

**SEWAGE FACILITIES PLANNING MODULE
APPLICATION MAILER**



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

For more information, visit DEP's website at
www.depweb.state.pa.us, keyword: Act 537.

INSTRUCTIONS FOR COMPLETING SEWAGE FACILITIES PLANNING MODULE APPLICATION MAILER

(remove before sending mailer to the approving agency (the Department of Environmental Protection (DEP) or delegated local agency))

Please read the following instructions carefully before completing the application mailer. This information will be used to determine if sewage facilities planning is necessary for your project, and, if it is, which forms are appropriate.

Act 537 Sewage Facilities' planning is the duty of local municipalities. The responsibility of meeting the sewage disposal needs of the municipality rests with the municipality. Each municipality is required to have an Act 537 Official Sewage Facilities Plan to adequately address these needs. Adoption by resolution of a planning module is the vehicle for legally amending the municipality's Official Plan. It is imperative that the municipality receives all of the information required in order to make informed decisions.

Upon completion, submit this Mailer / Application form to the approving agency (DEP or delegated local agency). Additionally, provide a copy of the completed form to the County Health Department having jurisdiction over the area in which the proposed project is located.

Unless your project qualifies for one of the planning exemptions provided in Act 537, a package of sewage facilities planning forms appropriate for the project will be sent to the return address indicated on the mailer, or instructions for obtaining the appropriate forms from DEP's website (www.depweb.state.pa.us) will be issued. Each form includes detailed instructions that explain the use of the form and how to complete it. The package of completed forms and its supporting documentation is called a **sewage facilities planning module**, or "planning module." Once the planning module is complete, it must be submitted to the municipality in which the project is located for review and, if acceptable, adoption.

After adoption by the municipality, complete planning modules are submitted to either DEP or, if appropriate, to the delegated agency for review and final action. Some municipalities (or groups of municipalities working together) have requested and received DEP approval to review and take final action on planning modules. These are known as **delegated agencies**. To find out if your project is located in an area served by a delegated agency, contact the municipality or DEP's regional office serving your area.

Please note that both DEP and delegated agencies are required by law to charge fees for the review of planning modules. The fees DEP must charge are set by law in Act 537, while delegated agencies may set fees which can be the same or different from those in Act 537. For more information on review fees for your particular project, see the planning module documents or contact the approving agency (DEP or delegated agency) serving the area of your project.

NOTE: DEP will provide all planning module forms, however, if your project is a **minor subdivision** (defined as a subdivision of 10 lots or less, intended for single family residential homes served by individual onlot sewage disposal systems) you may also contact the municipality in which your project is located for a "Component 1" minor subdivision planning module form.

1. Print the name of the proposed development and name, address, telephone number and email address of the person who is proposing the project. If planning module components are to be sent to a different person or address, include this information on the front of the mailer in the return address block.
2.
 - a. Enter the county in which the project is located.
 - b. Enter the municipality in which the project is located.
 - c. Enter the road or address (if available) or street coordinates (example - west side of T-235, 1 mile south of intersection of Rt 15 and T-235).
 - d. Enter the appropriate tax parcel identification number (if available) of the parcel proposed for subdivision.
 - e. Enter the name of the U.S. Geological Survey (USGS) 7.5-minute quadrangle map which contains the project area, and the location of the project area on that map in inches up and over from the lower right corner of the map to the approximate center of the project. (Example - Centerville West quad, 7 inches up and 2.5 inches over from lower right corner of map.) Alternatively, include an original or a copy of the USGS quad map with the project area outlined on it.
 - f. If the proposed project is located within a special protection watershed, (i.e., watersheds with a stream classification of High Quality or Exceptional Value), check "yes." If not located in special protection watershed, check "no."
3. Check the box that best describes the intended use of the proposed land development project. **Residential** refers to single-family lots. **Multi-residential** includes apartments, condos, etc. **Commercial** includes retail centers, office parks, industrial development, etc. **Institutional** refers to schools, hospitals and the like. **Brownfield Site**

Redevelopment refers to projects proposing to recycle land. Some developments will involve more than one type of use, or will not fit comfortably into any of the classifications given. If this is the case, choose more than one category or explain under **Other**.

