



March 13, 2018

Mr. Will Ethridge, Director of Planning & Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

**RE: Michael Hayes Subdivision
Preliminary / Final Subdivision & Land Development Application – Review 4
(Plans Dated 10-25-2017, Last Revised 03-12-2018)**
Address: 1196 Westbourne Road, West Chester, PA 19382
Record Owner/Applicants: Michael & Pamela Hayes
Zoning: Residential District (R-1)
TPN/UPI: 67-5-14
MT No. 5675.25

Dear Mr. Ethridge:

We are in receipt of the following information submitted on behalf of the applicants, Michael & Pamela Hayes:

- 1) *Plan of Subdivision and Land Development for Michael Hayes* (8 Sheets), prepared by E.B. Walsh & Associates, Inc., dated October 25, 2017, last revised March 12, 2018; and
- 2) *Legal Descriptions for Lots 1-3 & the Access Easement over Lot 2 to benefit Lot 3*, prepared by E.B. Walsh & Associates, Inc., dated March 12, 2018.

PROJECT OVERVIEW

The applicant is proposing to subdivide a 4.1 acre vacant parcel, referred to as tax parcel 67-5-14, into three (3) separate 1.1± acre parcels each containing a single-family detached dwelling. This parcel was previously located within the Westtown Township Agricultural Security Area but was resolved of this on July 7, 2003 per the Board of Supervisors Resolution #2003-13. The existing lot consists mainly of grassed fallow, with a small springhouse, which is to be preserved, located at the center of proposed Lot #2. The proposed lots will contain driveways that will be accessed from Westbourne Road (SR 2006). The proposed dwellings will be serviced by public water and on-lot sewer. The stormwater management systems will consist of two (2) rain gardens and two (2) infiltration beds.

VARIANCES REQUESTED

To date, the applicant has not formally requested any variances.

WAIVERS REQUESTED

The applicant has requested the following waiver:

1. **§149-802** – The applicant is requesting a waiver to not be required to submit a landscape plan for this submission.



PURPOSE

The purpose of this review is to determine if this application complies with Westtown Township's Ordinances, specifically Zoning (§170); Subdivision of Land (§149); Stormwater Management (§144); and Erosion, Sediment Control and Grading (§80); as well as reasonable and customary engineering standards.

All Comments from McCormick Taylor's 3rd Review letter dated March 5, 2018 have been satisfactorily addressed.

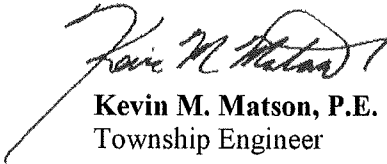
CONCLUSION

We have no objection to the approval of the proposed application. It is noted that the applicant is still responsible for acquiring all applicable Township, County, and State Permits. The Township should be copied on all correspondences from third party agencies (i.e. PennDOT, CCCD, DEP, etc.).

I trust that the foregoing will assist Westtown Township in their evaluation of this Preliminary / Final Subdivision and Land Development Application.

Please feel free to contact me directly with questions or concerns by phone at 610-640-3500 or by email at kmmatson@mccormicktaylor.com.

Regards,



Kevin M. Matson, P.E.
Township Engineer

CC: Mr. Robert Pingar, P.E., Township Manager & Director of Engineering
Mr. Andrew Eberwein, P.E., Applicant's Project Manager, Edward B. Walsh and Associates, Inc.
Edward B. Walsh, P.E., Applicant's Engineer, Edward B. Walsh and Associates, Inc.
Michael Hayes, Applicant