



August 2, 2018

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

**RE: West Chester Jaguar / Land Rover Building Addition  
Preliminary Land Development Application – Review 2  
(Plans Dated 10-10-2017, Last Revised 02-21-2018)**  
Address: 1568 West Chester Pike, West Chester, PA 19382  
Record Owner/Applicant: Piazza Family, L.P.  
Zoning: Neighborhood and Highway Commercial District (C-1)  
TPN/UPI: 67-2-42.4A  
MT No. 5675.26

Dear Mr. Ethridge:

We are in receipt of the following information submitted on behalf of the applicant, Piazza Family, L.P.:

- 1) *Preliminary Land Development Plan for 1568 West Chester Pike* (6 Sheets), prepared by Edward B. Walsh & Associates, Inc., dated October 10, 2017; last revised February 21, 2018; and
- 2) *Response Letter to McCormick Taylor's November 30<sup>th</sup> Review Letter for 1568 West Chester Pike*, prepared by Edward B. Walsh & Associates, Inc., dated July 17, 2018.

### **PROJECT OVERVIEW**

The applicant is proposing to construct a 1,980± sf building addition on the eastern side of the existing Jaguar and Land Rover building. The existing parcel is 3.669 gross acres (3.232 net ac) and is located off of West Chester Pike (SR 0003). Additionally, two (2) overhead doors to the western side of the existing building service canopy area are proposed. The existing building will continue to be serviced with public water and public sewer. The site's access has been modified to provide a separate egress drive and a reduction in width of the existing access to serve as an entrance only.

### **VARIANCES REQUESTED**

To date, the applicant has not requested any variances for this application.

### **WAIVERS REQUESTED**

The following waivers have been requested by the applicant:

1. **§149-801** – The applicant has requested a waiver to not require a Conservation Plan given the limited scope of improvements being proposed.
2. **§149-803** – The applicant has requested a waiver to not require a Stormwater Management Plan given the limited scope of improvements being proposed.

### **PURPOSE**

The purpose of this review is to determine if the application complies with the Westtown Township 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.

Comments from McCormick Taylor's 1<sup>st</sup> Review letter dated November 30, 2017 that have been satisfactorily addressed have been removed from this letter. The remaining comments are *italicized*, and our responses and / or new comments based on this submission are contained below in **bold**.

The following comments are offered for your consideration and discussion:

**LAND DEVELOPMENT**

1. *§149-800 – The following plans have not been provided but are required for land development:*
  - a. *§149-801 – Conservation Plan. The applicant has provided an existing conditions plan which appears to meet this requirement. A waiver is recommended.*
  - b. *§149-803 – Stormwater Management Plan. Based on this application, it appears no additional stormwater management is required; however, not all of the existing stormwater management system has been indicated. A waiver is recommended.*

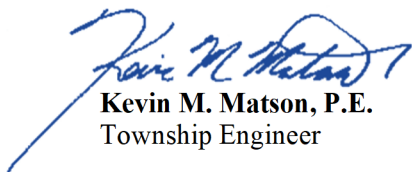
**McCormick Taylor Response (08-01-2018)** – The applicant has requested a waiver from each of these sections above. It should be noted the applicant stated that a Conservation Plan would be provided in the plan set in the response letter.

**NEW COMMENTS**

2. **§149-602.C.1.g & §149-915.K.6** – A note shall be added to the plans indicating the need for a PennDOT highway occupancy permit (HOP), if applicable. It appears the new driveway connection to West Chester Pike (SR 0003) required a HOP. The applicant shall provide all PennDOT coordination and approvals for review by the Township and the plans should note the above requirement.
3. **§149-909** The following should be provided:
  - a. **Adequate Stopping Sight Distance** should be provided on the plans, per PennDOT standards.
  - b. **The applicant should ensure all Stormwater Management requirements are satisfied per PennDOT standards.**
  - c. **The applicant should ensure the vertical and horizontal geometry of the proposed ingress and egress satisfy PennDOT standards.**
4. **The applicant should provide a detail for the proposed pavers section on the plans.**
5. **The applicant should provide narration as to the operation and efficiency of the existing stormwater management system. Although the plan shows a reduction in the impervious area, the site should be able to provide adequate attenuation of stormwater.**

I trust that the foregoing will assist Westtown Township in their evaluation of this Preliminary Land Development Application. Please feel free to contact me directly with questions or concerns by email at [kmmatson@mccormicktaylor.com](mailto:kmmatson@mccormicktaylor.com) or by phone at 610-640-3500.

Regards,



**Kevin M. Matson, P.E.**  
Township Engineer

CC: Mr. Robert Pingar, P.E., Township Manager & Director of Engineering  
Mr. Adam Brower, P.E., Applicant's Engineer, Edward B. Walsh and Associates, Inc.  
Nicholas A. Szeredai, P.E., Municipal Engineer, McCormick Taylor, Inc.