



February 15, 2023

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

**RE: Westtown School-Art School Center
Preliminary/Final Plan Review
Westtown Township, Chester County
0236-23-0061**

Apex Job No. 2022292

Dear Mr. Altshul:

On behalf of our client, Westtown School, please accept the enclosed Preliminary/Final Land Development Application and supporting documentation for the proposed addition to the existing Art School Center at the Westtown School with associated improvements including new walkways and stormwater management at 975 Westtown Road, Westtown Township, Chester County. The enclosed Plans and supporting documentation have been modified to address the review letter prepared by Cedarville Engineering Group, LLC, dated January 11, 2023, as follows:

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

1. Section 80-5.B - A topographical survey of the site, at a suitable scale of no less than one inch equals 50 feet and contour interval of no more than two feet zero inches, prepared by a registered surveyor or registered engineer, including also a boundary line survey, the location and description of vegetative cover, soil types (available from Chester County Soil Conservation District) and any other pertinent existing natural or man-made features.

Section 80-5.D - A written description of soil erosion and sediment and control measures (with appropriate plans and specifications), in accordance with standards and specifications of the USDA Soil Conservation Service, Chester County Conservation District and township ordinances, including, without limitation, retention basins or other control measures necessary to limit the rate of stormwater runoff to comply with the requirements of § 80-6C hereof.

January 11, 2023 Comment: The following shall be addressed:

- An additional rock construction entrance shall be provided to where equipment is to access the north section of the project area, adjacent to the landscaped walkway and building addition.
- The temporary rock construction as shown on the Erosion and Sedimentation Control Plan shall be increased to a minimum length of fifty (50) feet, in accordance with the Stabilized Construction Entrance Detail.
- Compost filter sock #4 shall be extended both directions to prevent sediment from exiting the site between it and sock #3 and #5.
- There are two compost filter socks labeled #1 and #2. These compost filter socks shall be relabeled consistently with the other compost filter socks on the Plan.

Current Comment: Compost filter sock #3 and #4 shall be revised to show their respective endpoints angled upslope at 45 degrees in accordance with DEP Standard Construction Detail #4- 1 Compost Filter Sock.

Response: We have modified compost filter sock #3 and #4 to angle the endpoints upslope at 45 degrees as requested.

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

2. *Section 144-305.A – The post-construction total runoff volume shall not exceed the predevelopment total runoff volume for all storms equal to or less than the two-year, twenty-four-hour duration precipitation (design storm). The water quality and runoff volume to be managed shall consist of any runoff volume generated by the proposed regulated activity over and above the predevelopment total runoff volume and shall be captured and permanently retained or infiltrated on the site. Permanent retention options may include, but are not limited to, reuse, evaporation, transpiration, and infiltration.*

January 11, 2023 Comment: The following shall be addressed:

- The Stormwater Riser #1 detail shall be revised to include a top view showing the vertical risers, ladder, pipe connections, outlet pipe direction, and how it is secured.
- The location of Stormwater Riser #1 shall be clearly shown on the Stormwater Management System #1 detail.
- The disturbed area on the Plan (0.85 acres) and Volume Controls Worksheet in the Report (1.06 acres) shall be revised to be consistent with one another.
- The Runoff Calculations on Page 19/75 of the Report shall be revised to accurately sum total areas in both square feet and acres. The calculations show areas of 49,192 square feet and 1.060 acres for existing conditions and areas totaling 46,192 square feet and 1.049 acres for developed conditions.

Current Comment: The following shall be addressed:

- **The PCSM System Outlet Structure detail shall be revised to include specifications for anchoring the control riser and water tight connections (pipe joints and control riser bottom).**

Response: We have provided additional notes on the PCSM Outlet Structure Detail to note the anchoring of the control riser shall include water tight connections and the pipe joints and control riser bottom.

- **The Collection Pipe Section shall be revised to show the location of the 8” perforated HDPE pipes that cross/connect to the system at elevation 331.50.**

Response: We have modified the collection pipe section to show the location of the 8” perforated HDPE cross pipe at elevation 331.50.

