



WESTTOWN TOWNSHIP

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December 17, 2020

Wayne Megill
Hunrise Builders, LLC
330 Kennett Pike, Suite 207
Chadds Ford, PA 19317

**Re: Sawmill Court (914-924 S Concord Rd)
Preliminary/Final Land Development Application**

Dear Mr. Megill:

The Township is in receipt of the Sawmill Court land development application on December 8, 2020. This application calls for subdivision creating 20 new residential lots with twin homes and public loop road through the Subdivision and Land Development Ordinance as prescribed in Chapter 149 of the Westtown Township Code. The proposed development encompasses 6.3 acres, is located along South Concord Road on a parcel identified as 67-4-82.

The purpose of this review was for the Township to determine the overall completeness of the application prior to commencing the land development process as outlined under Chapter 149 of the Westtown Township Code. The following items were included in the submission:

- Application for Approval of Preliminary Plan
- Subdivision and Land Development Information Sheet
- Completed Escrow Agreement
- Waiver Request Letter
- Chester County Act 247 Application
- Copy of DEP Planning Module Mailer (sent to DEP)
- AQUA PA Will Serve Letter
- Post-Construction Stormwater Management (PCSM) Report
- Preliminary/Final Land Development Plans
- Check for \$1,300 made out to Westtown Township (Application Fee)
- Check for \$15,000 made out to Westtown Township (Escrow)
- Check for \$640 made out to County of Chester (Act 247 Review Fee)
- USB drive with PDF copies of submission materials

Please be advised that the Township has reviewed your application for compliance with both Preliminary and Final Plan submission requirements due to your waiver request, submitted with your application, to have your plans reviewed and approved simultaneously as a Preliminary/Final Plan. If the Preliminary Plan and all supporting data comply in all respects with the requirements for a Final Plan, the Township may proceed to final action at the first consideration of the plan, if a written request for final approval is made by the applicant and agreed to by the Board of Supervisors, upon the recommendation of the Planning Commission.

Please be advised the Township considers your application substantially complete; however, there are certain outstanding items, which are described in detail below:

- §149-700.A1 and §149-600.B.1 require an electronic submission in either .DXF or .DWG format for all land development applications and for subdivision applications of five lots of greater.
 - **The applicant failed to submit those.**
- §149-602.B(9) and §149-702.B(9) require that the preliminary and final plans include indication of locations of precautionary and prohibitive slope areas as defined by Chapter 170, Zoning.
 - **The applicant has identified steep slopes of 15-25% that should be indicated as “precautionary slope areas.” If there are any slopes in excess of 25% as listed in the legend, they should be indicated as “prohibitive slope areas” on the plan sheets. Based on the contour intervals shown, it does not look like all required slopes are identified.**
- §149-702.B.17 requires a certification of ownership, acknowledgement of plan and offer to dedicate, where applicable, shall be lettered on the plan, and shall be signed and notarized by the owner(s) of the property.
 - **The applicant failed to note that certification on the plan sheets.**
- §149-702.C.1 and §149.702.C.2 requires some supplementary data regarding offers of dedication and deed restrictions, if any.
 - **The applicant failed to address those items in the submission.**
- §149-602.D and §149-702.D require that the applicant include submission of a Conservation Plan.
 - **The applicant failed to include a specifically identified Conservation Plan (§149-801); although most of the requirements are included on the submitted Existing Conditions Plan, the Grading and Utilities**

Plan and the Erosion Control Plan; it also is not clear that all significant features within fifty (50) feet of the tract boundary have been identified per §149-801.C., although contour lines are indicated.

- §149-602.C.4 requires submission of a litany of supplementary data, as applicable, including for example: (a) a statement noting current and expected traffic conditions; (f) parks, playgrounds, open space and other areas dedicated or reserved for public use, with any conditions governing such use and notation of ownership; (h) a statement noting proposed signage and lighting for development; (i) full documentation of any proposed homeowner’s association, covenants or other such proposed association and/or restrictions governing the subdivision and/or land development.
 - **The applicant has not addressed those items, other than indicating the location of open space, a loop trail and a snow removal area.**
- §149-924.D requires submission of a “tree protection management plan” where more than ten viable trees are to be removed, including indication of each tree six inches (dbh) or greater and compensatory planting.
 - **The applicant has not submitted a “tree protection management plan” but has indicated, in a waiver request letter, a request to waive compensatory planning and inferred that trees to be removed are not “viable,” terming them “not healthy.”**

Please submit the outstanding items noted above so that your application can be scheduled for a future Planning Commission meeting. To the extent you can add features and/or notes as necessary to existing plan sheets, to affirm/explain how these requirements are met or are not applicable, you need not submit separate plan sheet(s). If you have any further questions, please do not hesitate to ask.

Sincerely yours,



John D. Snook, Planning Consultant and Interim Assistant Zoning Officer



Mila Robinson, Assistant Planner and Interim Zoning Officer

Cc: Jon Altshul – Westtown Township Manager
Patrick McKenna, Esq. – Westtown Township Solicitor