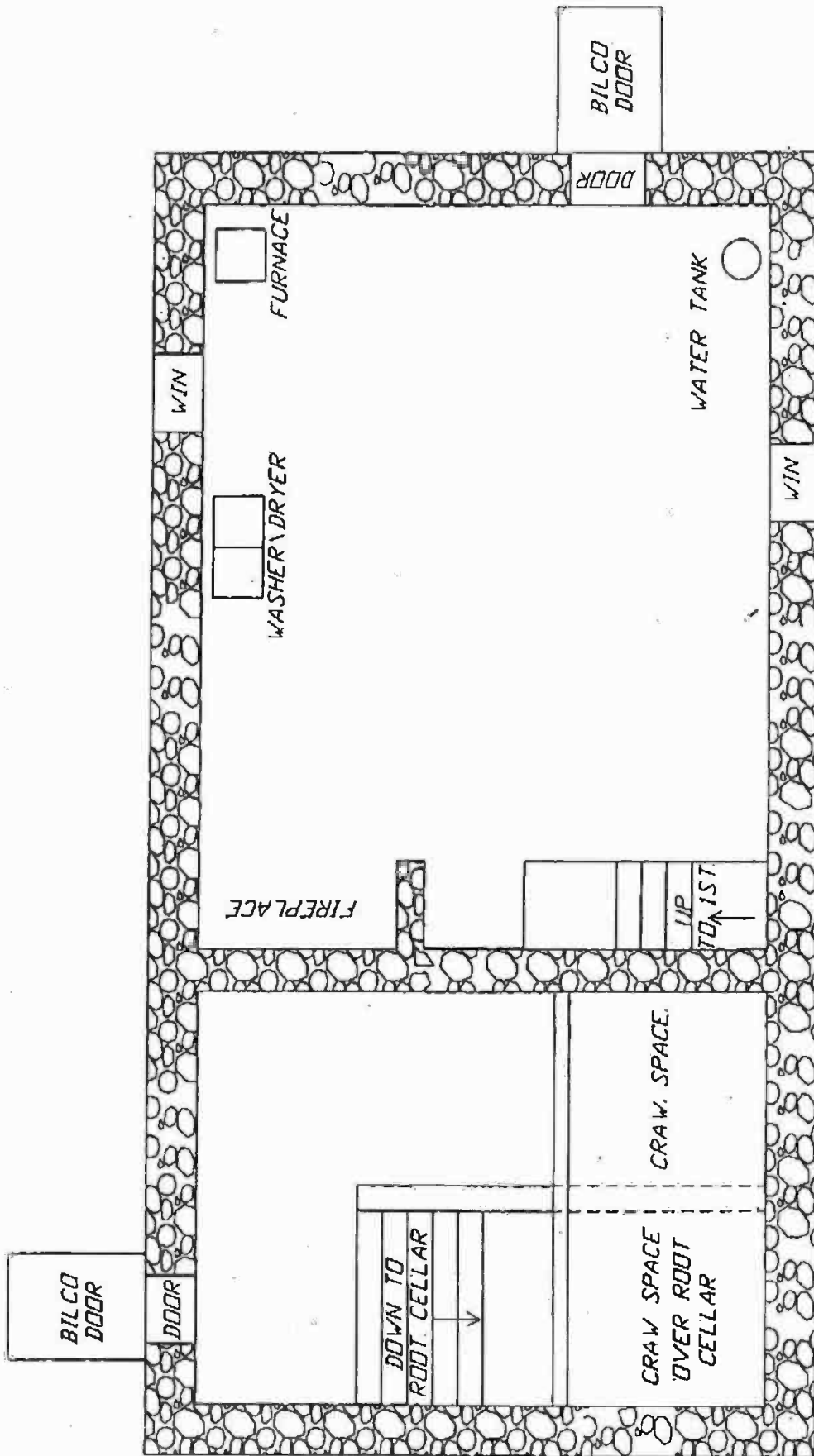
The farmhouse through out its existence has served as a residential structure for the owners of the surrounding farmland. In the recent history (+50 years) the Faust Family (Charlie Faust) owned the farmhouse and surrounding +-47 acres of farmland. The farmhouse itself, based on testimony from local residence, was built approximately 1830-1840.