4.
 - a. Enter the number of single family residential lots or Equivalent Dwelling Units (EDUs) proposed. An EDU is defined as that part of a multi-family dwelling or nonresidential project with flows equal to 400 gallons per day (gpd) (the assumed flow, for planning purposes, of a single family residential lot). To determine the number of EDUs, divide the proposed sewage flow of the project by 400 gpd.
 - b. Enter the total number of lots created from this parcel of land since May 15, 1972, including the lots being proposed at this time. (Onlot disposal proposals only.)
 - c. Enter the total project acreage and the acreage of any remaining land (land not proposed for development but under the same ownership and adjacent to the project area).
5. Enter the proposed total sewage flow from the project in gpd. See Title 25 of the Pennsylvania Code, Chapter 73, Section 73.17, (www.pacode.com), or DEP's *Domestic Wastewater Facilities Manual*, DEP ID: 362-0300-001 available on DEP's website at www.depweb.state.pa.us, keyword: wastewater.
6. Choose the category (a, b, c or d) that describes the method of sewage disposal planned to serve the project and enter the information requested. Since this information could have an effect on the planning requirements for your project, be as accurate as possible. If more than one method of sewage disposal is planned, or if an interim method is planned, indicate it here.
 - a. Sewerage System
 If an existing system is being extended to serve the proposed project, or if lots are to connect directly to an existing sewage collection system, check all boxes that describe the project. Write in the names of the existing collection systems that will be used, the interceptor sewer which will be used for conveyance and the treatment facility where the sewage flows will be treated. Include the National Pollutant Elimination Discharge System (NPDES) permit number for the treatment facility, where applicable.
 - b. Construction of Sewage Treatment Facility (with stream discharge or with spray irrigation as final disposal option)
 Check the box corresponding to the chosen final disposal option (stream discharge or spray irrigation field). This category does **NOT** include individual residence spray irrigation systems (IRSIS) which are considered onlot sewage disposal systems ((c), below). For stream discharges, name the receiving waterbody. If the proposed facility is intended to replace an existing, malfunctioning onlot system, check the box marked "repair."
 - c. Onlot Sewage Disposal Systems (individual, community, or large-volume)
 Check the box corresponding to the type of onlot sewage disposal systems proposed to serve the project. An **individual onlot sewage disposal system** is a system of piping, tanks or other facilities used for collecting, treating and disposing of sewage into a subsurface absorption area. This category also includes IRSIS. A **community onlot system** is a facility either publicly or privately owned which will collect and dispose of sewage from two or more lots or EDUs into a subsurface absorption area. A **large-volume onlot system** is an individual or community onlot system which is designed to treat flows in excess of 10,000 gpd.
 The approving agency must be notified at least 10 days in advance of all soil testing activities (including those related to planning exemption requests - see 7(b)(5)(v)), so that its staff have the option of observing the tests.
 - d. Retaining Tanks (holding tanks or privies)
 If retaining tanks are proposed as the method of sewage disposal, enter the number of holding tanks or privies which are proposed to serve the project.
7. Check this box if you desire to obtain your sewage facilities planning module forms from DEP's website. You will be provided with appropriate instructions, website addresses and DEP coding information in a letter rather than a package of paper forms.

8. Requests for Planning Exemption under the Sewage Facilities Act

You may request to be exempt from Act 537 planning requirements. Effective December 15, 1995, certain classes of subdivisions are no longer subject to the planning requirements of the Sewage Facilities Act. Completing Section 8 will help you and the approving agency determine if your project fits into one of these categories.

a. Protection of rare, endangered or threatened species.

DEP's technical guidance document "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001) requires DEP to ensure that requests for authorizations, are coordinated with the Department of Conservation and Natural Resources' (DCNR) Pennsylvania Natural Diversity Inventory (PNDI).

Conducting a search of the PNDI database and providing a copy of a "PNDI Project Environmental Review Receipt" for the proposed project and, if potential impacts are identified by the search, clearance or recommendation letters from the jurisdictional agency responsible for the particular species identified by a search, satisfies this requirement.

To avoid project delay, self-explanatory, self-conducted "PNDI Project Planning Environmental Review" searches are initiated at www.naturalheritage.state.pa.us. This interactive, online search will ask questions about the proposed project and provide the appropriate receipt, instructions or additional information regarding coordination with jurisdictional agencies.

As an alternative to the self-conducted search, project sponsors may request DEP staff to conduct the search by providing a completed "PNDI Project Planning & Environmental Review Form" (PNDI Form). The form is available at www.naturalheritage.state.pa.us. Individuals making this request should be aware that, due to the nature of the search software, DEP staff may need to contact them for additional information to successfully complete the search and that exclusive of any other items, their sewage planning exemption request is considered incomplete by DEP, until the appropriate receipt, clearance or recommendation letters are received.

For more information, see the "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001), available online in the eLibrary at DEP's website address www.depweb.state.pa.us.

b. Attach a plot plan for the proposed project. The plan must depict anticipated lots to be created, either estimated sewer line runs (public sewer proposals), or site suitability test locations and Site Investigation and Percolation Test Reports (onlot proposals).

c. Projects proposing use of onlot sewage disposal systems

(1) Information Required from the Municipality

The municipality in which the project is located (identified in Item 2.b. of the mailer) should determine if the municipality's Official Sewage Facilities Plan shows that the area planned for the project is to be served by onlot sewage disposal systems. If it is, the municipality should indicate this by having an authorized municipal official sign and date the form in the space provided. The official's name and title should be printed on the line below.

