

MEMORANDUM

TO: Mr. Robert Pingar, P.E., Township Manager and Director of Engineering

FROM: Kevin Matson, P.E.

DATE: August 6, 2018

SUBJECT: **1091 Edgewood Chase Drive – ZHB Application**
Township Engineer Stormwater Determination
Westtown Township, Chester County, PA

As requested, McCormick Taylor reviewed the following documents and the stormwater runoff impacts associated with the property of 1091 Edgewood Chase Drive, Glen Mills, PA, 19342.

We are in receipt of the following documents:

1. *Westtown Township Zoning Hearing Board Application*, prepared by Walter & Susan Thompson, dated February 21, 2018;
2. *Stormwater Opinion*, prepared by H. Gilroy Damon Associates, Inc., dated April 24, 2018; and
3. *Westtown Township Zoning Hearing Board Decision Order for Thompson and Susan Thompson*, prepared by Westtown Township, dated May 17, 2018.

BACKGROUND

The Owners of 1091 Edgewood Chase Drive request to relief to permit a portion of their single-family dwelling remain within the 25 foot side yard setback required within the R-1 Residential Zoning District. The Owners indicate that property addition was constructed prior to them owning the property. No building permit was obtained for the addition. The Applicant retained an engineer to resolve any stormwater issues associated with the 1091 Edgewood Chase Drive property affecting the adjacent property 1083 Edgewood Chase Drive.

The Application was before the Westtown Township Zoning Hearing Board and a Decision Order was issued on May 17, 2018.

Condition “a” of the decision order indicates:

“The storm water report prepared by H. Gilroy Damon Associates, Inc. dated April 28, 2018 and the relevant land to which it pertains shall be submitted to and reviewed by the Township Engineer for sufficiency and implementation. The Appellant shall implement such other or additional supplements or modifications at the Township Engineer deems appropriate to mitigate the storm water runoff onto the Dumont property proximately related to the activities of Appellants or their predecessors in title. The cost of review and implementation shall be the expense of the Appellant.”

Based on this Condition, McCormick Taylor was requested to evaluate the 1091 Edgewood Chase Drive property to determine if an adverse stormwater runoff impact from the building addition exists at the site in its current conditions.

FINDINGS

McCormick Taylor performed two (2) site visits, one on June 13, 2018 and another on July 25, 2018, in wet weather conditions to determine if an adverse stormwater impact on adjacent properties to 1091 Edgewood Chase Drive was present and caused by the building located within the side yard setback.

Based on a site visit, stormwater from the single-family dwelling is collected and conveyed through 6" PVC pipe to a stone filled pit located in the corner of the northeastern property. Additionally a vegetated mulch bed with arborvitae and plantings were present on the affected property line and deterred any stormwater runoff to the adjacent property, 1083 Edgewood Chase Drive.



1083 Edgewood Chase Drive Side



1091 Edgewood Chase Drive Side

DETERMINATION

Based on the site visits and site conditions, I have determined that adequate stormwater management mitigation efforts appear to be implemented which adequately address the stormwater runoff associated with the 1091 Edgewood Chase Drive Property. Additionally, I have determined that there is no adverse stormwater runoff adverse impacts on adjacent properties; that the installed facilities are adequate for sufficiency and implementation, therefore, no additional stormwater conveyance and collection efforts are required.

Furthermore, I have reviewed the 4-24-2018 report prepared by H. Gilroy Damon and Associates, and confirmed that the conclusions are generally valid, in that the stormwater management system conveys flow into a stone-filled pit, which attenuates from from the property and acts to minimize flow onto adjacent projects. No additional stormwater conveyance and collection efforts are required.

I trust that the foregoing will assist Westtown Township in their evaluation of the Zoning Hearing Board Application. Please feel free to contact me directly with questions or concerns by email at kmmatson@mccormicktaylor.com or by phone at 610-640-3500.

Regards,

A handwritten signature in blue ink, appearing to read "Kevin M. Matson".

Kevin M. Matson, P.E.
Township Engineer

cc: Pat McKenna, Westtown Township Solicitor
Westtown Township Planning Commission
Westtown Township Zoning Hearing Board