



April 28, 2021

Jon Altshul, Township Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

RE: Sawmill Court Subdivision  
Land Development Review  
Westtown Township  
WTT-20-414

Dear Mr. Altshul,

As requested, CEDARVILLE Engineering Group, LLC (CEG) has completed a review of the Land Development Plan for Sawmill Court Subdivision. The site (UPI#67-4-82) comprising of roughly 6.31 acres, is located on the southwest side of S. Concord Road in the M-U Multi-Use Zoning District of Westtown Township. The project includes: the demolition of existing structures, the construction of a Residential Subdivision consisting of 10 twin units (20 dwellings), a roadway, public sewer, drainage systems and infiltration BMPs to manage the increased impervious coverage.

The following information was received by our office on April 21, 2021:

- A. Full size plan titled "Preliminary/Final Land Development", prepared by InLand Design, LLC, consisting of twenty (20) sheets dated December 7, 2020 and last revised April 21, 2021.
- B. Post Construction Stormwater Plan Narrative, prepared by InLand Design, LLC, dated December 7, 2020 and last revised April 21, 2021.
- C. Response Letter dated April 21, 2021, prepared by InLand Design, LLC., to Albert Federico Consulting, LLC review letter dated April 12, 2021.
- D. Response Letter dated April 21, 2021, prepared by InLand Design, LLC., to CEG review letter dated April 15, 2021.
- E. Memorandum regarding Open Space Design for Sawmill Court prepared by Joel D. Comanda P.E. to Maggie Dobbs, AICP, Director of Planning & Zoning Westtown Township dated April 21, 2021.

The following information was received by our office on April 27, 2021:

- A. Bed Volume Calculator RTANK pages, supplemental to the Post Construction Stormwater Plan Narrative, prepared by InLand Design, LLC.

The following waivers have been requested by the applicant from the Westtown Township Stormwater Management and Subdivision & Land Development Ordinances:



- Section 149-700: Requiring the plans to be submitted and approved as a separate preliminary and then final Land Development Plan submission.
- Section 149-913.D to allow a block length of less than 1,000 feet.
- Section 149-915.K(2) to waive the requirement for a turnaround area in the on-site driveways.
- Section 149-924.D(12)(b) to waive the requirement of planting the required number of compensatory trees.

The referenced documents have been reviewed for compliance with Chapter 80 – Erosion, Sediment Control and Grading, Chapter 144 – Westtown Township Stormwater Management, Chapter 149 – Subdivision of Land, and Chapter 170 – Zoning Ordinances.

The following comments are offered for your consideration:

**EROSION AND SEDIMENT CONTROL COMMENTS (WESTTOWN TOWNSHIP CODE, CHAPTER 80, EROSION, SEDIMENT CONTROL AND GRADING):**

1. – 2. These comments have been satisfactorily addressed.

**STORMWATER MANAGEMENT COMMENTS (WESTTOWN TOWNSHIP CODE, CHAPTER 144, STORMWATER MANAGEMENT):**

3. – 7. These comments have been satisfactorily addressed.
8. This comment is no longer applicable.
9. – 14. These comments have been satisfactorily addressed.
15. This comment is no longer applicable.
16. – 17. These comments have been satisfactorily addressed.
18. This comment is no longer applicable.
19. – 29. These comments have been satisfactorily addressed.
30. *Section 144-402.G – Inspections, operation, and maintenance requirements. The following documents shall be prepared and submitted to the Township for review and approval as part of the SWM site plan, in accordance with the requirements of Article VII, for each BMP and conveyance included in the SWM site plan (including any to be located on any property other than the property being developed by the applicant);*
  - (1) *An O&M plan.*
  - (2) *An O&M agreement.*
  - (3) *Any easement agreements that are needed to ensure access, inspection, maintenance, operation, repair and permanent protection of any permanent BMP(s) and conveyances associated with the regulated activity.*



- (4) Any written deed, deed amendment or equivalent document (if needed) to be recorded against a subject property, as shown on the SWM site plan maps or plan sheets, or recorded plan sheets for the purpose of protecting and prohibiting disturbance to a BMP or conveyance; and
- (5) Written approval, easement agreements, or other documentation for discharges to adjacent or down-gradient properties when required to comply with § 144-301G and Article VII of this chapter.