(2) Information Required from the Municipal Sewage Enforcement Officer (SEO)

The municipality's SEO must conduct personally, observe or otherwise confirm in a manner approved by DEP, site testing on each proposed lot in the subdivision (including any remaining land) to determine that separate sites are available for both a permitted primary onlot sewage disposal system and a replacement system (to be used if the original system fails in the future). If the SEO finds that each lot has been tested properly and fulfills these criteria, the SEO must indicate this by signing and dating the form in the space provided. His/her name and certification number should be printed on the line below.

(3) Information Required from the Applicant

The person proposing the subdivision, or his/her authorized agent, must determine if each lot in the subdivision (including the remaining land, if any) is at least one (1) acre in size. If they are, the applicant or his/her agent must indicate this by signing and dating the form in the space provided.

(4) Determinations Made by the Approving Agency

When the above listed information is received, the approving agency will determine the following:

- (a) If the geology of the project area is conducive to nitrate-nitrogen contamination of groundwater (determined from the topographic map location information); or
- (b) If elevated levels of nitrate-nitrogen are known to exist within one-quarter (1/4) mile of the proposed development (determined from agency groundwater sampling records in existence at the time of the application); or
- (c) If the area proposed for development is within an identified High Quality (HQ) or Exceptional Value (EV) watershed (determined from the topographic map location).

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from the DEP website) along with the notification of the decision, including the reason(s) that the request cannot be granted.

d. Projects proposing use of public sewerage facilities (i.e., ownership by municipality or authority)

(1) Information Required from the Municipality

The municipality in which the proposed project is located (identified in Item 2.b. of the mailer) will determine the following from written documentation requested and obtained by the applicant from the facility permittee. ***This documentation MUST also be sent to the approving agency (DEP or delegated local agency) for evaluation.***

- (a) Certification from the permittees of the collection, conveyance and treatment facilities proposed for use that capacity is available in these facilities to receive and treat the sewage flows from the proposed project; and
- (b) That these added flows will not cause an overload or 5-year projected overload in the facilities.

If the facilities proposed for use are owned and operated by an authority, or authorities, then attach a letter from each to the mailer.

If this written certification has been submitted by the applicant, an authorized municipal official should sign and date the form and print his/her name and title and the municipality name in the spaces provided.

NOTE: Since planning is a municipal responsibility, sewer authorities involved should make required information available but should **NOT** sign the mailer as the authorized municipal official.

(2) Determinations Made by the Approving Agency

When the above listed information is received by the approving agency, the approving agency will determine the following (from DEP records):

- (a) That the existing collection, conveyance and treatment facilities are in compliance;
- (b) That the existing facilities have no existing or 5-year projected overload;
- (c) That the municipality has a currently approved Official Sewage Facilities Plan which is being implemented; and
- (d) That the project does not propose service by facilities needing a new or modified permit from DEP under the Clean Streams Law.

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and the municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from DEP's website) along with the notification of the decision, including the reason that the request cannot be granted.

If unsure of which local DEP office to contact, the following DEP regional offices will assist you in determining the appropriate local DEP office that serves your specific municipality.

If you need more information or assistance, please contact your local DEP office.

DEP REGIONAL OFFICES

Northwest Region

230 Chestnut St.
Meadville, PA 16335-3481
Main Telephone: 814-332-6945
24-Hour Emergency: 800-373-3398

Counties: *Armstrong, Butler, Clarion, Crawford, Elk, Erie, Forest, Indiana, Jefferson, Lawrence, McKean, Mercer, Venango, and Warren*

Southwest Region

400 Waterfront Drive
Pittsburgh, PA 15222-4745
Main Telephone: 412-442-4000
24-Hour Emergency: 412-442-4000

Counties: *Allegheny, Beaver, Cambria, Fayette, Greene, Somerset, Washington, and Westmoreland*

North-central Region

208 W. Third St., Suite 101
Williamsport, PA 17701-6448
Main Telephone: 570-327-3636
24-Hour Emergency: 570-327-3636

Counties: *Bradford, Cameron, Clearfield, Centre, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga, and Union*

