



ESE CONSULTANTS

ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL

IMPACT STATEMENT REPORT

**PREPARED FOR: THE COUNCIL OF THE BOROUGH OF PHOENIXVILLE
LOCATED IN CHESTER COUNTY, PA**

DECEMBER 5, 2024

PREPARED FOR: TOLL BROTHERS, INC.

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Executive Summary

ESE Consultants, Inc. (ESE) has prepared an Environmental Impact Statement Report on behalf of Toll Bros., Inc (Toll, TBI) in support of a proposed land development project known as Kindergarten Center on School Lane. This Environmental Impact Assessment Report has been completed in accordance with Ordinance No. 2024-2392, amending chapter 22, "Subdivision and Land Development," Part 6 "Impact Statements" of the Code of Ordinances of the Borough of Phoenixville. The purpose of the Environmental Impact Assessment is to disclose the environmental consequences of the proposed development.

The project consists of the redevelopment of two parcels zoned Mixed-Use Infill (MI District) within the Southeast Neighborhood and the Southeast Industrial Zone of the Borough of Phoenixville (Neighborhood Map, prepared by HRG, 2019). The previously developed parcels consist of TMP #15-10-0123 (Kindergarten Center) the existing vacant Second Avenue Elementary School owned by the School District of Phoenixville Borough, and TMP #15-14-404 (Phoenixville Industrial Complex) owned by Brook Venture LTD. The parcels are bound by the Norfolk Southern Rail Line to the North and the Schuylkill River just beyond the tracks. The site consists of a mix of industrial buildings, paved asphalt for parking, a wooded canopy, and open space. The abutting property to the east, TMP #15-14405 is currently a Wastewater Treatment Facility owned by the Borough of Phoenixville. The Borough of Phoenixville and Toll Brothers will work together to optimize the open space to provide passive recreation for residents and active use by the wastewater treatment facility.

This application is proposing the construction of 93 townhomes and four private roads. This proposal includes Stormwater management to manage the runoff from impervious surfaces. Concept proposes parcel dedication of approximately three acres to the Borough of Phoenixville for Municipal and Public Open Space use.

The opportunity to include a residential element along the Norfolk Southern Rail would enhance the vibrancy of the existing underused industrial corridor that connects to the Schuylkill River Trail and provides open space for municipal and public use. This project is expected to have no material negative impacts and remediation of the site will improve the health, safety, and general welfare of the neighborhood and surrounding area. Redevelopment of the land will balance the removal and construction of impervious surfaces and as a result, will not significantly increase impervious surfaces.

Traffic Impact Study

To be submitted under separate cover.

Environmental Impact Analysis Report

1. Location

The site is located in the Eastern corner of Phoenixville, Pennsylvania. It is defined by the railroad at the northern border, the Phoenixville Wastewater Treatment Center at the



Locus Map-not to scale, ESE Consultants, 2024

Eastern border, and the Southern and Western extents are private residences.

2. Overview

Purpose and scope: Toll Brothers, Inc. is a luxury residential home builder that has been building communities in Pennsylvania for more than 40 years. This project aims to develop luxury, upscale residential townhomes to meet market needs. The applicant is proposing to develop the parcel TMP 15-10-0123 and TMP 15-14-0404: use permitted under Mixed-Use Infill. The proposed development would result in (93) townhome residences. The site will feature approximately three acres of open space which will be devoted to common open space for its future homeowners and community members. The site is contaminated from past industrial use and will be voluntarily remediated according to Pennsylvania’s Land Recycling Program (ACT II) standards. Additional lands shall be devoted to buffering adjacent properties, stormwater management, and preservation of existing natural resources. Toll Brothers is proposing to construct a new residential community where open space lands, stormwater facilities, and roads are to be owned and maintained by a homeowner’s association.

Benefits and suitability:

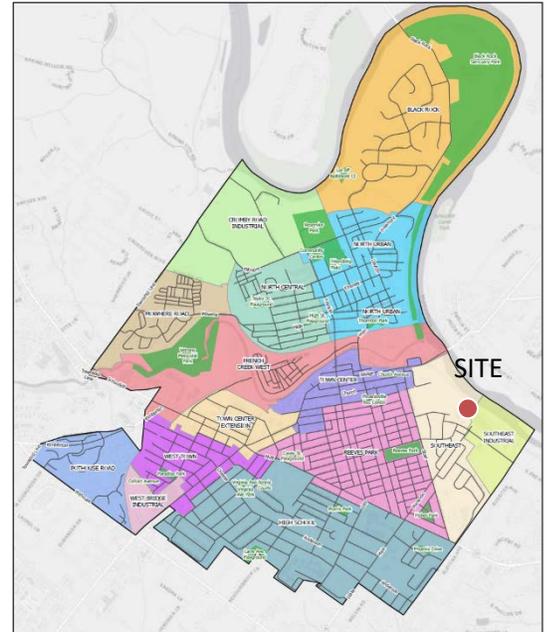
The anticipated public benefits are improved vehicular and pedestrian circulation from the site to adjacent parcels, increased tax revenue, and improved on-site drainage and stormwater management. Remediation of soil contamination will make the land safer for humans and wildlife. The borough's abutting Wastewater Treatment Facility will gain increased access and circulation by utilizing the connecting space between parcels. This site offers the opportunity to create a walkable new residential community that fits within the existing infrastructure of the Schuylkill River Trail system. The residential neighborhood aligns with Phoenixville Regional Comprehensive Plan (PRCP, 2021) and Chester County Comprehensive Plan (CCCP, 2018). The site is not highly visible from major intersections and is buffered by the railroad and Schuylkill River. Residential development will reintegrate the land into the fabric of Phoenixville and improve site conditions for the benefit of the neighborhood and community.