3. This comment has been satisfactorily addressed.

4. This comment has been satisfactorily addressed.

5. This comment has been satisfactorily addressed.

6. *Section 144-402.B.(3) - A statement, signed by the applicant, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality, and that a revised*

erosion and sediment control plan shall be submitted to, and approved by, the Conservation District or municipality (as applicable) for a determination of adequacy prior to construction of the revised features.

January 11, 2023 Comment: The statement shall be signed by the applicant prior to final Plan approval.

Current Comment: The above comment remains applicable.

Response: The statement will be signed by the applicant prior to final plan approval as required.

7. This comment has been satisfactorily addressed.

8. *Section 144-402.C.(18).(c) - Easements, as per the requirements of Article VII.*

Section 144-402.C.(18).(c).[2] - Notes or other documentation, as needed, to grant the municipality the right of access to all BMPs and conveyances for the purposes of inspection and enforcement of the requirements of this chapter, and any applicable O&M plans and O&M agreements.

January 11, 2023 Comment: An easement shall be granted to the municipality granting them the right, but not the obligation, to inspect and repair the BMP. If a blanket easement is to be offered, it shall be clearly noted on the Plan to be recorded with the Stormwater Management Operations & Maintenance Agreement.

Current Comment: The above comment remains applicable.

Response: An easement will be granted to Westtown Township for the purpose of maintenance of the Stormwater management facilities should the Westtown School fail to properly maintain the system. The applicant shall review the requirements of the easement with the Township Solicitor prior to Final Plan recording. We have provided a Stormwater Controls and BMPs Alteration Acknowledgement on the Record Plan clearly noting that the easement shall be recorded with the Stormwater Management Operations and Maintenance Agreement.

9. *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 11, 2023 Comment: A Stormwater Management Operation & Maintenance Agreement shall 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 and shall be recorded concurrently with the Land Development Plan.

Current Comment: The above comment remains applicable.

Response: A Stormwater Management Operation and Maintenance Agreement will be executed and recorded at the appropriate time prior to recording the final plan.

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

10. *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 11, 2023 Comment: Financial security of 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. The Applicant's Engineer shall contact the Township Engineer regarding the improvements in which financial security is to be posted.

Current Comment: The provided Construction Cost Estimate shall be revised as follows to provide adequate funding in the event that the project needs to be publicly bid and constructed:

- a) **The unit cost of item B1 PCSM System shall be increased to \$30,500.00 from \$24,000.00.**
- b) **The unit cost of item B9 Trench Drain shall be increased to \$80.00 per linear foot from \$50.00 per linear foot.**
- c) **The unit cost of item D.1 Shrubs (2-3' ht) shall be increased to \$75.00 from \$40.00.**
- d) **The Engineering Fees, Contingencies Cost and Engineering and Inspection Cost shall be increased based on the revised subtotal.**

The Total Construction Cost shall be revised to \$141,728.82 from \$130,102.32. The referenced amount shall be posted as financial security in a form acceptable to the Township Solicitor, for incorporation into a Developers Agreement. An Improvements Escrow Table for incorporation into the Agreement has been attached.

Response: We have modified the cost estimate of the proposed improvements as noted above. The revised estimate is enclosed for review and approval as required.

11. This comment has been satisfactorily addressed.

12. *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.*

Section 149-700.A – Within 60 days after approval of the preliminary plan, a final plan and all necessary supplementary data shall be officially submitted to the Township. However, an extension of time may be granted at the option of the Board of Supervisors upon written request of the applicant.

January 11, 2023 Comment: The referenced Ordinance section requires that a Preliminary Plan be submitted and reviewed prior to review of a Final Plan. CEG offers no objection to consideration of a waiver from this section of the Ordinance.

Current Comment: The applicant is requesting a waiver from the above referenced section of the Ordinance and stated that final action taken on the requested waiver will be included on the Plan prior to recording. CEG offers no objection to consideration of a waiver from this section of the Ordinance.

Response: As noted above, the applicant is requesting a waiver from this section included with this submission. Final action taken on the requested waiver will be included on the Plan prior to recording as required.

13. *Section 149-804.B.(3) – Complete description of both existing and proposed fire protection facilities within the tract, and where applicable within all abutting properties. Specifications shall comply with those found in §§ 149-917 and 149-918 of this chapter.*

January 11, 2023 Comment: The proposed fire protection methods for the proposed project are subject to the review and approval of the Township Fire Marshall.