South-central Region

909 Elmerton Ave.
Harrisburg, PA 17110-8200
Main Telephone: 717-705-4700
24-Hour Emergency: 866-825-0208

Counties: *Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry, and York*

Northeast Region

2 Public Square
Wilkes-Barre, PA 18701-1915
Main Telephone: 570-826-2511
24-Hour Emergency: 570-826-2511

Counties: *Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne, and Wyoming*

Southeast Region

2 E. Main St.
Norristown, PA 19401-4915
Main Telephone: 484-250-5900
24-Hour Emergency: 484-250-5900

Counties: *Bucks, Chester, Delaware, Montgomery, and Philadelphia*

1. Development Information

Name of Development Proposed Industrial Development
 Developer Name HCI DP Land Acquisition, LLC
 Address 7200 Wisconsin Ave., Suite 820,
Bethesda, MD 20814
 Telephone # 860-287-4984
 Email TMRiley@hanoverco.com

2. Location of Development

- a. County Bucks County
 b. Municipality New Britain Township
 c. Address or Coordinates Walnut Street & County Line
Road, Chalfont, PA 18914
 d. Tax Parcel # 26-001-099-001, 26-001-099-003, 26-001-099-
002, 26-001-099
 e. USGS Quad Name Doylestown
 inches up 5.30 over 16.59
 from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. Type of Development Proposed (check appropriate box)

- ☐ Residential ☐ Multi-Residential
 Describe _____
☐ Commercial ☒ Institutional
 Describe Three (3) proposed industrial buildings with grinder
pumps and force main line to connect to the existing public
system.
☐ Brownfield Site Redevelopment
☐ Other (specify) _____

4. Size

- a. # of lots 1 # of EDUs 49
 b. # of lots since 5/15/72 4
 c. Development Acreage 44.20 Ac
 d. Remaining Acreage 45.86 Ac

5. Sewage Flows 19,600 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

- a. ☐ Sewerage System
☒ Existing (connection only) ☐ New (extension)
☒ Public ☐ Private
☒ Pump Station(s)/Force Main ☐ Gravity
 Name of existing system being extended
N/A
 Interceptor Name Neshaminy
 Treatment Facility Name Chalfont New Britain Joint
Sewer Authority
 NPDES Permit # PA0025917
 b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
 Name of waterbody where point of discharge is proposed
 (if stream discharge)

- c. ☐ Onlot Sewage Disposal Systems
 (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system
 d. ☐ Retaining tanks
 Number of Holding Tanks _____
 Number of Privies _____

7. ☐ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

- a. Protection of rare, endangered or threatened species
 Check one:
☒ The "PNDI Project Environmental Review Receipt" is attached.
 or
☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request 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 _____

- b. ☐ Plot Plan Attached ☐ Site Reports Attached
 c. Onlot Disposal Systems

- (1) I certify that the Official Plan shows this area as an onlot service area.

_____ / _____
 (Signature of Municipal Official) Date
_____ / _____
 Name (Print) Title

Municipality (must be same as in 2.b.) _____Telephone # _____

- (2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

_____ / _____
 Signature of SEO) Date
_____ / _____
 Name (Print) Certification #

Telephone # _____

- (3) I certify that each lot in this subdivision is at least 1 acre in size

_____ / _____
 (Signature of Project Applicant/Agent) Date

- d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

_____ / _____
 (Signature of Municipal Official) Date
_____ / _____
 Name (Print) Title

Municipality (must be same as in 2.b.) _____

Telephone # _____

Return Correspondence/Forms to:

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEP USE	
Components Sent	
Onlot Disposal	☐
Collection and Treatment	☐
Planning Agency Review	☐
Exempt from Planning	☐
Code _____	
Date _____	

"Fold Here"

Project Narrative 1/27/2026

Proposed Industrial Development
Walnut St. & County Line Rd., Chalfont, PA 18914

Project Description

HCI DP Land Acquisition, LLC proposes to develop the existing property located between Walnut Street, Schoolhouse Road, County Line Road and Independence Lane. The existing site is vacant with the West Branch of Neshaminy Creek travelling through the center of the property. The existing site also contains various woodland areas, wetlands, floodplain and riparian buffer areas. Currently the entire project consists of four (4) lots totaling 85.11 acres. The four (4) lots will be consolidated into one (1) lot. The proposal for the property is to develop the site with three (3) industrial buildings. The proposal also includes utilities and stormwater management controls necessary to support the development. The project proposes three (3) total sanitary laterals. Each building will have one (1) 8" lateral from the building. All three (3) of these laterals will be designed to tie into the sanitary main that runs through the property on the north side of the Neshaminy Creek. Due to elevations and needing to travel under the creek, Buildings 1 and 2 will be required to have a booster pump outside of the proposed buildings in order to connect into the main line. These proposed booster pumps will be privately owned and maintained. The force main lines from these booster pumps into the main will be a 2" diameter line. The proposed development will produce an estimated total of 19,600 GPD of sewage across the three buildings, or 49 EDUs (per PADEP 400gpd/EDU).