Site plan alterations:

The project will require the demolition of the existing Second Avenue Elementary School and all existing pavement and buildings. The Phoenixville Industrial Complex will require the removal and remediation of industrial warehouses and paved parking lots and surfaces. All contaminated buildings and soil will be remediated voluntarily according to the standards outlined in Act II. Land disturbance and development of the proposed townhomes takes place primarily on the previously developed Phoenixville Industrial Complex and is concentrated in the center of the land. The perimeter of the site is proposed to be cleared of any overgrowth of invasive species, and trees that are in poor health or dead and supplemented with new buffer vegetation, where abutting existing residential uses.

3. Compatibility

As per the Future Land Use map of PRCP dated 2021, the site is categorized as **medium-density residential and industrial**. It is part of the East Side Industrial and Economic Development area. It is also part of the southeast residential and southeast industrial neighborhood of the borough, as shown on the Phoenixville Neighborhood Map (HRG, 2019). The proposed site plan is consistent with the vision for the borough’s Town Center and Residential Infill/Mixed-Use Infill by activating the site’s connection with the Schuylkill River Trail and public parks. With the availability of existing infrastructure already in place on-site or adjacent, this site offers an opportunity to create a transitional residential use between the Wastewater Treatment Plan and the single-family neighborhood located across Second Avenue to the South of the site. The proposed intensity of townhome use is a balanced approach to allow for buffering against adjacent existing properties, and protection of natural resources while creating a new walkable neighborhood community.



Phoenixville Neighborhood Map Created by HRG, inc., 2021 Figure 3

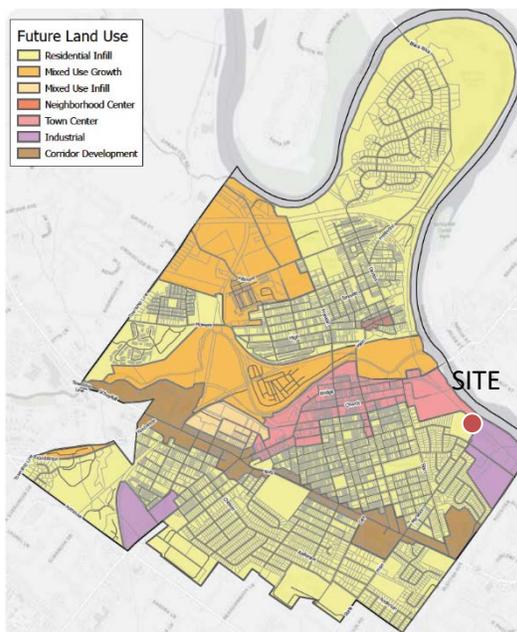


Figure 1, HRG, inc. 2021

The site coincides with Phoenixville Borough’s Future Land Use map and the vision for the future. Future Land Use focuses on expanding the Neighborhood Center, which the applicant’s site abuts, and the Residential Infill district. Developing a luxury residential community for the Borough of Phoenixville will bring the Borough’s vision closer to reality.

Per the PRCP of 2021, the project also includes significant areas specifically dedicated to strengthening the surrounding neighborhood and increasing walkability. The proposed site plan provides for common open space lands to meet the passive low-intensity recreational needs of its residents and the wastewater treatment facility. The proposed site plan meets the intensity of use standards as outlined by the zoning of Mixed-Use Infill to allow for the development of 93 townhomes and remediation of the previously developed land. Preservation of the canopy along the northwest corner of the site will be prioritized to comply with Pennsylvania’s DEP PNDI report and best practices.