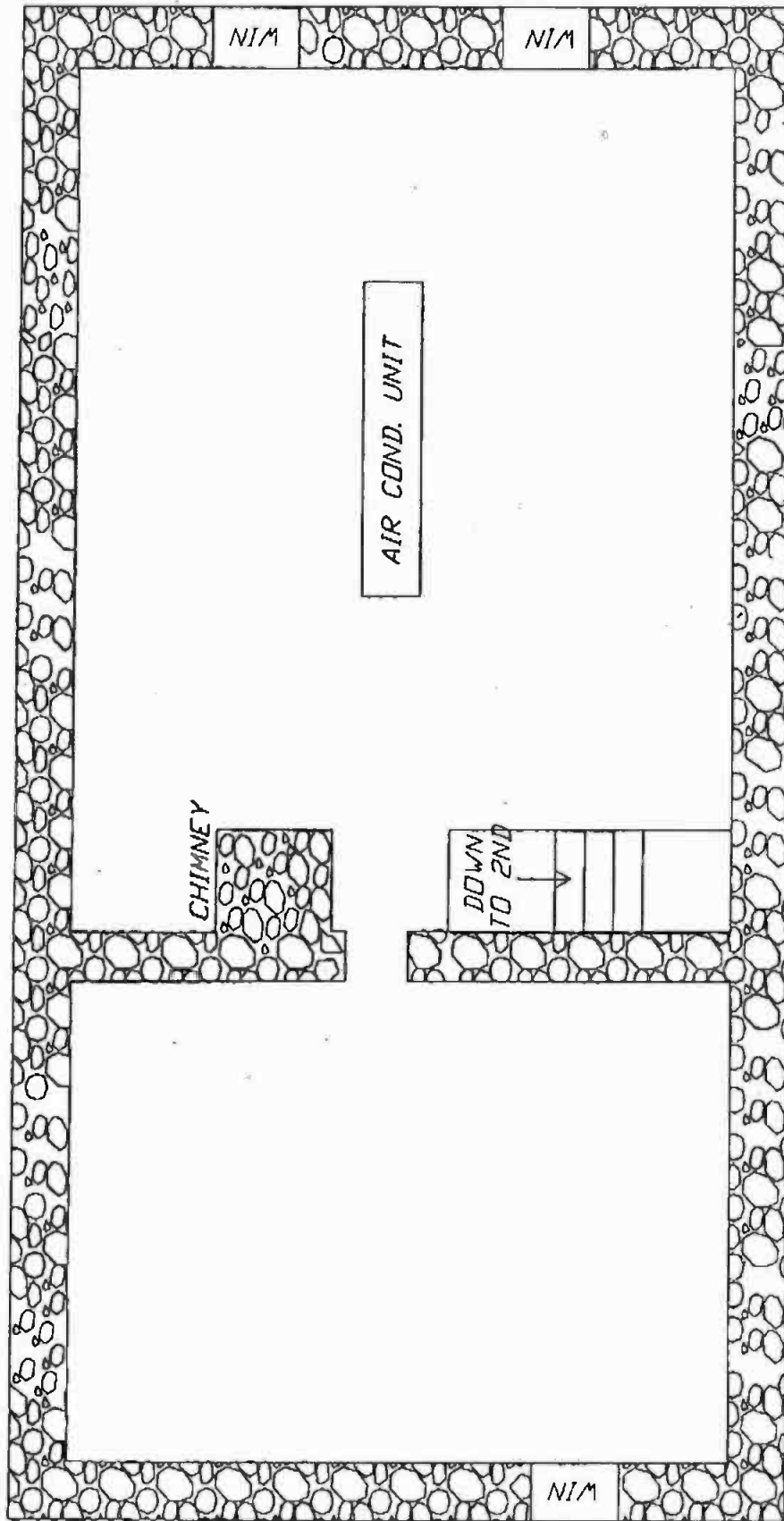


SECOND FLOOR FAUST FARMHOUSE  
*Floor Plan*

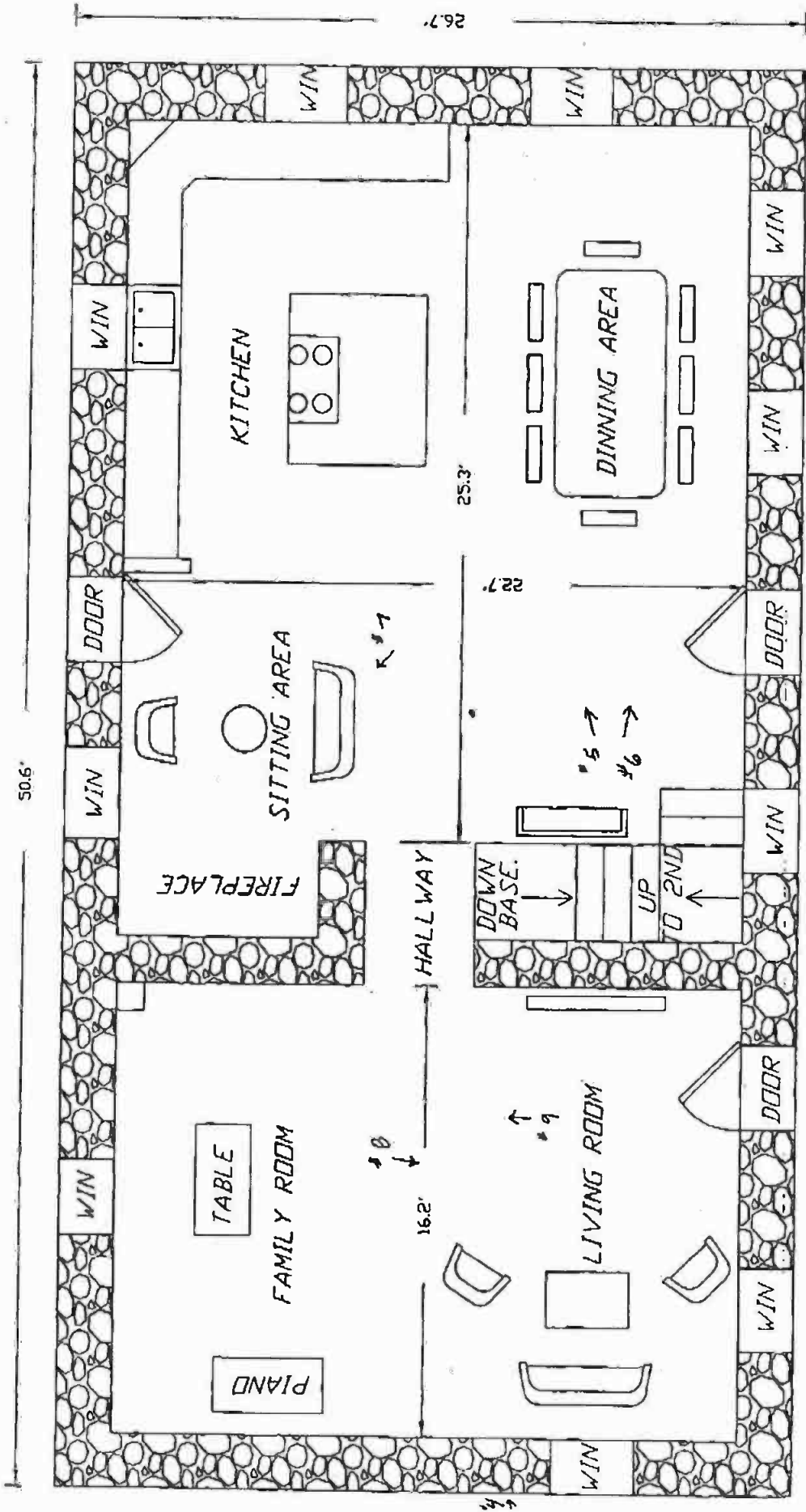




BASEMENT FAUST FARMHOUSE  
