



**EXHIBIT "A"**  
**LETTER**



January 23, 2023

Board of Supervisors  
East Coventry Township  
855 Ellis Woods Road  
Pottstown, PA 19465

Subject: AET Maps for Nolt Trucking

Dear Board:

As authorized at the January 9, 2023 regularly scheduled monthly meeting, we reviewed the two maps prepared by AET (attached for ease of reference). One map is for Spring City Acres #1 Farm and the second map is for Spring City Acres #2 Farm. The #1 Farm is located at 851 Bethel Church Road, and the #2 Farm is located along Ebelhare Road near Linwood Circle. Following are our findings with respect to review of both maps:

- The scale of the maps is not a traditional engineering scale. It appears that 1" equals approximately 625' per the graphic scale provided on the map for #1 Farm. It appears that 1" equals approximately 775' per the graphic scale provided on the map for #2 Farm.
- Relative to Sections 10-602 through 10-604, inclusive, of draft Ordinance No. 2023-259 (wherein we understand the requirements provided to be consistent with the DEP manual), the yellow note in the top left of each map, and the maps themselves, appear inconsistent with the draft ordinance as follows:
  - The note states a setback from "dwellings", whereas the draft ordinance provides a setback for "occupied buildings"; however, the note correctly provides for a 300' setback. However, on the map for #1 Farm, the setback from the houses per the graphic scale appears to be approximately 250', and the on the map for #2 Farm, the setback from houses per the graphic scale appears to be approximately 700'.
  - The note states a setback from wells of 100'. The draft ordinance requires a 300' setback for both public and private wells. Wells are not shown on either map.

*Today's Commitment to Tomorrow's Challenges*

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- Relative to Section 10-602 of the draft ordinance, the maps do not appear to address the setback requirements for: upgradient from a surface water source; exceptional value wetlands; sinkhole; sinkhole drainage area; perimeter of pond or undrained depression; and bedrock outcrop.
- The maps do not appear to address the slope requirements of Section 10-603 or the ground water, seasonal high-water table and bedrock requirements of Section 10-604 of the draft ordinance.

Please feel free to contact me via email at [bflaharty@carrollengineering.com](mailto:bflaharty@carrollengineering.com) or by mobile phone at 484-995-7137 with any questions.

Very truly yours,

CARROLL ENGINEERING CORPORATION

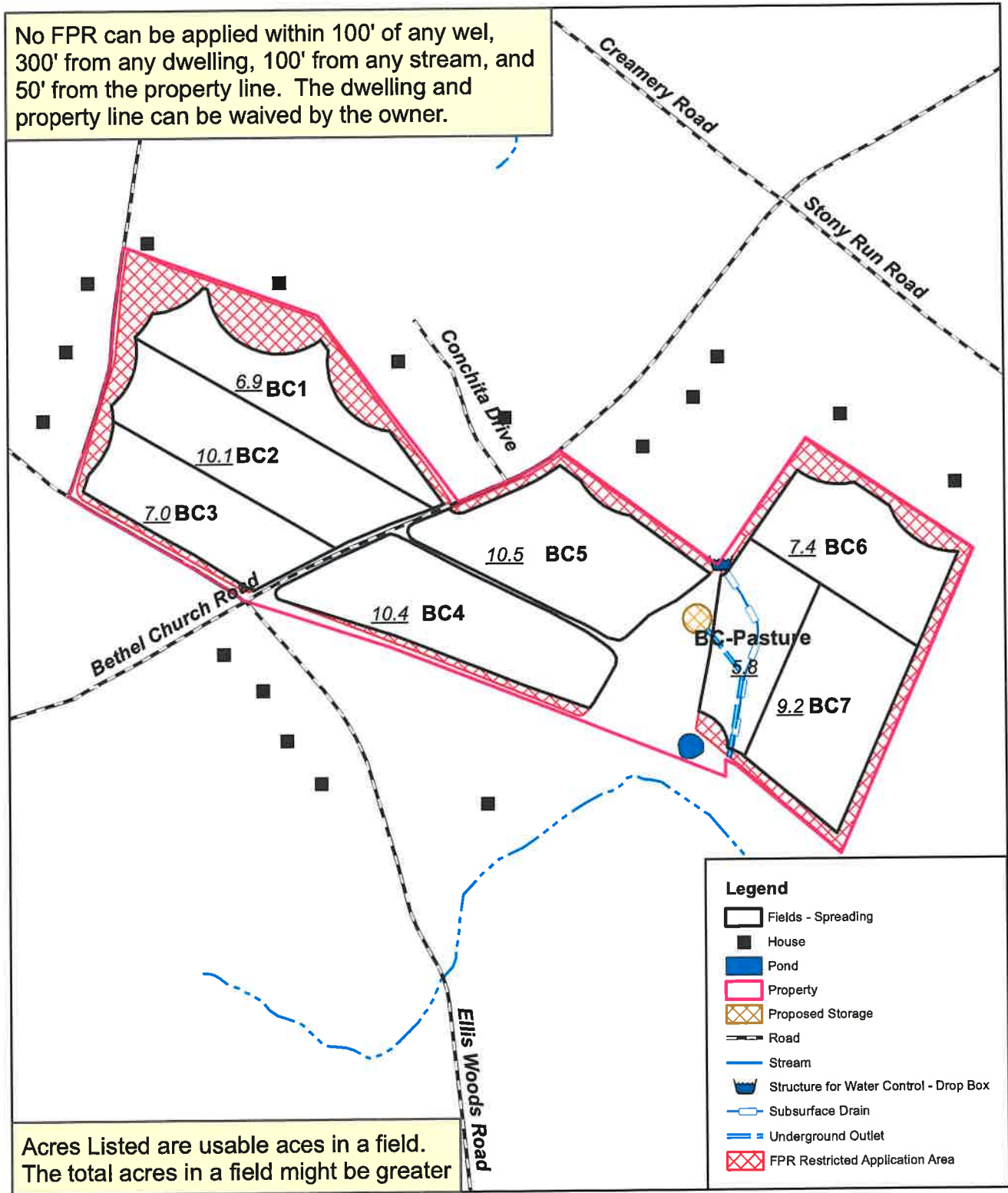
Brady L. Flaharty, P.E.  
Township Engineer

