



May 26, 2023

Liudmila Carter, Director of Planning & Zoning
Westtown Township
P.O. Box 79
Westtown, PA 19395

Dear Mila:

Subject: Stokes Estate

This office has received plans for the above subject project. This is the second 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 37 sheets dated March 17, 2023, with no revision.
2. Various conditional use documents not reviewed by this office.

B. GENERAL

1. The plan proposes the construction of 85 single-family homes on four existing parcels acre parcel (UPI 67-2-23, 67-2-9, 67-2-8, 67-2.7.1). There are also five (5) open space parcels to be created.
2. The project is located at 1013 Shiloh Road in the R1 Residential District.
3. Planning modules have been submitted to the Department of Environmental Projection of 68 units. The planning module must be revised for the final number of lots.
4. 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.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
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433 Lancaster Avenue
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105 Raider Boulevard
Suite 206
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5. Sewers are proposed in the open-space parcel adjacent to lot 66. An easement is required for the sewers if the Township will not own the open space.
6. A lateral is provided for the house at 1007 Shiloh Road. The lateral crosses the open-space parcel behind lots 16 and 17 and through lots 17 and 18. Lateral easements in favor of 1007 Shiloh Road are required.
7. Gravity sewer service is proposed for all lots except lots 25 – 31. Pressure sewers and grinder pumps are proposed for these lots.
8. The pump station is located on an unnumbered lot next to lot 14. Consideration should be given to locating the pump station southeast of Infiltration Basin #1 to provide gravity sewer service to all the lots.
9. 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.
10. Consideration should be given to providing sewer access to the adjacent Foley (1009 Shiloh). Sewer service can also be provided to properties along the northwest boundary of the project.

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