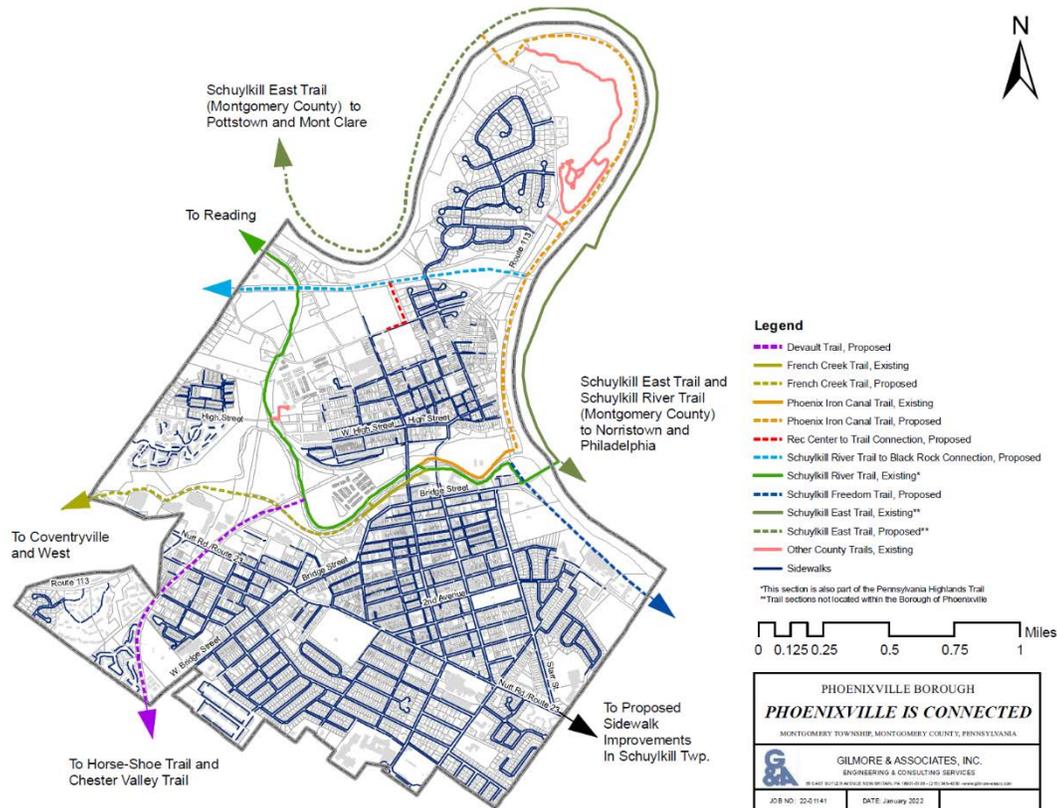
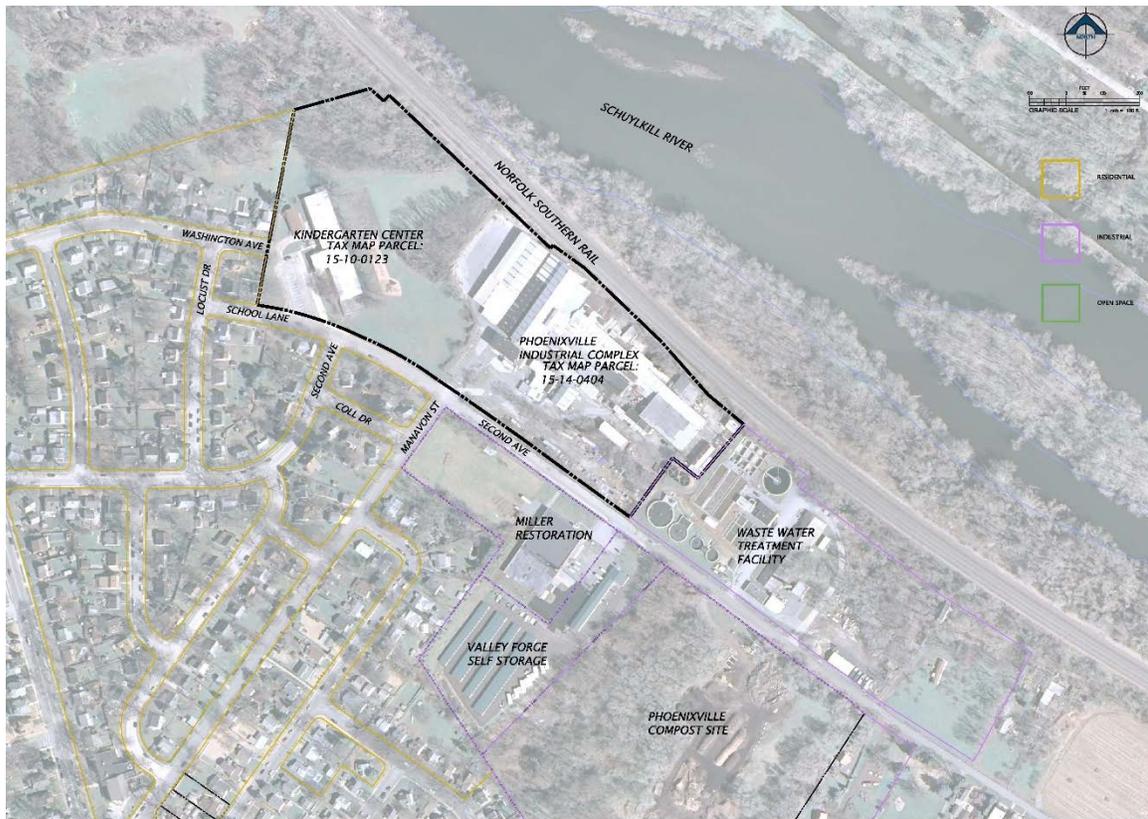