*Floor Plan*



ATTIC FAUST FARMHOUSE  
*Floor Plan*



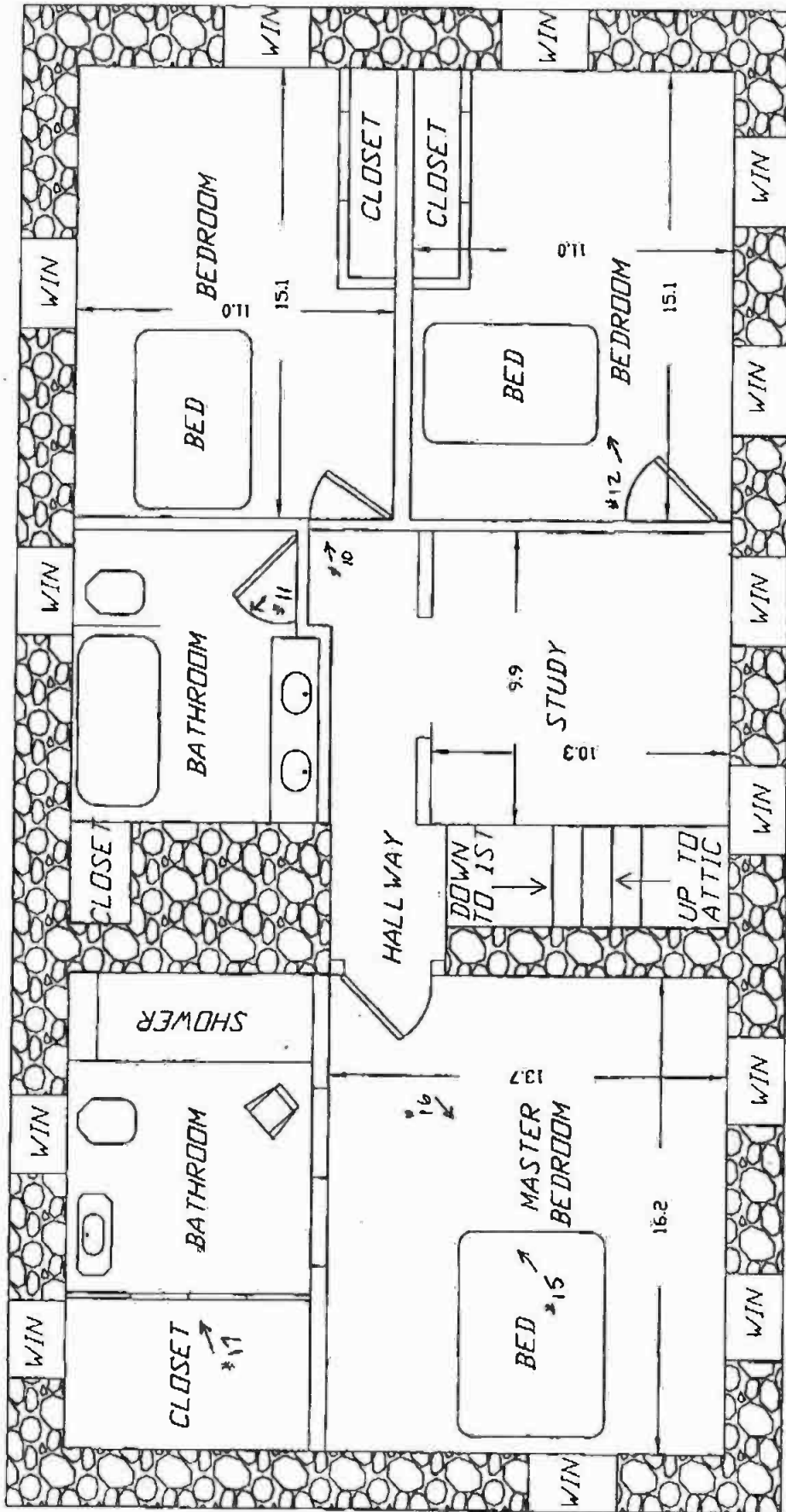
FIRST FLOOR FAUST FARMHOUSE  
Photo Exhibit