The site is proposing to connect into the existing public sewer system. The sewer provider is Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA). This site is within their public sewer service area and their Act 537 Plan. The sewer conveyance system ultimately flows to the Chalfont-New Britain Township Wastewater Treatment Plant. The applicant has met with CNBTJSA to discuss the connection locations and capacity in the system. CNBTJSA has indicated that they do have capacity in their system for the proposed project and that the project will not create a hydraulic overload in their treatment works. The capacity certification from CNBTJSA has been included with this package.

Alternative Sewage Disposal Investigation

Construction of the proposed development will produce an estimated 8,340 gallons of sewage per day. The proposed facilities will connect to the existing sanitary sewer infrastructure within the surrounding roads. The decision to connect to the existing sewer main is based on the analysis of the site and surrounding conditions. On-lot absorption, treatment and spray irrigation or stream discharge would be less practical due to the existing conditions of this site. Therefore, connection to the public sanitary sewer system represents the most practical, environmentally sensitive, and economical alternative.

Building and GPD Comparison

Proposed Building 1:

- Building size = 339,450 SF
- Parking spaces = 345 spaces
- 345 spaces/employees x 35 GPD = 12,075 GPD
- Estimated Flow = **12,075 GPD**

Proposed Building 2:

- Building size = 100,000 SF



1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

- Parking spaces = 100 spaces
- 100 spaces/employees x 35 GPD = 3,500 GPD
- Estimated Flow = **3,500 GPD**

Proposed Building 3:

- Building size = 115,000 SF
- Parking spaces = 115 spaces
- 115 spaces/employees x 35 GPD = 4,025 GPD
- Estimated Flow = **4,025 GPD**