BLF:cam

Attachments

cc: Eugene C. Briggs, Jr., AICP, CZO, Township Manager – East Coventry Township  
Mark A. Hosterman, Esquire, Township Solicitor - Wisler Pearlstine, LLP  
M. Joseph Clement, Esquire, Township Solicitor – Wisler Pearlstine, LLP

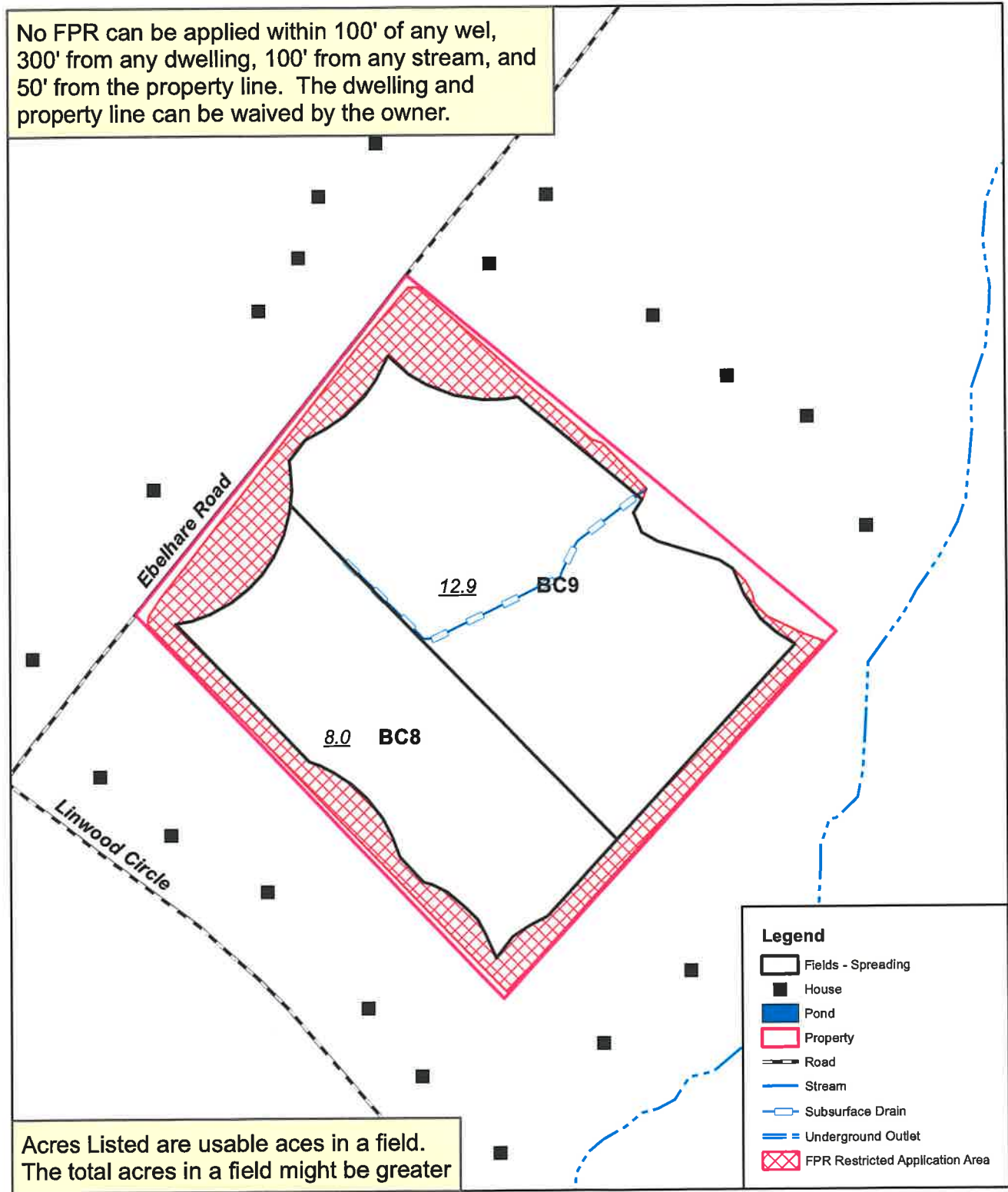
# Lloyd Z. Nolt Trucking Spring City Acres #1 Farm



# Lloyd Z. Nolt Trucking Spring City Acres #2 Farm



No FPR can be applied within 100' of any well, 300' from any dwelling, 100' from any stream, and 50' from the property line. The dwelling and property line can be waived by the owner.



Acres Listed are usable acres in a field.  
The total acres in a field might be greater