#3

#1

#2

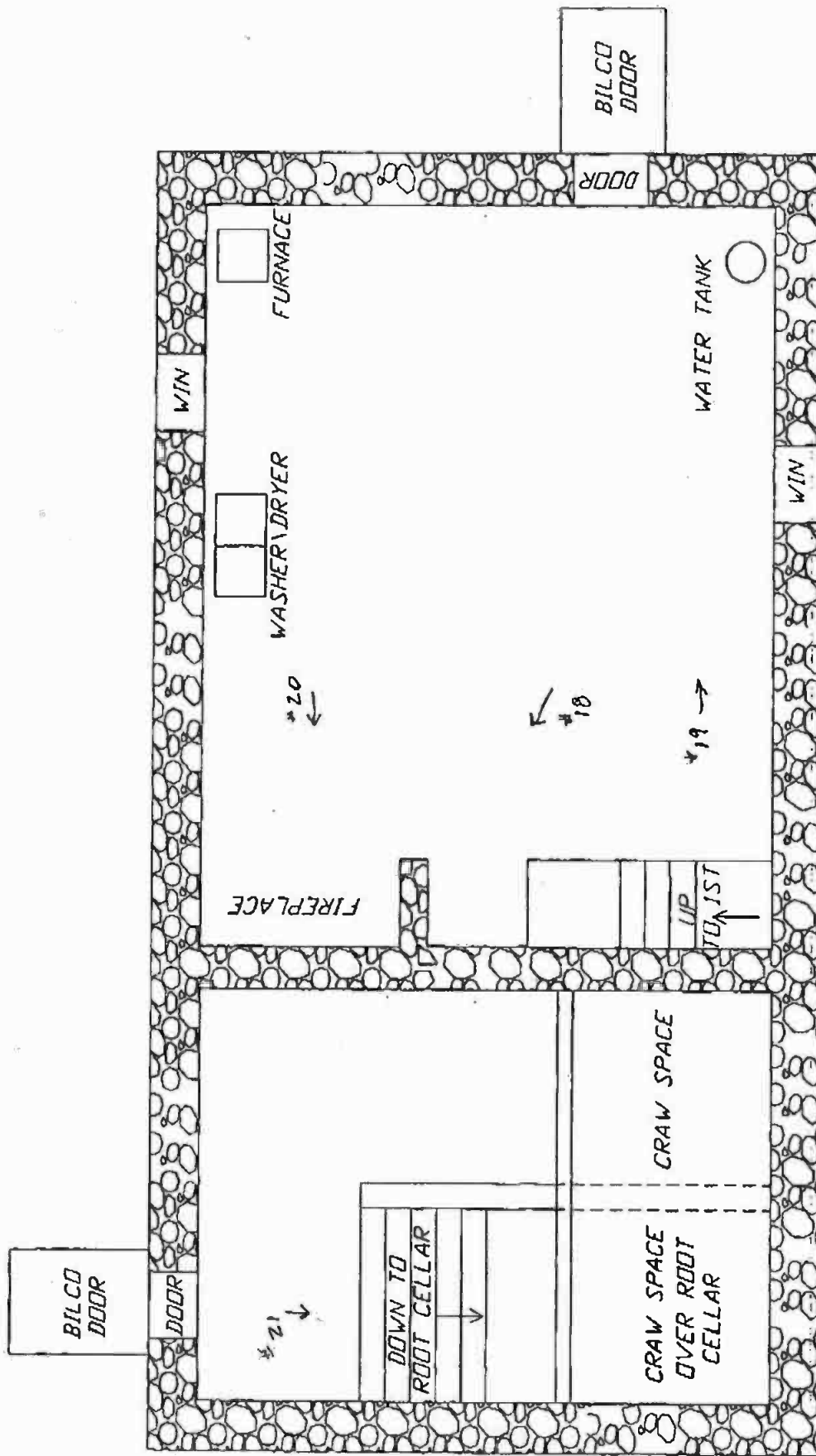


SECOND FLOOR FAUST FARMHOUSE

Photo Exhibit

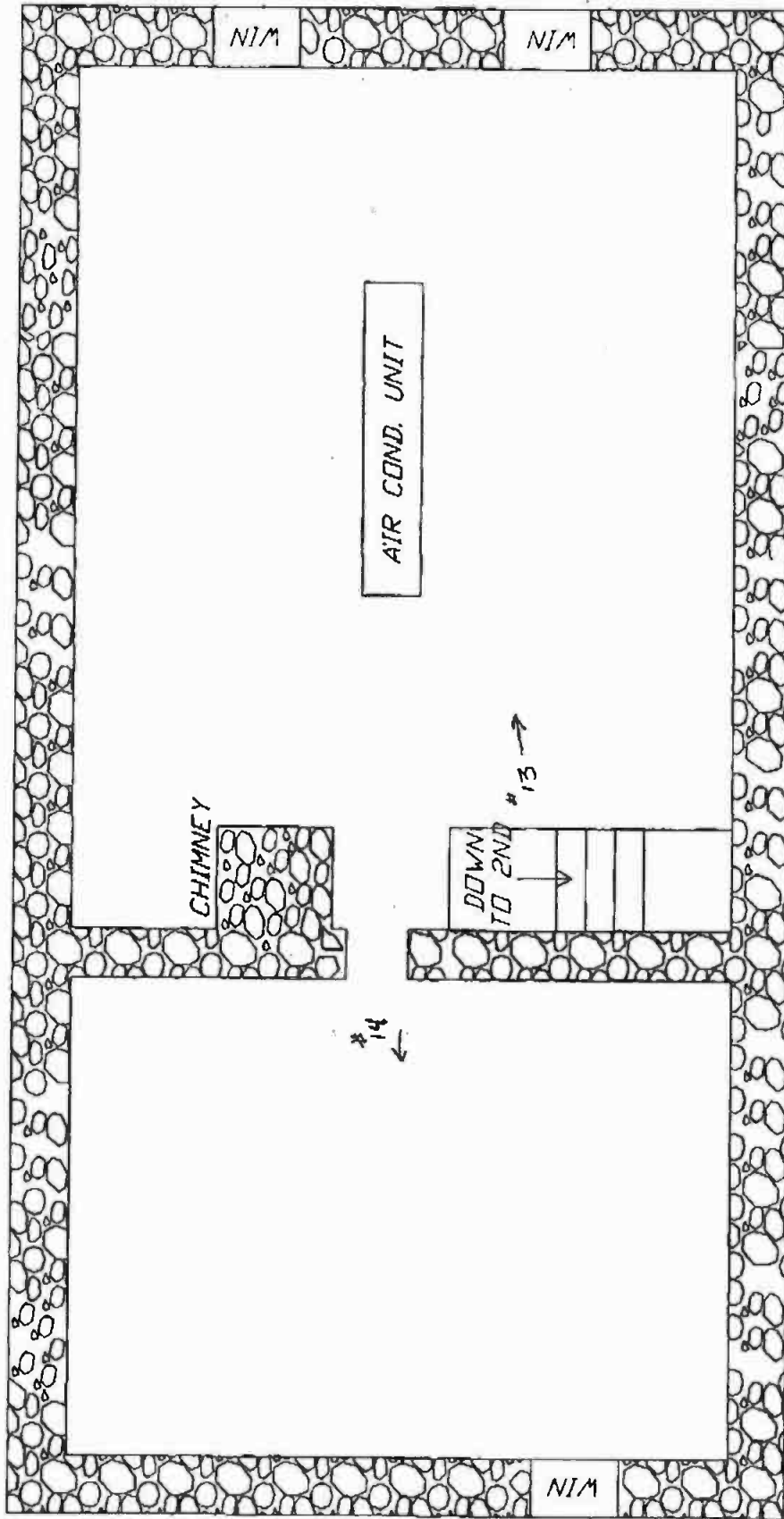






BASEMENT FAUST FARMHOUSE  