*Section 144-701.D - General Requirements for protection, operation and maintenance of stormwater BMPs and conveyances - For any BMP or man-made conveyance (including any to be located on any property other than the property being developed by the applicant) to be owned by a person other than the Township:*

- (1) An O&M agreement shall be submitted to the Township for review and approval; and
- (2) The O&M plan shall be attached to, incorporated within, and recorded as a public record along with a fully executed O&M agreement, all of which shall be recorded as a restrictive covenant that runs with the land and shall be binding upon the landowner and any heirs, administrators, successors in interest or assigns of the landowner.

January 6, 2021 Comment: A Stormwater Management Operation & Maintenance Agreement will need to be executed and recorded for the proposed stormwater BMPs, to include all BMPs shown on the PCSM Plan. The O&M Agreement shall be provided by Westtown Township upon approval of the Plan. The applicable signatures included under the Stormwater Management Operation & Maintenance Statement, Sheet 1, must be signed by the property owner prior to recording. The Operation & Maintenance Agreement shall be recorded concurrently with the Land Development Plan.

February 26, 2021 Comment: The above comment remains applicable. The O&M Agreement shall be amended and re-recorded as required upon the applicant's conveyance of open space to the Homeowners Association.

April 15, 2021 Comment: The above comment remains applicable.

**Current Comment:** The above comment remains applicable.

**SUBDIVISION AND LAND DEVELOPMENT COMMENTS (WESTTOWN TOWNSHIP CODE, CHAPTER 149, SUBDIVISION OF LAND):**

31. *This comment has been satisfactorily addressed.*
32. *Section 149-600.C – If the preliminary plan and all supporting data comply in all respects with the requirements for final plans (see Article VII), the Township may, in the case of small subdivisions involving no new streets or limited development of land, 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.*

January 6, 2021 Comment: The applicant has requested a waiver from submission of a Preliminary Plan. CEG does not support consideration of this request based upon the extent of improvements proposed.

February 26, 2021 Comment: CEG defers consideration of this waiver request to Westtown Township.

April 15, 2021 Comment: CEG defers consideration of this waiver request to Westtown Township.



**Current Comment:** CEG defers consideration of this waiver request to Westtown Township. If this waiver is to be considered, CEG recommends that the applicable comments noted in this letter be addressed prior to consideration of Final Plan approval.

33. – 37. These comments have been satisfactorily addressed.

38. *Section 149-903.A(3)– Collector Street Right-of-Way shall be 60 feet and cartway width shall be 28 feet.*

January 6, 2021 Comment: CEG defers to the Westtown Township Traffic Engineer regarding required widening along South Concord Road.

February 26, 2021 Comment: The above comment remains applicable.

April 15, 2021 Comment: The above comment remains applicable.

**Current Comment:** The above comment remains applicable.

39. – 40. *These comments have been satisfactorily addressed.*

41. *Section 149-915.K – Driveway Design Requirements.*

*Section 149-915.K(1) – The grade of the driveway within 20 feet of the pavement edge or the curblin of the public road, Township or state, shall not exceed 4%. The maximum grade permitted beyond this point is 15%. Vertical curves shall be used a change of grades exceeding 5%.*

*Section 149-915.K(2) – Width of driveway within the legal right-of-way of the public road shall be at least 10 feet and shall be nine feet within the property line. Adequate turnaround surface shall be provided on the property so egress to the street is in a forward direction. Where the grade of the driveway exceeds 10%, at least on level parking space shall be provided just within the property line for emergency parking.*

*Section 149-915.K(4) – Discharge of roof drains or downspouts onto the driveway which slopes toward the street shall not be permitted. No drainpipe for any basement sump pump, foundation drain, disposal field, terrace, roof or pavement shall be discharged onto the public right-of-way.*

January 6, 2021 Comment: The following shall be provided:

- Large scale plan views of the proposed driveways, showing spot elevations, slopes, and dimensions to demonstrate compliance with the above referenced criteria.
- Locations of all proposed roof drains shall be shown to demonstrate compliance with the above referenced criteria.