Figure 2

The “Phoenixville is Connected” map above depicts the future plan for extending existing walking trails and increasing walkability. The applicant’s site is located along the path of the proposed extension of the Schuykill Freedom Trail.

4. Site Context



Context Map-not to scale, ESE Consultants, 2024

The site is made up of 15.4 contiguous acres. The site is comprised of two parcels, 15-010-0123, and 15-014-0404. Based on the Neighborhoods – Base Map, Map 9, Chester County Comprehensive Plan, 2018, the applicant's site is located on what used to be the Phoenixville Kindergarten, which borders the Southeast Residential Neighborhood and the Southeast Industrial Neighborhood. The location of the site presents a unique opportunity to knit together the underused Industrial parcels with the underused Kindergarten parcel and create a harmonious transitional space between the residential neighborhood and industrial uses.

The site is bound by the Norfolk Southern Rail to the North. The abutting parcels are a mix of industrial and private residential. The existing pedestrian circulation provides an opportunity to improve circulation and expand the pedestrian-friendly infrastructure for abutting neighborhoods.

The elementary school has been vacant since 2017 and has become neglected and a site of vandalism and dumping. The Industrial warehouses are functioning at about 50% capacity. The remainder of the unused warehouses are in disrepair.

5. Description of the Project

The Declaration Plan (ESE, 2024) submitted with this environmental impact assessment features 93, alley-loaded townhomes. The units will be laid out to optimize the road network and reduce the overall impervious surface of the site. The proposed townhomes will be 3-bedroom, 3-story units with approximately 1,045 – 1,265 SF. The townhomes will have 1 or 2-car garages with 1-2 car driveways, attached. As per §27-307 – Mixed Use Infill, dimensional standards are modified by the allowable 25% to extend the maximum building height to +35ft. Building heights may vary but will not exceed the modified dimensional standards.

Primary access to the community will utilize the existing intersection of Manavon St. and 2nd Ave. The intersection will be extended into the site to allow for sinuous vehicular circulation without disrupting the existing road network. Additional access will be granted through the connection of 2nd Ave. and Road 'A'. Access to the Wastewater Treatment facility will be granted by proposed Road 'C' which will also function as emergency access. Proposed Road 'D' will function as the primary circulation road to connect the neighborhood along a central axis. Pedestrian connectivity has been prioritized to reconnect the Kindergarten Center with abutting parcels. An 8' wide accessible community trail is proposed to strengthen the existing Schuylkill River Trail's connection to the site.

A. Ownership

Public Open Space dedication of 1.44 AC will feature a community green and tot lot. 1.56 acres have been dedicated to municipal use. All land that is not designated as private will be maintained by a Homeowners Association.

B. Phasing

Kindergarten Center Development is anticipated to be completed in one initial phase.

The proposed plan will provide stormwater and landscaping improvements that restore and enhance the natural beauty of the site. The applicant has identified potentially suitable locations for stormwater management areas as denoted on the plan and will ensure that the proposed stormwater management facilities result in no net gain in post-development runoff. The applicant will apply best management practices to ensure the protection of the local watershed and negate any potential impact on properties and receptors downstream.

Removal of invasive species and dead plant material and trash is proposed and will make way for new complementary landscape buffer plantings to enhance the visual screen between spaces. These new plantings will consist of a mix of native shade, evergreen, ornamental trees, and shrubs to create a seasonal visual interest between the properties.

All existing trees located within the property have been assessed. Due to neglect, invasive pressure, and difficult site conditions, all existing trees are in decline. Please refer to Sheet 51 of the Preliminary Plan submission set for the location and species of existing trees that are to be

removed and that are to remain. Additional plantings shall also be provided to allow for more species diversity and to create a year-round aesthetically pleasing internal open space area. Street trees and foundation plantings are proposed internally within the community to create a highly functional and visually pleasing streetscape environment. Additional site amenities include community identification signage, street lighting, a community mail area, a community walking trail shall also be included.

6. Physical Resources Inventory

A. Existing Topography

See attached Encroachment Plan Environmental Impact Analysis Map. The average slope throughout the site is 8.3%. Slopes range from 0.0% to 33%. The site contains .66 acres of steep slopes 8-15%. The site contains .52 acres of steep slopes greater than 15%.