*Photo Exhibit*



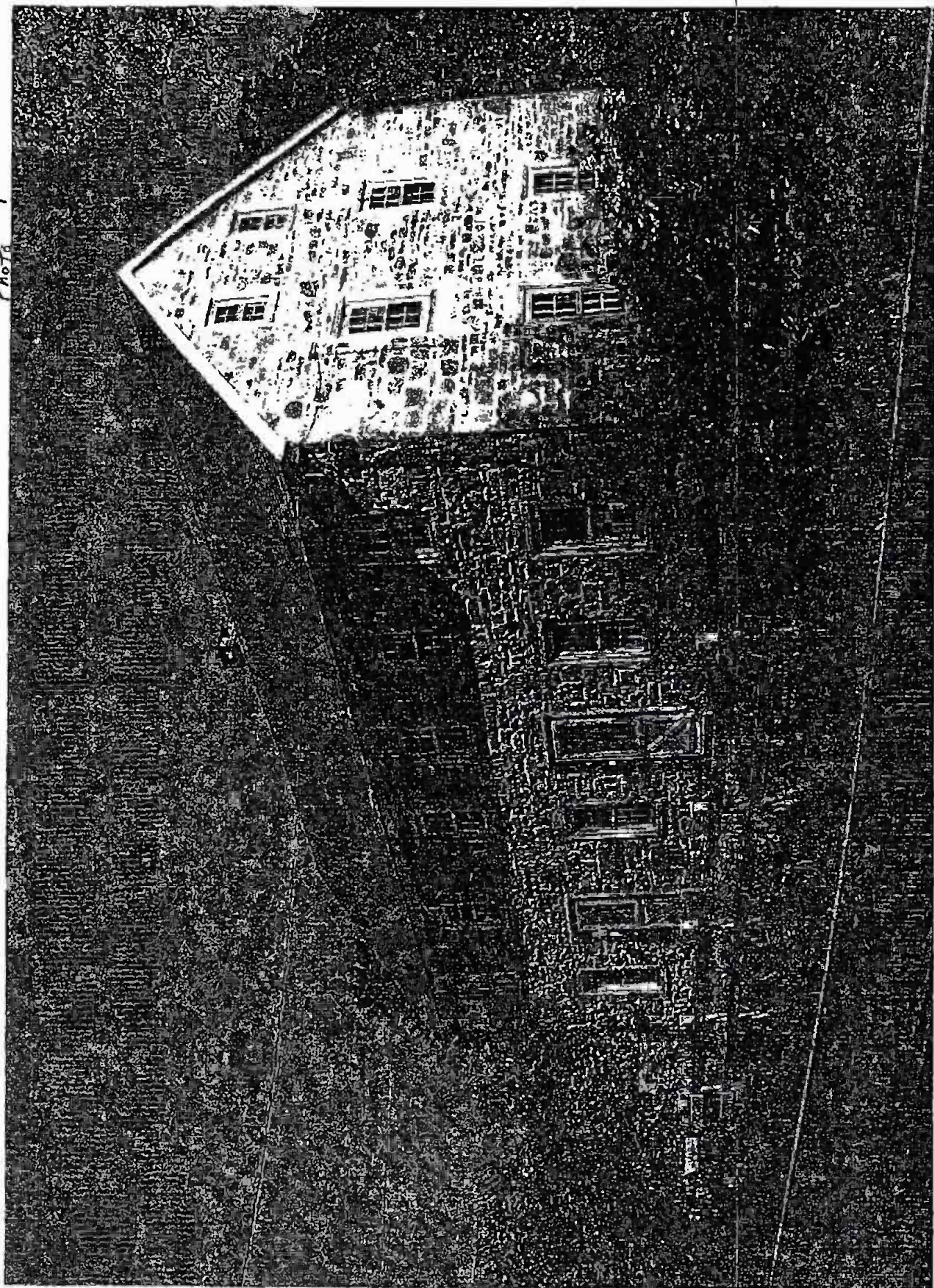


ATTIC FAUST FARMHOUSE  
*Photo Exhibit*





Photo - 1



No. 1730 P. 15/23

Oct. 25. 2018 1:16PM



Photo "Z"