February 26, 2021 Comment: The following shall be provided:

- Large scale plan views shall be provided as requested above, with spot elevations and slopes provided at the following locations to demonstrate ordinance compliance at both driveway edges and to ensure that proper grading can be maintained between the driveways of the adjoining units:
  - Spot elevations provided at intersection with Sawmill Court on both sides of driveway.
  - Slopes shown at both sides of driveway.
  - Cross slope of proposed grass strip between adjoining unit driveways.



- Roof drain locations shall be shown to ensure roof runoff is conveyed in accordance with the Drainage Area Plan included with the calculations.

The applicant has requested a waiver from the referenced Section 149-915.K(2) of the Ordinance, as referenced above. CEG offers no objection to this request, provided that the above referenced comments are satisfactorily addressed.

April 15, 2021 Comment: The following shall be addressed:

- Slope direction arrows shall be checked and revised where required, to ensure the arrow coincide with the direction of flow.
- Building roof drain locations shall be revised to correspond to the Drainage Areas shown on the “Inlet Drainage Area Plan”, as provided in the Stormwater Management Calculations. The following lots have roof areas within multiple drainage areas with only one roof drain shown, and shall be revised:
  - Lot 8
  - Lot 11
  - Lot 13
  - Lot 15
  - Lot 19

**Current Comment:** The following information does not appear on Sheet 6 and shall be clearly shown:

- The spot elevations for slope arrows.

Roof drain flow arrows as referenced by Note 13 on Sheet 8 shall be shown on the Plan.

42. *Section 149-916 – Sidewalks and paths. Sidewalks, bike paths and other paths may be required to be installed at the discretion of the Board of Supervisors upon the recommendation of the Planning Commission.*

*Section 149-916.A – All materials entering into the construction of sidewalk and the method of construction and installation shall be in accordance with PennDOT Specification Publication 408, except that the compacted thickness of the aggregate bed shall be four inches. Sidewalk across driveways and driveway aprons shall be constructed with six inches of concrete reinforced with six-by-six s1.4 by s1.4 welded wire fabric place two inches from the finished surface. Sidewalks shall have a minimum width of four feet and be located four feet behind the curblin unless approved otherwise.*

*Section 149-916.B – Sidewalks at intersections shall be constructed to provide for handicapped access.*

*Section 149-916.C – Details and specification for the construction of bike paths and other paths shall be submitted with preliminary plans for review and approval by the Township Planning Commission and Township Engineer.*

January 6, 2021 Comment: The following shall be addressed:

- A sidewalk detail has been provided on Sheet 15; however no proposed sidewalk has been shown on the Plan. CEG recommends the Township consider sidewalk along both sides of Sawhill Court, and along the tract frontage abutting South Concord Road.
- If deemed required, the Plans and Typical Roadway Cross Section Detail shall clearly show the sidewalk location in accordance with the above criteria.



- ADA ramps shall be provided at the intersections of Sawhill Court and South Concord Road. Large scale details, showing spot elevations, slopes, and dimension in accordance with the latest ADA Standards shall be provided.
- Details and specifications associated with the proposed 4-foot trail shall be provided.
- Details for the apron to be provided at the driveway crossing shall be provided.