B. Soil Report



See attached National Cooperative Soil Survey Report, USDA-NRCS, 2024 for supporting data. Based on the Natural Resource Conservation Service’s (NRCS) *Web Soil Survey*, the site contains the following mapping units:

- PeB: Penn silt loam, 31.4%
 - Penn Silt Loam is characterized by being a mix of well-draining silt and loam. The depth to bedrock is typically 22-25 inches. The slope is 3-8%.

- UgB: Urban land, 46.9%
 - Urban land and urban soil complexes are those that have been significantly altered from their original state by either cutting, filling, or paving. They retain the physical remnants of the original soil series, such as texture and coarse fragments, but some of their characteristics, such as drainage capability may have been changed or altered due to man-made impacts. Depth to bedrock is greater than 78 inches.
- UrxB: Urban land – Penn Complex, 21.7%
 - Penn Complex occurs on hillsides with a slope of 0-8%, good drainage, and typically 34-44 inches to bedrock. The soil series mapped on the site are considered *Prime Agricultural* soils.

Bedrock geology is Stockton Formation which is comprised of siltstone, sandstone, and mudstone.

Depth to water table is greater than 78 inches for all soils found onsite. Please see attached Depth to Water Table Report for more information.

C. Hydrology Map

The site is located within the North Coventry Watershed, within the Delaware River Basin (Watersheds of Chester County, 2006).

See Encroachment Plan Environmental Impact Analysis Map (ESE, 2024) for additional information. The site is located outside of the floodplain. The railroad is constructed on a berm and creates a barrier between the site and the Schuylkill River.

The existing open space between the Kindergarten Center and the Phoenixville Warehouse site is heavily vegetated with a discharge pipe. The discharge pipe empties into an existing swale which flows towards the railroad. The conditions have created a wet woodland situated between the abandoned elementary school building and the existing parking lot on parcel: 15-014-0404. This area is deeply incised from runoff and overrun with invasives.

7. Biological Inventory

A. Existing Resources

See Encroachment Plan Inventory and Analysis Map, (ESE, 2024). The general topography of the site slopes north towards the railroad at an average of 8%. The site is made up of 15.4 acres of prime agricultural soil. 1.1 acres of the site experiences slopes greater than 15%. There are 2.87 acres of existing woodlands which exist primarily along the perimeter of the site. The applicant's proposal will aim to preserve as many trees and woodlands as possible. Tree preservation is estimated to be 2.14 acres and will prioritize native and high-quality trees.

B. Tree Survey

Existing trees with a 6-inch diameter at breast height (DBH) were surveyed and documented for quality and species. 2.87 acres of woodlands consist primarily of Black locust, Siberian elm, and a mixture of maples. Woodlands are in decline and are suffering from invasive pressure, industrial run-off, and neglect. 27 different tree species were found throughout the woodlands.

Existing tree species classified as wooded vegetation consists primarily of canopy shade trees, species include:

Red maple (*Acer rubrum*), silver maple (*Acer saccharinum*), overcup oak (*Quercus macrocarpa*) pin oak (*Quercus palustris*), white ash (*Fraxinus americana*), black cherry (*Prunus serotina*), Black Locust (*Robinia pseudoacacia*), honey locust (*Gleditsia triacanthos*), black walnut (*Juglans nigra*), boxelder (*Acer negundo*), Mulberry (*Morus alba*), Elm SP., and declining hemlocks.

**Woodland trees are overrun with vines and invasives. Majority of the canopy was in decline and suffocating under vines. **

Existing freestanding trees include:

Silver maple (*Acer saccharinum*), Siberian elm (*Ulmus pumila*), black cherry (*Prunus serotina*), and purple plum (*Prunus cerasifera*).

All freestanding trees were in serious decline either from run-off, erosion, invasive pressure, consistent mowing over roots and neglect. All trees on the site were determined to be low quality and unsafe.

**Trees will be removed and replaced according to the Burrough of Phoenixville's Tree Replacement Standards. **

The site is to be cleared of invasive species. Invasive vegetation was observed within the woodlands and throughout the site. Invasive species include:

Norway maple (*Acer platanoides*), Siberian elm (*Ulmus pumila*), Multi-flora rose (*Rosa multiflora*), English ivy (*Hedera helix*), wintercreeper (*Euonymus fortunei*), privet (*Ligustrum*), among others.