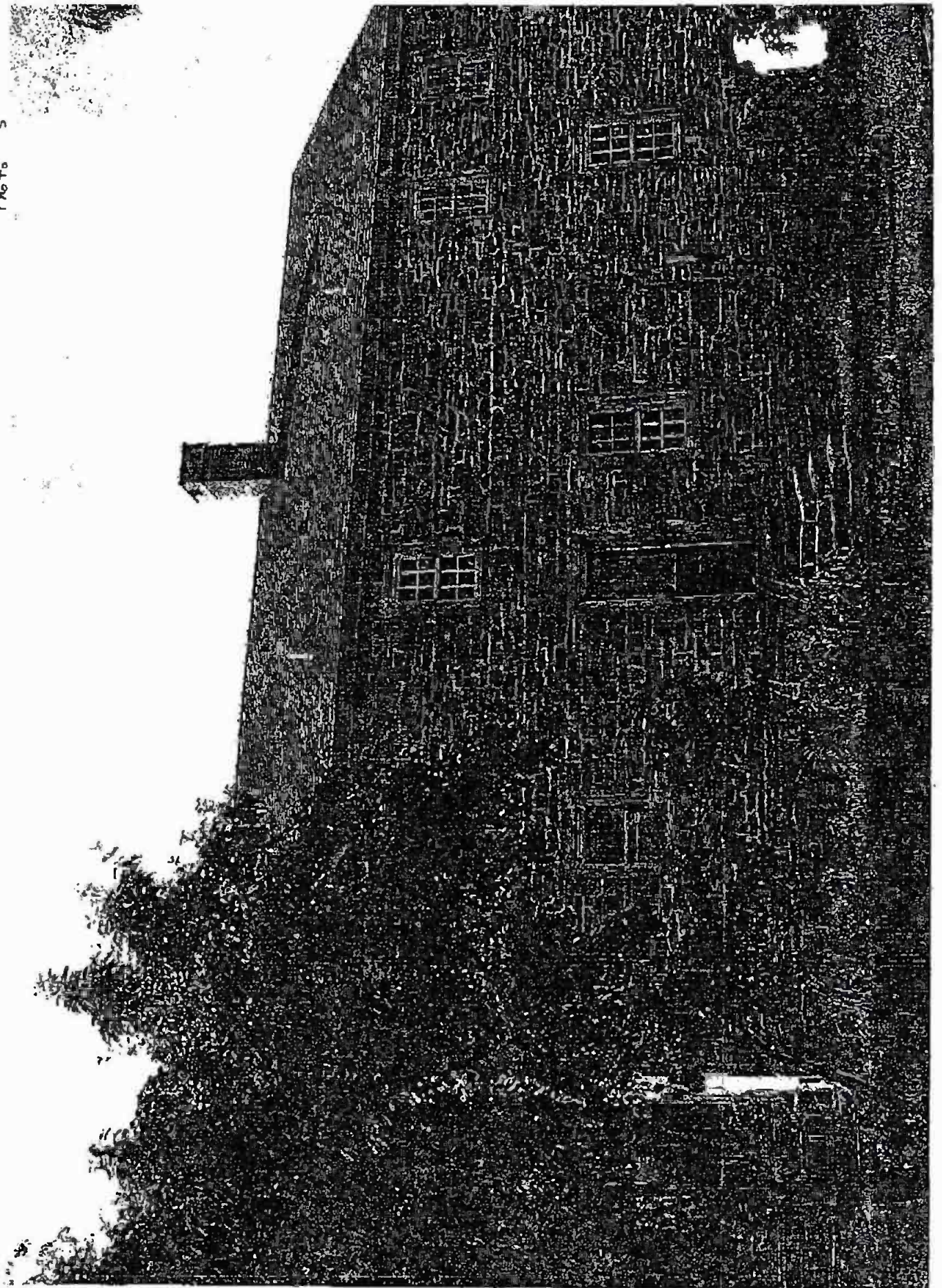


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Oct. 25. 2018 1:18PM



Photo #3

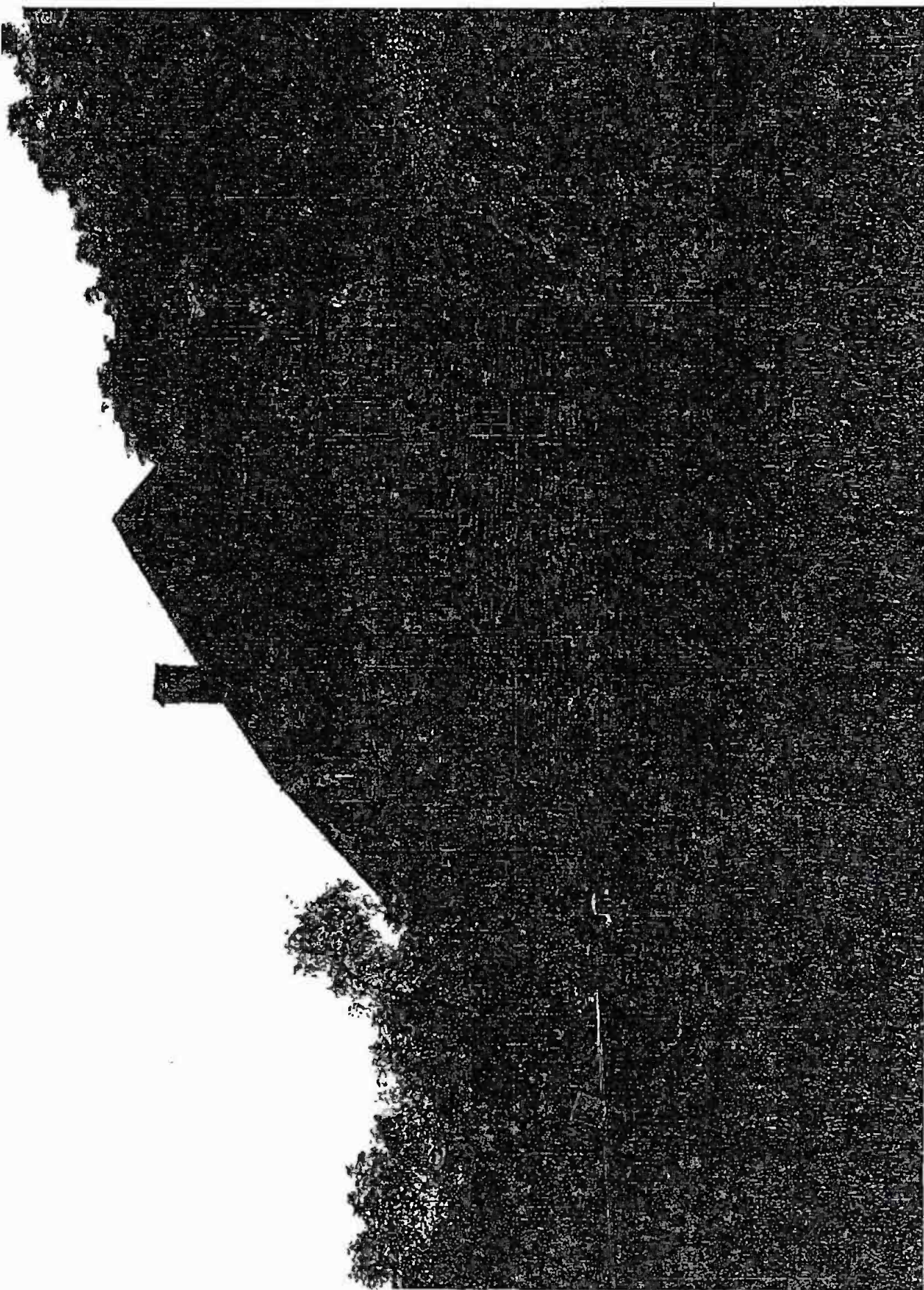