February 26, 2021 Comment: The following shall be addressed with respect to the proposed trail:

- The proposed trail as shown shall serve as the sole means of pedestrian access through the development. Trail grading shall be shown to demonstrate compliance with the applicable provisions of the ADA Standards and Specifications that the trail is constructable within applicable best practices. Currently, the proposed grading of the trail adjacent to BMP 3 exceeds the maximum grade set forth in the referenced Standards and Specifications proposes 48% slopes adjacent to the trail.
- Handicap accessible ramp shall be provided approaching both crosswalks at Sawmill Court. The following shall be provided:
  - Handicap ramp details in accordance with applicable PennDOT RC Standards.
  - Large scale plan view details shall be provided with landing/ramp/detectible warning strips shown, along with spot elevations and slopes shown to demonstrate compliance with the referenced ADA Standards and Specifications.
- Crosswalk pavement markings and signage shall be shown and labeled on the Plan.
- Specifications shall be provided clearly noting the material to be used for the “4” cinders” as shown on the Walking Trail Detail, Sheet 17.

April 15, 2021 Comment: As discussed at the April 7, 2021 Planning Commission Meeting, sidewalks are to be provided along the site frontage abutting South Concord Road, and within the interior of the site. The following shall be provided:

- Four (4) handicap accessible ramps shall be provided along the South Concord Road sidewalk approaching Sawmill Court. The following shall be provided:
  - Handicap ramp details in accordance with applicable PennDOT RC Standards.
  - Large scale plan view details shall be provided with landing/ramp/detectible warning strips shown, along with spot elevations and slopes shown to demonstrate compliance with the referenced ADA Standards and Specifications.
- Crosswalk pavement markings and signage shall be shown along both Sawmill Court crossings and labeled on the Plan.
- The following details shall be provided, in addition to those listed above:
  - Typical section of concrete sidewalk.
  - Concrete driveway aprons.

**Current Comment:** The following shall be addressed:

- Scaled views shall be provided for the handicap ramp details as previously requested, to clearly demonstrate compliance with applicable ADA Standards.
- Spot elevations at the depressed curb area of the handicap ramps shall be provided to demonstrate compliance with ramp longitudinal slope requirements.

43. *Section 149-918.B – Water distribution, approvals and reviews. No construction of any water distribution system shall commence prior to written approval and or comments from the DEP, CCHD, Fire Marshal, and Township Engineer.*





January 6, 2021 Comment: The above referenced approvals shall be obtained, with correspondence provided to the Township, prior to Plan recording.

February 26, 2021 Comment: The above comment remains applicable.

April 15, 2021 Comment: The above comment remains applicable.

**Current Comment:** The above comment remains applicable.

44. *Section 149-921.C(4) – The plan shall designate the use of common open space, the type of maintenance to be provided, and a planting plan or schedule. In designating use and maintenance, the following classes may be used.*

*Section 149-921.C(4)(a) – Lawn. A grass area with or without trees which may be used by the residents for a variety of purposes and which shall be mowed regularly to ensure a neat and tidy appearance.*

*Section 149-921.C(4)(b) – Natural area. An area of natural vegetation undisturbed during construction or replanted; such areas may contain pathways. Meadows shall be maintained as such. Maintenance may be minimal but shall prevent the proliferation of undesirable plants. Litter, dead trees and brush shall be removed, and streams kept in free-flowing condition.*

*Section 149-921.C(4)(c) – Recreation area. An area designated for a specific recreational use, including by way of example tennis, swimming, playfield and tot lots. Such areas shall be located and maintained in such manner as not to create a hazard or nuisance and shall perpetuate the proposed use.*

*Section 149-921.C(4)(d) – Stormwater detention/retention and sewage disposal areas. Detention or retention areas or land used for surface (land application) for subsurface sewage disposal and holding or settlement ponds.*

January 6, 2021: An Open Space Management Plan shall be provided in accordance with the above referenced criteria and the applicable criteria set forth in Section 149-921.

February 26, 2021 Comment: The above comment remains applicable. The Open Space Management Plan must demonstrate compliance with Open Space Standards set forth in Section 170-907A of the Westtown Township Zoning Ordinance, as required per Zoning Ordinance Section 170-803.A.(10).