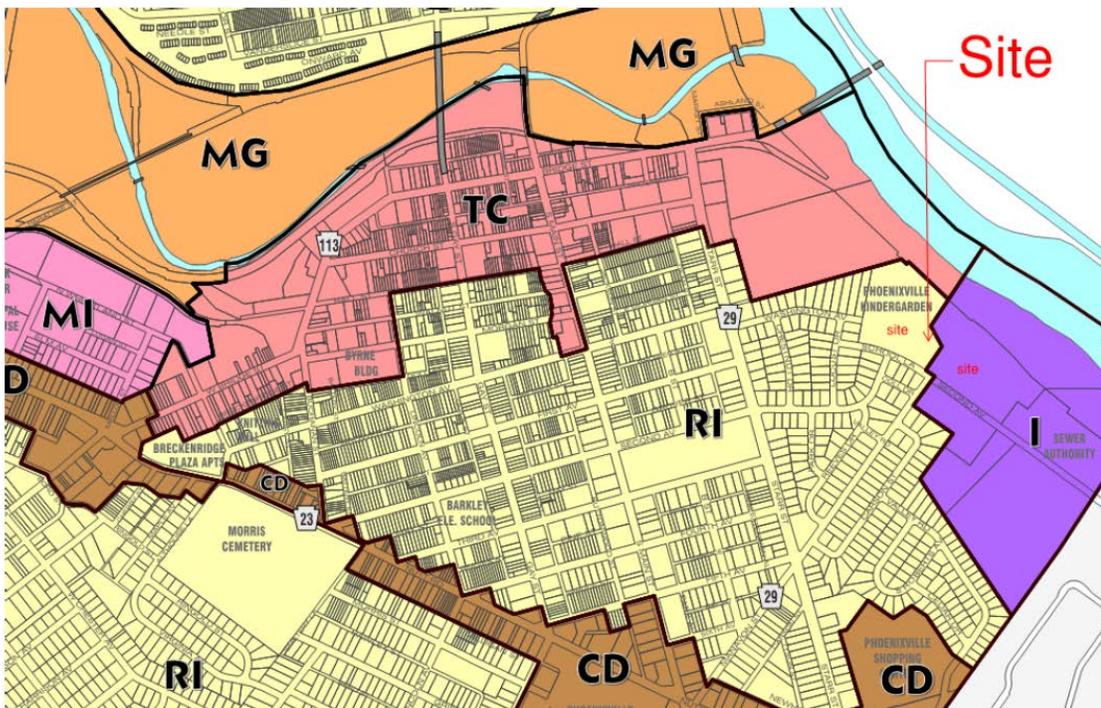
Observed herbaceous species include: boneset (*Eupatorium perfoliatum*), poison ivy, (*Toxicodendron radicans*), carex sp.

- C. Given the proximity of the site to surrounding urbanized and suburban development, site fauna expected to reside on or use this site as part of their range could include: birds, possum, rabbit, raccoon, squirrel, fox, deer, and skunk. Aquatic species such as turtles and frogs may utilize the wet woodland, but it is isolated from other water sources and does not

offer high ecologic value or resources. The railroad serves as a wildlife throughway, which will be left undisturbed and allow wildlife to move, unimpeded, along the Schuylkill River. A review from the Pennsylvania Natural Diversity Index (PNDI) for this site came back indicating that the proposed project is located in the vicinity of the northern long-eared bat Spring staging/Fall swarming habitat. Appropriate measures, through guidance provided by the U.S. Fish and Wildlife Services, will be taken to ensure the Northern Long-Eared bat will not be negatively impacted by construction. See PNDI Report for more information.

8. Land Use Inventory

The site is currently zoned Mixed Infill per Ordinance No. 2024 – 2391 Zoning Map Amendment. Adjacent parcels are zoned Town Center (TC), Residential Infill (RI), and Industrial (I) and is partially being used as industrial warehousing for lease. The site consists of 15.4 acres of urban land and vacant buildings.



Current Zoning Map

The existing and proposed runoff from the site calculations are shown in the 8618 – SWM Pre vs Post. The site drainage patterns will be altered to create a more harmonious ecosystem and adequately manage stormwater. The proposed design will reduce the stormwater flows to the ordinance requirements, repair the eroded banks surrounding the discharge pipe, and reroute water to infiltration basins. Basins are located on the Declaration Plan, 2024 with accompanying 8618-SWM: stormwater runoff analysis of pre- and post-development.

Hazardous Material Analysis: Tristate Environmental Management Services performed a soil test pit analysis on June 24, 2024. The resulting hazardous materials found onsite include arsenic, manganese, and lead. Hazardous material removal will follow PA ACT II guidance and best practices. Remediation will take place in the form of capping and exporting hazardous materials. Applicant is in the process of applying for approval from PA DEP for the release of liability.

9. Subsurface Water Inventory

The proposed residential subdivision is to be serviced by public water and will not withdraw water, nor affect the existing wells in the surrounding area, if there are any. The proposed residential area will consist of some lawn and open space which will help infiltrate the water quality from the site.

Water and runoff will be delineated to infiltration basins, which have been engineered to handle the first flush of runoff and contain as much water onsite as possible. Pre- and Post-development calculations are based on information from the 8618- Infiltration Testing Plan and Encroachment Report.