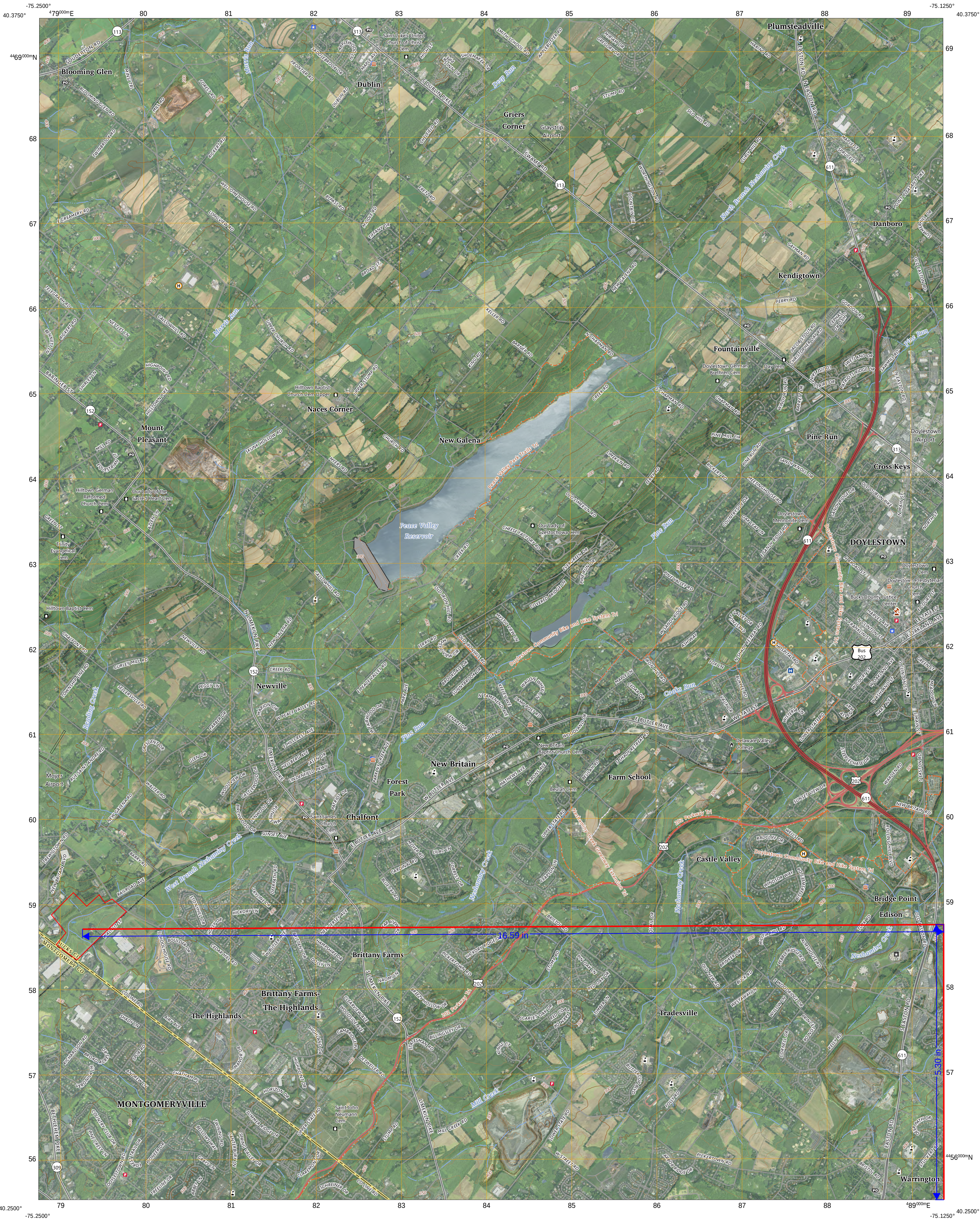
Total Flow = 19,600 GPD



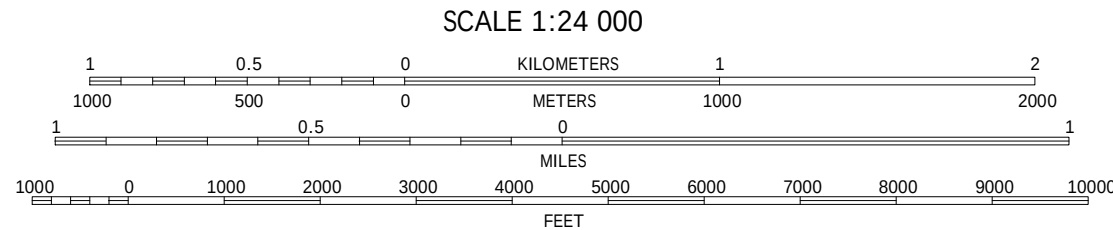
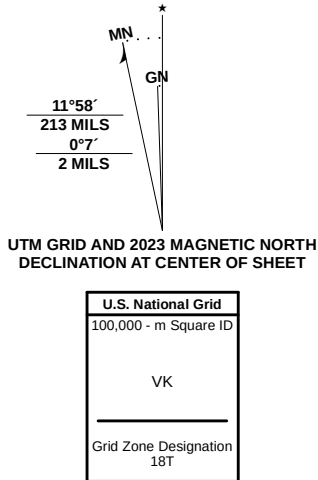
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



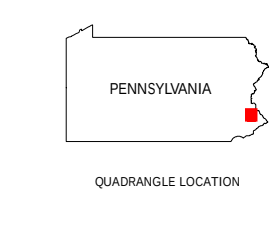
DOYLESTOWN QUADRANGLE
PENNSYLVANIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, June 2017 - December 2017
Roads.....U.S. Census Bureau, 2016
Names.....GNV, 1979 - 2023
Hydrography.....National Hydrography Dataset, 2001 - 2023
Contours.....National Elevation Dataset, 2017
Boundaries.....Multiple sources: see metadata file 2021 - 2022
Wetlands.....FWS National Wetlands Inventory 1981

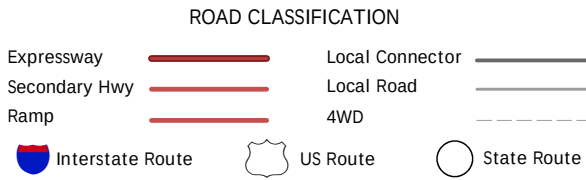


CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

1 Quakertown
2 Bedminster
3 Lumberville
4 Telford
5 Buckingham
6 Lansdale
7 Ambler
8 Hatboro



DOYLESTOWN, PA
2023



Chalfont-New Britain Township Joint Sewage Authority

William T. Evans, *Chairman*
Lawrence D. Nuesch, *Secretary*
M. Preston Campbell, *Assistant Secretary*

John W. Larson, *Executive Director*

Donald T. Cameron, *Vice-Chairman*
Timothy D. Hagey, *Treasurer*
Michael Sullivan, *Assistant Treasurer*

July 14, 2025

Re: Walnut St. and County Line Rd.

TMP's 26-001-099, 26-001-099-001, 26-001-099-002, and 26-001-099-003

Chalfont, PA

Capacity Certification

To Whom it May Concern:

The Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA) certifies that there is treatment capacity to receive and treat the maximum daily flow of 30,000 gallons per day (120 EDU's) from the above referenced property. This waste load will not create a hydraulic or nutrient overload in our treatment works. Nor will it create a projected 5 year nutrient or hydraulic overload in our treatment works. We have sufficient capacity in our treatment works to serve this development.