April 15, 2021 Comment: The following shall be addressed pertaining to the Open Space Management Plan, in accordance with the Ordinance sections referenced above, and shall be adequately addressed prior to consideration of Final Plan approval:

- 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, that the Township may require that the area be prepared and developed for such purposes, 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 shall evaluate whether the walking trail adequately addresses this Ordinance requirement, or if additional area and improvements for active recreation shall be provided.



- 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). This designation shall be included on the Plan view or in the Legend for clarity.
- The applicant must demonstrate 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.

**Current Comment:** The following shall be addressed:

- The Planning Commission shall evaluate whether the walking trail adequately addresses this Ordinance requirement, or if additional area and improvements for active recreation shall be provided.
- The Open Space Management Plan shall be revised to demonstrate that a minimum of ½ acre of contiguous open space of a minimum of 75 feet can be maintained for all areas proposed to meet minimum open space requirements.

45. *Section 149-922.B(2) All buffers shall include a completion planted visual barrier to landscape screen. Such visual barrier shall be fully attainable within a three-year period. Where the existing tree masses do not fully screen the area or where there are no existing tree masses, planting shall be added to compete the visual barrier within the prescribed time period.*

January 6, 2021: The Plan currently does not show the preservation of existing tree masses along the north and west tract boundary lines. Proposed landscaping in these areas shall be increased to provide a complete visual barrier and shall eliminate the gaps between the landscaping as shown.

February 26, 2021 Comment: The above comment remains applicable and shall be subject to the pending site walk to include the applicant and Township.

April 15, 2021 Comment: The following shall be provided and shall be completed prior to consideration of Final Plan approval:

- If the applicant's arborist is to perform an evaluation regarding the health of the existing trees and their effect on the compensatory trees to be provided, this evaluation shall be completed in Report form, submitted to the Township for review, and approved by Westtown Township.
- In lieu of the above referenced arborist evaluation, a site walk with the Township shall be scheduled to determine the health of the existing trees and the effect on the compensatory trees to be provided.

**Current Comment:** The applicant has stated that the Arborist's Report has been forwarded to the Township for review. Pending review of the Arborist's Report, the previous comment remains applicable.

46. *Section 149-924.D(11) – A tree protection management plan must be submitted at the time of preliminary plan application if there are 10 or more viable trees proposed to be cut or removed from the property. The Tree Protection Management Plan shall contain the following information on a plot plan: A chart tabulating the diameter inches being removed, the required diameter inches to be replaced and the equivalent number of compensatory trees.*

January 6, 2021 Comment: A Tree Protection Management Plan must be provided as referenced above, based upon the extent of tree removal depicted on the Existing Conditions and Demolition Plan, and as verified by aerial photography. The Landscape Plan shall be revised to clearly demonstrate that the compensatory trees





proposed meet the requirements set forth in Section 149-924.D(12) of the Ordinance. The Tree Protection Management Plan shall include all applicable criteria set forth in Section 149-924.D.

February 26, 2021 Comment: The Tree Protection Plan shall be revised as follows:

- a) *Section 149-924.D.(3) - Lot owner's consent to the application.*

The lot owner's consent to the application shall be added to the Plan.

- b) *Section 149-924.D.(9) - The limits of tree protection zone, according to the following distances from proposed improvements: a-d.*

Tree protection zone limits shall be clearly shown on the Plan.

The applicant has requested a waiver from providing the total amount of compensatory trees. Consideration of this request shall be deferred until the above referenced site walk has occurred. Revisions to the Tree Protection Management Plan may be required based upon the outcome of this meeting.

April 15, 2021 Comment: This comment shall remain applicable until Comment 45 is adequately addressed.

**Current Comment:** The following shall be addressed:

- The applicant has requested a waiver from providing the total amount of compensatory trees. Consideration of this request shall be deferred until the above referenced site walk has occurred or review of an Arborist's Report has been completed. Revisions to the Tree Protection Management Plan may be required based upon the outcome of this meeting and/or review.
- The plantings proposed downslope of BMP 1 encroach on the proposed sidewalk and shall be relocated.
- The limits of the tree protection zones shall be clearly labeled on the Plans and added to the Legend. The applicant has stated that the limits have been added to the Landscape Plan, however it is unclear where the protection zones are defined by the line circular line adjacent to the trees, which is currently not defined in the Legend.

