



Carroll Engineering Corporation

June 4, 2021

Jon Altshul, Manager
Westtown Township
P.O. Box 79
Westtown, PA 19395

Dear Jon:

Subject: Stokes Estate

This office has received plans for the above subject project. This is the first submission to Carroll Engineering Corporation for this project and upon review we offer the following comments:

A. SUBMISSION

1. "Conditional Use Plans for the Stokes Estate" prepared by DL Howell & Associates for Fox Clearing, LLC. The current plan submission consists of 23 sheets dated April 23, 2021 with no revision.
2. Various conditional use documents not reviewed by this office.

B. GENERAL

1. The plan proposes construction of 68 single family homes on an existing 65+/- acre parcel (UPI 67-2-23). There are also four (4) open space parcels to be created.
2. The project is located 1013 Shiloh Road in the R1 Residential District.
3. Sanitary sewer service will be provided by a pump station in the development. Wastewater will be pumped to Shiloh Road, and then South in Shiloh Road to Plumly Road and a gravity sewer extension to the Township's existing sewer system in Farm Lane (Bayard Rustin High School entrance road). Wastewater will be conveyed by the Bayard Rustin Pump Station to the Chester Creek Wastewater Treatment Plant for treatment.
4. The pump station is located on open space parcel 1. Sewers are proposed to cross lots 63, 64 & 65. Easements are required for the pump station and sewers.

Today's Commitment to Tomorrow's Challenges

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Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
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105 Raider Boulevard
Suite 206
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908.874.7500

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5. Gravity sewer service is proposed for all lots except lots 22 – 28. Pressure sewers and grinder pumps are proposed for these lots. Currently there is insufficient detail to determine if the proposed sewer layout is optimal for the proposed development, or to provide a detailed review. No sewer profiles or pump station details are included on the drawings.
6. Consideration should be given to providing sewer access to the adjacent Foley (1009 Shiloh), O'Brien (1007 Shiloh), and Galilea (1011 Shiloh) properties. No other adjacent properties are candidates for sewer access, owing to the general terrain relative to the development parcel, or the presence of underground gas pipelines.

Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION



William N. Malin, P.E.

Vice President

WNM:cam

cc: Cedarville Engineering Group
Fox Clearing, LLC
DL Howell & Associates