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Oct. 25. 2018 1:20PM



Photo 4



No. 1730 P. 18/23

Oct. 25. 2018 1:21PM



Photo + 5

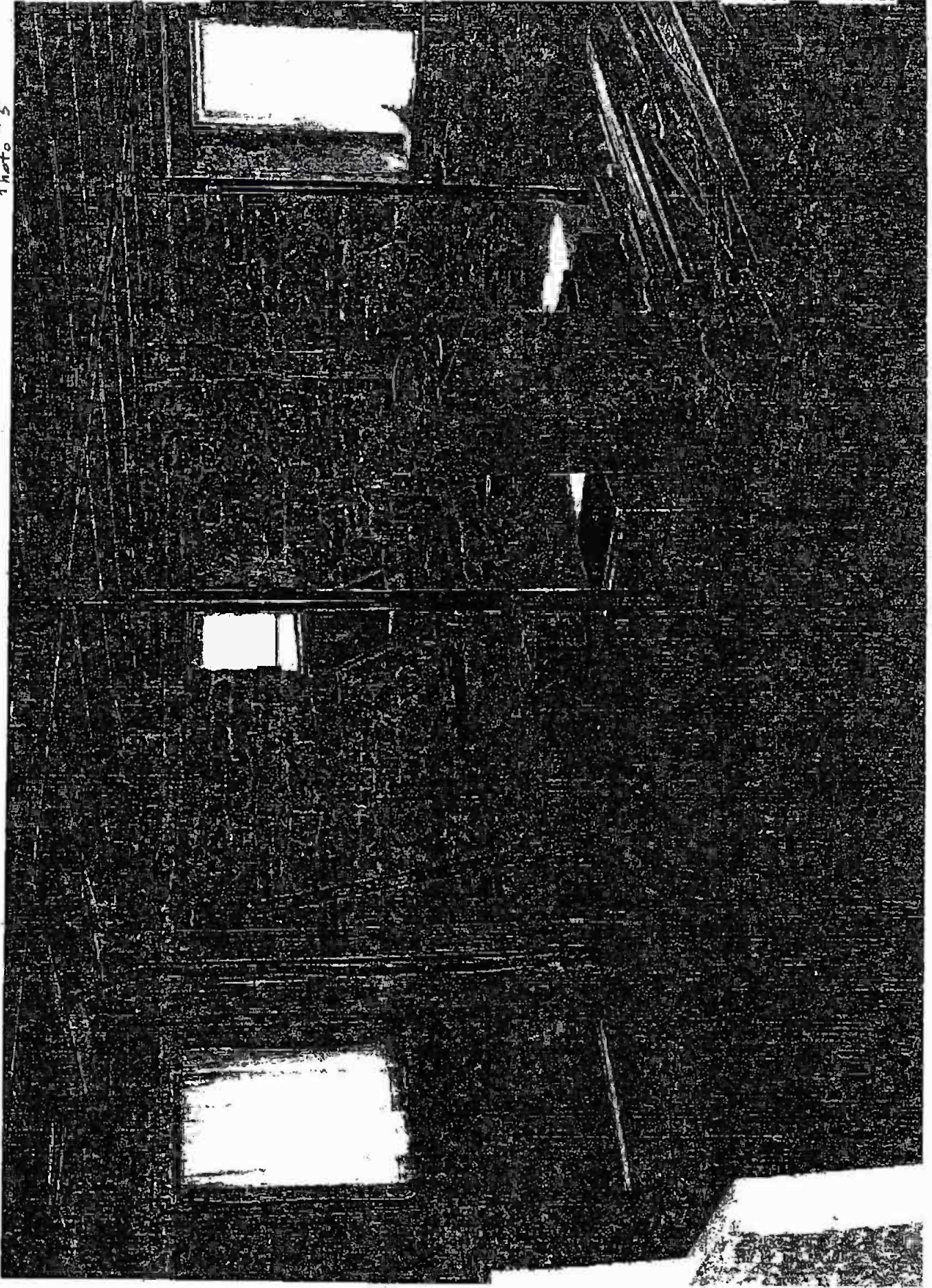
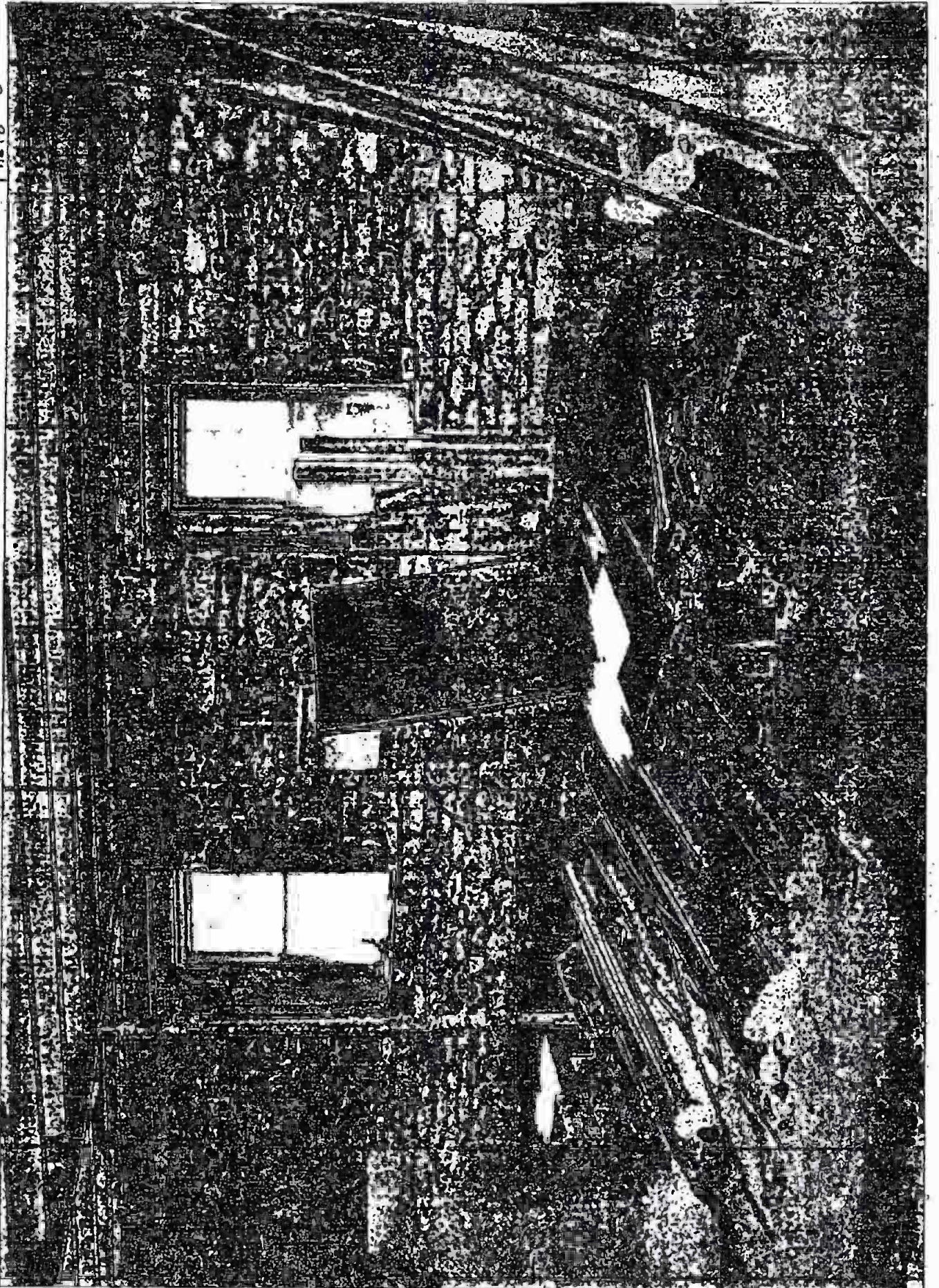