47. *Section 149-924.D(12)(b) – Compensatory planting. Compensatory trees shall be provided in the following ratios, based upon the sum totals of the diameter inches of trees being removed. The stands are applicable to both deciduous and evergreen trees. Compensation is not required for shrubs, unless otherwise required by the Board of Supervisors.*

- i. For viable non-specimen: one inch of new tree caliper shall be provided for every four inches of existing tree diameter cut or removed. For example, if a single trunked, twenty-inch diameter oak is removed, five diameter inches shall be replanted.
- ii. For viable specimen: one inch of new tree diameter for every one inch of existing tree diameter cut or removed. Where it has been determined by the Zoning Officer that a specimen tree has been or is proposed to be cut or removed, the person responsible shall be fined no more than \$1,000.
- iii. For existing street trees within the right-of-way, one tree, with a caliper of 3 ½ inches shall be replanted as a canopy tree in accordance with Section 149-925I(6).

January 6, 2021 Comment: The applicant has requested a waiver from this section of the Ordinance. CEG does not support this request, as the existing vegetation which serves as a buffer to the properties to the



north, west, and south will be removed as a result of the improvements proposed; therefore, warranting the provision of compensatory plantings.

February 26, 2021 Comment: See Comment #46, above.

April 15, 2021 Comment: The above comment remains applicable.

**Current Comment:** The above comment remains applicable.

48. *This comment has been satisfactorily addressed.*

49. *Section 149-927 – Sanitary sewage disposal and treatment facilities.*

January 6, 2021 Comment: CEG defers comments pertaining to this Ordinance section to the Township Sanitary Sewer Engineer.

February 26, 2021 Comment: The above comment remains applicable.

April 15, 2021 Comment: The above comment remains applicable.

**Current Comment:** The above comment remains applicable.

50. *Section 149-403.A – Before the final plan is signed by the Board of Supervisors, the applicant shall submit an agreement, subject to the approval of the Board of Supervisors, provided for, but not limited to , the following where applicable: In accordance with the approved final plan, the applicant will layout and construct all street and other improvements, including , but not limited to, grading, paving , curbs, gutter, sidewalks, streetlights, fire hydrants, water mains, street singes, shade trees, storm and sanitary sewers, stormwater management structures, landscaping, traffic control devices, open space areas, and erosion and sediment control measures.*

*Section 144-403.C – The applicant shall sign a tri-party agreement with a financial institution and the Township guaranteeing and securing completion of the improvements listed in Subsection A, except as provide for in Subsection E, within one year of the date of the approved plan.*

January 6, 2021 Comment: Financial security in an amount acceptable to the Township shall be provided prior to Plan recording. A Construction Cost Estimate shall be submitted for review and approval, with the required financial security incorporated into a Developer’s Agreement to be executed prior to Plan recording.

February 26, 2021 Comment: The above comment remains applicable.

April 15, 2021 Comment: The above comment remains applicable.

**Current Comment:** The above comment remains applicable.

**ZONING COMMENTS (WESTTOWN TOWNSHIP CODE, CHAPTER 170, ZONING):**

51. – 52. *These comments have been satisfactorily addressed.*



53. *Section 170–1514.F(1) – Plan Submission -For subdivision and land development applications where site lighting is required for proposed, lighting plans shall be submitted to the Township for review and approval and shall include:*

- a. *A site plan, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent use that might be adversely impacted by the lighting. Th Plan shall contain a layout of all proposed fixtures by location and type.*
- b. *Isofootcandle plots for individual fixture installations, or 10 feet by 10 feet illuminance-grid plots for multi-fixture installation, which demonstrate compliance with the intensity and uniformity requirements as set forth in the chapter. Also, vertical footcandles at property line, five feet above finished grade and horizontal foot candles at grade, at property line.*
- c. *Description of the purpose equipment, including fixture catalog cuts, photometrics, glare reduction devices, lamps, on/off control devices, mounting heights, pole foundation details and mounting methods.*

January 6, 2021 Comment: If site lighting is proposed, a Lighting Plan shall be provided in accordance with the above Ordinance section. This Plan shall demonstrate compliance with the applicable criteria set forth in Section 170-1514 of the Ordinance. If no lighting is proposed, this shall be noted on the Plan.