10. Existing Features Inventory

The site is characterized by the vacant Kindergarten Center building, the accompanying parking lot, and overgrown sports fields. The formal school grounds are defined by a dilapidated chain-link fence. In multiple locations, the fence has been punctured by fallen trees, branches, wildlife use, and general exposure to the elements. In the Northwest corner of the site are low-quality woodlands. The woodlands run up against the Norfolk Southern Rail, which is an active freight line. There is a double chain-link fence between the Railroad and the property boundary. Within this double fence is full of invasives and difficult to access. In the woodlands is evidence of human habitation. There is trash, old tents, clothes lines, and various debris scattered throughout. The woods are dominated by invasives and vines.

The other defining feature of the site is the semi-active Phoenixville Industrial Warehouse Center. The buildings are in varying states of disrepair or abandonment. The primary warehouse is still in active use. The parking lot is degraded and giving way to weeds and vegetation. The fence that separates the warehouse lot from the Kindergarten Center lot is severely damaged by fallen trees and overgrown vines. There is industrial equipment littered throughout the site and the site is being used as an informal dumping ground.

The proposed project site runs along the existing Second Avenue. Proposed roads will take advantage of the existing streetscape and integrate proposed roads with the existing Second Ave.

There is an existing discharge pipe located centrally on the site, between the warehouses and Kindergarten Center. See Encroachment Plan

11. Utility Needs Inventory

The proposed residential subdivision will be served by public water and sewer. The site will also be served by the other necessary franchise utilities such as cable, electric, gas, and phone. The surrounding sites are developed and the utilities that serve those sites will be extended.

The site is proposed to have two detention basins to treat and discharge the water from the site to meet the requirements of the Town and PA DEP. There will be storm sewers and swales to convey the water to the basins. The conditional use design provides for managed release concept (MRC) stormwater basins to allow for the possibility of infiltration/ evapotranspiration and water quality before discharge from the site.

12. Adverse Impacts

- (a) Water Quality and Quantity – During construction the soils may not be stabilized and may mix with the water and travel from where they were on the site. After construction, the water will flow on roads, roofs, and concrete to intentional stormwater management.
- (b) Initial site assessments determined the presence of toxic material within the soils. All contaminated soil will be voluntarily removed and remediated in accordance with ACT II. After remediation and construction on the project is complete, soil quality and run-off quality are expected to increase due to the removal of contaminants and impervious surfaces.
- (c) Air Quality – During construction phase, soil disturbance during grading activities may result in localized airborne dust as well as emissions from construction vehicles.
- (d) Noise – During construction phase, impacts from noise are expected to be greatest during the site grading activities. Upon completion of project, a typical noise level from residential use is anticipated and will be governed by the township code.
- (e) Undesirable land use patterns – Proposed development of a partially developed parcel of land. Impervious surfaces are not expected to increase due to the removal of existing paved surfaces and the creation of new roads. Increase in traffic associated with 93 townhomes.
- (f) Damage or destruction of significant plant or wildlife systems – minimal impacts to any significant plant or wildlife systems are anticipated. Existing canopy and woodland will be preserved whenever possible, and trees over 6" DBH that are removed will be replanted.
- (g) Aesthetic values – In the short-term during site construction, significant clearing of vegetation is required, as well as earth moving and site construction activities. In the long-term when construction is complete, the site will be extensively landscaped and revegetated.

- (h) Destruction of natural resources – Due to site grading and construction requirements, the land disturbance will result in the removal of some existing trees and vegetation will be unavoidable.
- (i) Displacement of people and businesses – No displacement of people. Phoenixville Industrial Warehouses are currently occupied by McFadden Mechanical Services by lease. All operations are expected to cease, and McFadden Mechanical Services is expected to be relocated prior to development.
- (j) Displacement of viable farms – No displacement of viable farms is expected.
- (k) Employment and property taxes – No displacement of employment is expected. Property tax will increase for the parcel as a whole.
- (l) Destruction of manmade resources – The existing abandoned elementary school and associated parking lot and sports courts will be demolished to reactivate the land as residential townhomes. The existing industrial warehouses and associated parking will be demolished and replaced with townhomes.
- (m) Disruption of desirable community and regional growth – Toll Brothers, Inc. is a luxury residential home builder that has been building highly desirable communities in the state for over 40 years. No anticipated undesirable outcomes to community and regional growth. The proposed development is expected to align with Phoenixville’s Comprehensive Plan goals by contributing to growth of the Town Center (TC) and Residential Infill (RI) areas.
- (n) Health, safety, and well-being of the public – No adverse impacts to the health, safety and well-being of the public are expected as a result of this project.