In the event that the Pennsylvania Department of Environmental Protection or any other regulatory body or government agency shall restrict or ban the CNBTJSA from connecting new customers to its facilities, the CNBTJSA does not represent or warrant that it will be able to accept sewage flows from the property described herein in the future.

If you have any questions or require additional information please feel free to contact me.

Sincerely,



John Larson – Executive Director

215-345-1225

jl Larson@cnbsa.org

1. PROJECT INFORMATION

Project Name: **PAC250095.00 - Proposed Development**

Date of Review: **7/3/2025 03:28:54 PM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **105.29 acres**

County(s): **Bucks**

Township/Municipality(s): **New Britain Township**

ZIP Code:

Quadrangle Name(s): **DOYLESTOWN**

Watersheds HUC 8: **Crosswicks-Neshaminy**

Watersheds HUC 12: **West Branch Neshaminy Creek**

Decimal Degrees: **40.279817, -75.243617**

Degrees Minutes Seconds: **40° 16' 47.3398" N, 75° 14' 37.216" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

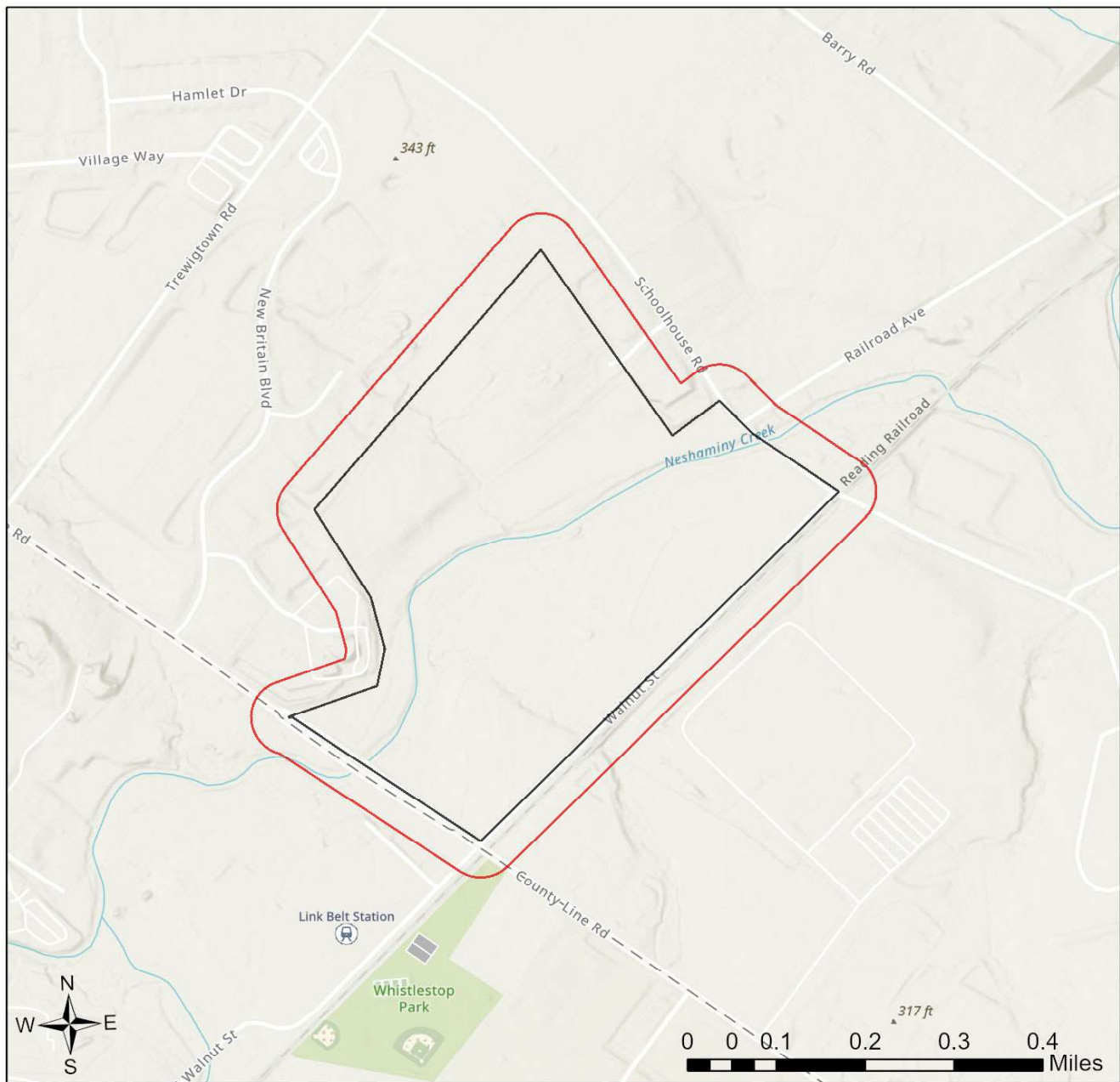
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication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

PAC250095.00 - Proposed Development



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

PAC250095.00 - Proposed Development



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

Q1: Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

Your answer is: Someone qualified to identify and delineate wetlands (holding a natural resource degree or equivalent work experience) has investigated the site, and determined that wetlands ARE located in or within 300 feet of the project area. (A written report from the wetland specialist, and detailed project maps should document this.)