April 15, 2021 Comment: It is confirmed that the lighting as proposed shall not produce glare in excess of the requirements set forth in the above referenced section of the Zoning Ordinance. CEG defers to the Westtown Township Zoning Officer as to the applicability of the above referenced Zoning Ordinance sections applicable to minimum illuminance to be provided.

**Current Comment:** It is confirmed that the lighting as proposed shall not produce glare in excess of the requirements set forth in the above referenced section of the Zoning Ordinance. CEG defers to the Westtown Township Zoning Officer as to the applicability of the above referenced Zoning Ordinance sections applicable to minimum illuminance to be provided.

**Current Comment:** The above comment remains applicable.

## **GENERAL COMMENTS**

54. – 60. These comments have been satisfactorily addressed.

61. This comment is no longer applicable.

62. This comment has been satisfactorily addressed.

## **FEBRUARY 26, 2021 ADDITIONAL COMMENTS:**

63. February 26, 2021 Comment: The following information shall be provided as it pertains to the Homeowners Association Declaration and applicable documents:

- a. The proposed budget of the Homeowners Association, to ensure that proper funding for maintenance of the following is established:
  - i. Stormwater BMPs 1, 2, and 3
  - ii. The Permanent Compost Filter Sock
  - iii. Community Walking Trail



- b. Evidence that the BMP and Compost Filter Sock Operation and Maintenance Notes have been incorporated into the HOA Documents.
- c. The applicable section of the documents covering the Homeowners Association and the Township's responsibilities associated with the Off-Street Parking/Snow Removal Area shall be provided to ensure clarity as far as ownership and maintenance responsibilities.

April 15, 2021 Comment: The above comment remains applicable. The above referenced budget shall also include proposed sidewalks to be maintained by the Homeowners Association. The above information shall be submitted for review and approved by the Township prior to consideration of Final Plan approval.

**Current Comment:** The above comment remains applicable.

64. This comment has been satisfactorily addressed.

65. *Section 149-913.D – Where practicable, blocks along arterial highways and collector streets shall not be less than 1,000 feet long.*

February 26, 2021 Comment: The applicant has requested a waiver from the referenced Ordinance requirement. CEG defers comment to the Township Traffic Engineer.

April 15, 2021 Comment: The above comment remains applicable.

**Current Comment:** The above comment remains applicable.

**APRIL 28, 2021 ADDITIONAL COMMENTS:**

66. The bottom of curb elevation shown at the southern curb radius associated with the proposed parking area (360.17) shall be verified and revised as required, as the elevation as shown is lower than the top of grate of the adjacent inlet (360.39) and will result in potential ponding of stormwater.

**OTHER AGENCY APPROVALS:**

- Chester County Conservation District (NPDES Permit)
- Pennsylvania Department of Environmental Protection (Sewage Facilities Planning Module Exemption)
- Township Fire Marshal
- Township Zoning Officer

Please do not hesitate to contact me with any questions.

Best Regards,  
**CEDARVILLE Engineering Group, LLC**

Robert E. Flinchbaugh, P.E.  
Senior Municipal Engineer



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cc: Maggie Dobbs, AICP, Director of Planning and Zoning, Assistant Township Manager  
Mila Robinson, Township Planner  
John Snook  
Joel Comanda, P.E., InLand Design, LLC, Engineer  
Hunrise Builders, LLC, Applicant  
Albert Federico, P.E, Albert Federico Consulting, LLC  
William N. Malin, P.E, Carroll Engineering Corp.