13. Mitigation Measures

- (a) Water Quality and Quantity – During construction the stormwater will be conveyed to silt fence and sediment basins to allow the sediment to settle out before discharge from the site. The water quality from the subdivision will be conveyed to the detention basins where the MRC design will filter the water through the media in the bottom of the basin before discharging to the lower storm basins. The site also has stabilized open space which will allow for contact with the soils and grass to help in treating the stormwater. The site and all the study points will reduce the water quantity to the Township ordinance and DEP requirements (which reduces all storm rates and any increase in the 2-year volume to below the pre-development amounts).
- (b) Air Quality -- During the site grading and construction phases, dust control shall be provided by routine watering of earthwork areas and street sweeping during construction activities. Minimal earthwork is anticipated to take place along the perimeter of the site and dust is not anticipated to impact neighboring properties. Upon completion of the project site soils will be stabilized, and no further air quality impacts associated with airborne dust are expected.
- (c) Noise – Noise from large grading and excavating machinery is the most significant expected noise and is unavoidable. Sound levels from heavy site work equipment such as graders, pavers, and dozers range from 80 to 120 decibels (dB), while other construction equipment

- such as power tools can range up to 115 Db. Factors that can affect the in-air noise over distance to adjacent properties, including topography, vegetation, temperature, and ambient noise. During construction when the ground is unpaved and uncompacted, the ground becomes absorptive of sound, and less impact would be expected offsite. As more of the site becomes paved and structures are erected, surfaces become more reflective and can carry greater distances. This condition is expected to be temporary during the construction phase. To minimize disturbances to neighboring properties, all site work and construction will be limited to normal working hours (7:00 am to 5:00 pm). Construction vehicles will be equipped with the appropriate noise control measures (mufflers, dampers, etc.).
- (d) Undesirable land use patterns – Impervious surfaces are not expected to increase significantly, and therefore are not expected to impact land use patterns. The project proposes a private homeowners association maintained open space with an array of BMP measures to mitigate surface water runoff and control discharges to surface waters.
 - (e) Damage or destruction of significant plant or wildlife systems -- The project is not encroaching into any wetlands. Disturbance of a wooded area that has been identified by PNDI to provide special habitat for the northern long-eared bat. All tree removal and vegetation clean-up will take place outside of the northern long-eared bats mating and nesting seasons. See Encroachment Plan for more information on vegetation and tree preservation. Trees removed that are over 6" DBH will be replaced. When possible, peripheral trees will remain.
 - (f) Aesthetic values – During construction, tire cleaning stations will be mandatory to ensure dirt from construction vehicles is minimized on adjacent shared roadways. Increased landscape vegetation and routine maintenance plan for the open space and the perimeter of the site are proposed and will provide an improved visual screen from and to adjacent properties.
 - (g) Destruction of natural resources – Proposed disturbances to approximately 300 sf of woodlands are designated on the Encroachment Plan. All individual trees located in the central area of the site will also be removed. Many of the mature trees located on site are in poor health and have been overrun by invasive vines. Any trees proposed to be removed that are over 6" DBH will be replaced. See Tree Survey Plan for more information on the location of existing trees. Woodland preservation will be concentrated at the periphery of the site to limit any disturbance during construction. Per the Encroachment Plan, .71 AC of woodlands will be preserved.

14. Irreversible Impacts

- (a) Water Quality and Quantity- The land that the structures are on (roads, sidewalks, and homes) will not infiltrate or store the water that was previously performed prior to construction.
- (b) Air Quality- Emissions to the ambient air are limited to discharges common to any residential housing community, and include typical sources such as emissions from automobiles, mowers, and combustion from water heaters and furnaces that burn fossil fuels such as natural gas. No emissions exceeding PA DEP standards nor changes in air quality are expected.
- (c) Noise – Typical noise levels associated with residential homes are unavoidable and are not to exceed levels as governed by Township code.
- (d) Undesirable land use patterns – increase in traffic associated with 93 townhomes.

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Attachments:

- 8618-01 – Declaration Plan, prepared by ESE Consultants, Inc. dated: 05-20-2024
- 8618-02 – Encroachment Report, prepared by ESE Consultants, Inc. dated: 11-26-2024
- 8618-03 – Pennsylvania Natural Diversity Inventory (PNDI) report dated: 9-24-2024
- 8618-04 – Soil Exceedances Location Map, prepared by Tristate Environmental Management Services dated: 06-24-2024
- 8618-05 – SWM Pre vs Post, prepared by ESE Consultants, dated: 11-15-2024
- 8618-06 – National Flood Insurance Program Panel 60 #420187 – Phoenixville Borough dated: 09-29-2017 Report Generated: 8-1-2024

REFERENCES

Declaration Plan, Prepared by ESE Consultants, Inc., dated May 20, 2024

Land Recycling and Environmental Remediations Standards Act II, *Department of Environmental Resources*, May 19, 1995

HRG, INC. – *Phoenixville Borough Comprehensive Plan Update. Figures 1-3*: June 2022

Tristate Environmental Management Services – *Soil COC's SHS Exceedance Map*, June 24, 2024

Pennsylvania Department of Conservation and Natural Resources (PNDI) – *Kindergarten Site Expanded - 820662*, Report Generated: August 2024

Pennsylvania Department of Environmental Protections, *Watersheds of Chester County*, 2006