Q2: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q3: Aquatic habitat (stream, river, lake, pond, etc.) is located on or adjacent to the subject property and project activities (including discharge) may occur within 300 feet of these habitats?

Your answer is: Yes

Q4: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PFBC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Sensitive Species**		Threatened

U.S. Fish and Wildlife Service

RESPONSE:

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

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

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

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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



5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Lindsey Breylinger

Company/Business Name: Bohler, LLC

Address: 1515 Market Street, Suite 920

City, State, Zip: Philadelphia, PA 19102

Phone: (267) 402-3400

Fax: (267) 402-3401

Email: lbreylinger@bohlereng.com

8. CERTIFICATION

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

Lindsey Breylinger

applicant/project proponent signature

7/3/2025

date



November 25, 2025

IN REPLY REFER TO

SIR# 61749

Skelly & Loy
Brandon Ruhe
449 Eisenhower Boulevard
Suite 300
Harrisburg, Pennsylvania 17111

**RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 843502_1
PAC250095.00 - Proposed Development
New Britain Township: BUCKS County**

Dear Mr. Ruhe:

This responds to follow-up information provided by you related to our letter of July 10, 2025 requesting additional investigations to determine the potential of the proposed development to impact the Northern Red-bellied Cooter (*Pseudemys rubriventris*), state threatened. You evaluated the habitats on site to determine their potential to support the species of concern. According to the report, the site does contain potential habitat for the Northern Red-bellied Cooter in portions of the West Branch of the Neshaminy Creek. Additionally you identified associated upland areas providing potential nesting habitat. The presence of the Northern Red-bellied Cooter in these habitats has not been confirmed.

As displayed on the project layout dated 10/13/2025 (Bohler Engineering), the development will not encroach on any of these identified potential habitat areas. The project design includes buffers to the creek and a set-aside open space that includes the potential nesting habitat. If the layout is built as proposed with respect to these potential habitats, then I do not foresee any adverse impacts to the Northern Red-bellied Cooter from the proposed development.

This response represents the most up-to-date summary of the PNDI data and our files and is valid for two (2) years from the date of this letter. An absence of recorded species information does not necessarily imply species absence. Our data files and the PNDI system are continuously being updated with species occurrence information. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered, and consultation shall be re-initiated.

If you have any questions regarding this review, please contact Kathy Gipe at 814-359-5186 or c-kgipe@pa.gov and refer to the SIR # 61749. Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

Sincerely,

A handwritten signature in black ink, reading "Christopher A. Urban". The signature is written in a cursive style with a large, stylized "C" at the beginning.

Christopher A. Urban, Chief
Natural Diversity Section

CAU/KDG/dn

Chalfont-New Britain Township Joint Sewage Authority

William T. Evans, *Chairman*
Lawrence D. Nuesch, *Secretary*
M. Preston Campbell, *Assistant Secretary*

John W. Larson, *Executive Director*

Donald T. Cameron, *Vice-Chairman*
Timothy D. Hagey, *Treasurer*
Michael Sullivan, *Assistant Treasurer*

July 14, 2025

Re: Walnut St. and County Line Rd.

TMP's 26-001-099, 26-001-099-001, 26-001-099-002, and 26-001-099-003

Chalfont, PA

Capacity Certification

To Whom it May Concern:

The Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA) certifies that there is treatment capacity to receive and treat the maximum daily flow of 30,000 gallons per day (120 EDU's) from the above referenced property. This waste load will not create a hydraulic or nutrient overload in our treatment works. Nor will it create a projected 5 year nutrient or hydraulic overload in our treatment works. We have sufficient capacity in our treatment works to serve this development.

In the event that the Pennsylvania Department of Environmental Protection or any other regulatory body or government agency shall restrict or ban the CNBTJSA from connecting new customers to its facilities, the CNBTJSA does not represent or warrant that it will be able to accept sewage flows from the property described herein in the future.

If you have any questions or require additional information please feel free to contact me.

Sincerely,



John Larson – Executive Director

215-345-1225

jl Larson@cnbsa.org