



MEMORANDUM

To: Maggie Dobbs, AICP, Director of Planning & Zoning
From: Bob Flinchbaugh, PE
Subject: WTT-20-414 Sawmill Court
Date: April 1, 2021

We are currently reviewing the Land Development Plan submission which was received on March 29, 2021 and will be forwarding to the Township upon completion, after the upcoming April 7, 2021 Planning Commission Meeting. In the interim, the below references items that warrant discussion at the referenced Planning Commission Meeting. The below items are referenced against the comment numbers applicable to our previous, February 26, 2021 review letter, as responded to by InLand Design in their March 25, 2021 response letter:

1. Comment #5: The general layout of stormwater management improvements discussed at the previous March 3, 2021 Planning Commission Meeting appears to be in general compliance with our previous comment, which includes:
 - Extension of the proposed underdrain, located below proposed Infiltration Beds #2 and #3, extended to the north and south to sufficiently accommodate the downslope area associated with both of these facilities.
 - Conversion of the storm sewer paralleling the west tract boundary line to combination storm sewer/underdrain.

A complete technical review is still pending, however the general layout of the features referenced is accordance with the requirements set forth in our previous review letter.

2. Comment #44: This comment pertained to the requirement that the applicant provide an Open Space Management Plan to demonstrate compliance with the Open Space Standards set forth in Sections 170-907.A and 170-803.A.10 of the Westtown Township Zoning Ordinance. The applicant has provided this Plan as Sheet 17 of 19 of the most recent Plan set. The following issues remain and warrant discussion:
 - Sections 190-907.A(2 & 3): This section requires the provision of a minimum of 10% of the Open Space to be set aside as “active recreation”. The recreation definitions set forth in Section 170-201 list hiking under “passive” recreation, and list activities including “playgrounds, ball courts, golf courses, and swimming pools” under “active” recreation. Subsection 3 does indicate that area associated with walking trails does not need to be in addition to the 10% active recreation requirement, unless the Board determines that the 10% minimum is to be designated for active recreation. The Planning Commission may feel that the walking trail adequately addresses this minimum, however active recreation and the development of this area can be required if desired.
 - The applicant must clearly designate the specific uses proposed for the open space, along with required maintenance associated with each use, based upon the uses specified in Section 170-907.A(5).



- The applicant has not demonstrated compliance with Section 170-907.A(7)(a), which requires that the areas which qualify to meet minimum open space requirements be not less than 75 feet in width at any point and not less than ½ acre of contiguous area. It shall be noted that Section 149-921.C(6)(a) of the references the requirement above, however, adds the language “except when part of a trail system or pathway network”, which the applicant may claim allows this area to be included as open space. The previous review letter specifically indicates that the Plan shall demonstrate compliance with the referenced Zoning Ordinance section, therefore this comment shall be addressed as referenced in the letter.
3. Comments #45 and #46: These comments require that the applicant provide a Tree Protection Management Plan and that compliance with the compensatory planting requirements set forth in Section 149-924.D(12) be demonstrated. The response letter states that the Arborist’s evaluation of existing plantings is pending and that the amount of compensatory planting shall be dependent of the Arborist’s determination. The following is recommended:
- Representatives from Westtown Township be present at the time of the evaluation, or that a separate review completed based upon the Arborist’s findings.
 - Provision of adequate buffer plantings is essential due to the sites proximity to adjoining residential properties. It is therefore recommended that this requirement not be considered “condition of Plan approval” and that this requirement be satisfactorily addressed to the Township’s satisfaction prior to the consideration of conditional Plan approval.
4. Comment #53: This comment pertains to the site lighting as proposed to be located within the individual proposed lots. The applicant has generally provided sufficient information to demonstrate that the lighting proposed shall not produce excessive glare, however the Ordinance section applicable to lighting requirements is located in the Zoning Ordinance (Section 170-1514.F(1)). It may be desirable to consider this Ordinance section “not applicable” if it is the Township’s intent to not require the applicant to obtain Zoning relief.
5. Comment #63: This comment references information to be included in the governing documents of the Homeowners Association. The Township Planning Commission has recommended granting Ordinance relief to permit this plan to be processed as a Preliminary/Final Plan. It is recommended that this requirement not be considered a “condition of Plan approval”, and that maintenance responsibilities are clearly outlined to the Township’s satisfaction prior consideration of conditional Plan approval.

As previously noted, the above represents a cursory review of the provided Plans and Reports submitted by the Applicant. The items within this memo do not constitute a full or detailed review and omission of any noted deficiency or comment should not be taken as any other outstanding item contained within a previous review letter being satisfactorily addressed or no longer applicable. Any design changes may result in generation of additional comments.