Photo #6

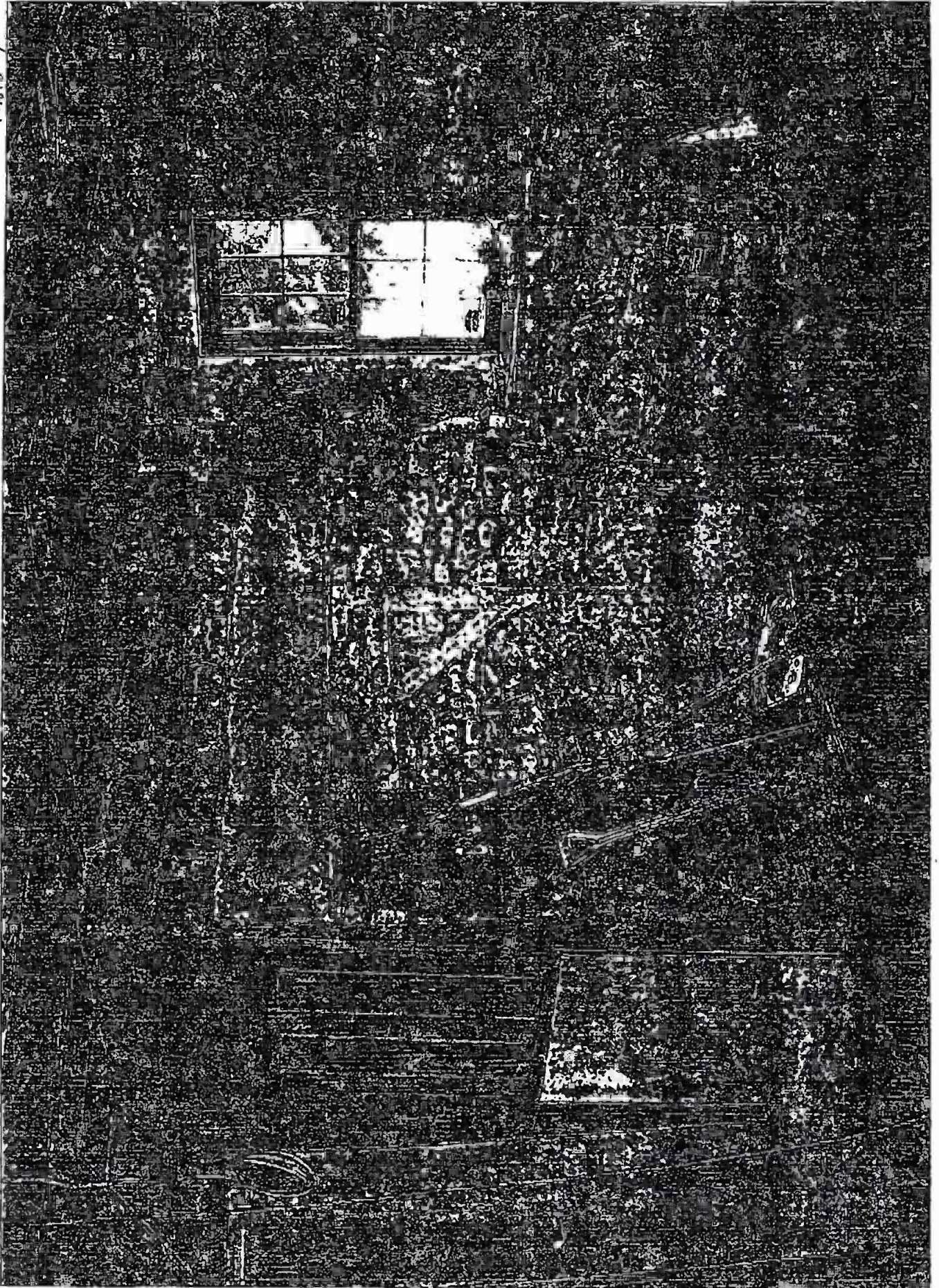


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Oct. 25, 2018 1:25PM



Photo 7

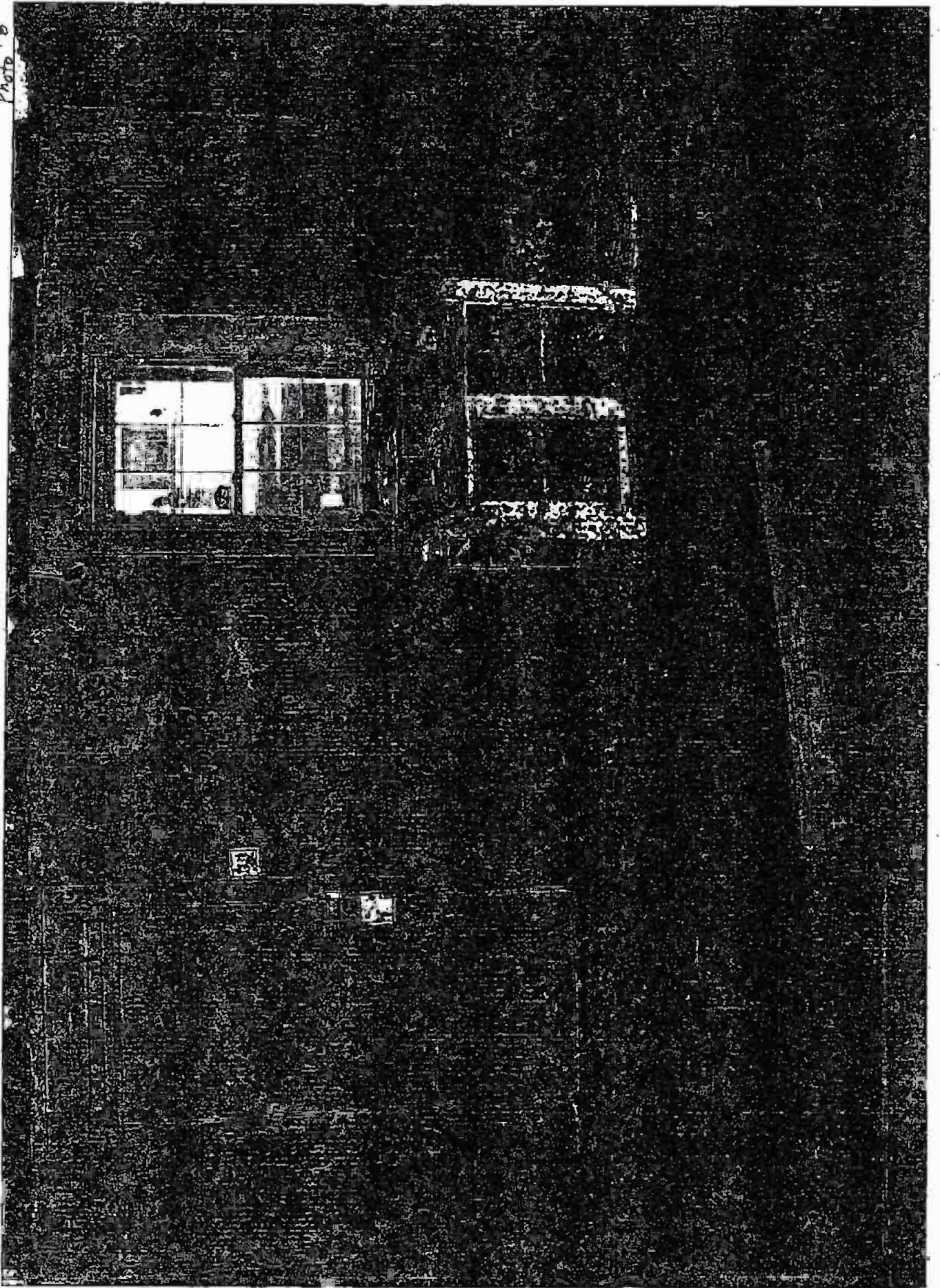


No. 1730 P. 21/23

Oct. 25, 2018 1:28PM



Photo #8



No. 1730 P. 22/23

Oct. 25. 2018 1:30PM



Photo 79