Current Comment: The applicant has stated they will coordinate with the Fire Marshal for review and approval of the proposed fire protection methods. This comment shall be deemed satisfactorily complete upon approval by the Township Fire Marshall.

Response: The applicant will coordinate with the Township Fire Marshal as necessary for the review and approval of the proposed fire protection methods.

14. *Section 149-916.A – All materials entering into the construction of sidewalks and the method of construction and installation shall be in accordance with PennDOT Specifications Publication 408, except that the compacted thickness of the aggregate bed shall be four inches. Sidewalks across driveways and driveway aprons shall be constructed with six inches of concrete reinforced with six by six w1.4 by w1.4 welded wire fabric placed 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.C - Details and specifications 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 11, 2023 Comment: A detail with construction specifications for the proposed walkway in front and behind the building shall be added to the Plan.

Current Comment: The Bluestone Paving – Section detail and the legend label for the “Proposed Walkway” shall be revised to be consistent with one another.

Response: We have modified the legend for the proposed bluestone paving section on sheet 5 of the plans as requested.

15. *Section 149-924.A – Neither portions of tree masses nor specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to harmonize their plan in order to preserve these existing trees.*

Section 149-924.D.(12) - Compensatory Planting

Section 149-924.D.(12)(a) – In the event that preservation of existing trees within the tree protection zone is impossible, and/or relocation of improvement impractical, then compensatory planting shall be required for each viable tree protection zone and specimen tree anywhere else on the site.

Section 149-924.D.(12)(b)[2] – For viable specimen: on inch of new tree diameter for every on inch of existing tree diameter cut or removed. Where it has been determined by the Zoning Officer that a specimen tree shall be or is proposed to be cut or removed, the person responsible shall be fined no more than \$1,000.

January 11, 2023 Comment: The purpose of the alignment of the proposed sidewalk to the west of the north entrance, where the 16” dbh tree must be removed, shall be clarified. The Applicant shall determine the health of the tree and;

- In the event the tree is blighted, in poor condition, and/or a safety hazard a replacement tree shall be provided.
- In the event the tree is healthy or a specimen tree:
 - o Investigate an alternative layout to the provided sidewalk, or
 - o Relocate the tree.

Current Comment: All compensatory trees shall be clearly labeled on Sheet L-102 of the Landscape Architecture Plans Set in the Planting Schedule on the Landscape Plan as compensatory trees.

Response: Sheet L-102 of the Landscape Plans has been revised to clearly label the proposed compensatory trees.

16. This comment has been satisfactorily addressed.

17. This comment has been satisfactorily addressed.

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

18. This comment has been satisfactorily addressed.

19. *Section 170-1514.B.(1) – Outdoor lighting shall be required for safety and personal security for uses that operate during hours of darkness where there is public assembly and traverse, including but not limited to the following uses: all residential developments, commercial, industrial, public-recreational and institutional.*

January 11, 2023 Comment: A Lighting Plan shall be provided to demonstrate compliance with the applicable provisions of the above Ordinance section.

Current Comment: The following shall be addressed:

- A. *Section 170-1514.D.(1).(e) - Examples of illumination levels for typical outdoor applications, as extracted from the IESNA RP-33-99 and RP-8-00 Recommended Practices, are presented below.*

<i>Classification</i>	<i>Maintained Average Illumination Level</i>
<i>Building Entrance</i>	<i>25/2.5 average minimum</i>

The illumination levels for the Auditorium 207 Entry, Corridor 122 Entry, Vestibule 228 Entry, and Vestibule 230 Entry all fall below the minimum illumination levels for a building entrance. The applicant shall revise the proposed lighting in these areas accordingly to provide adequate lighting at each entrance.

- B. *Section 170-1514.D.(2).(b) - For lighting horizontal tasks such as roadways, sidewalks, entrance drives and parking areas, luminaires shall meet IESNA full-cutoff criteria (no light output emitted above 90° at any lateral angle around the fixture).*

Section 170-1514.D.(3).(j) - Mounting height. Lighting fixtures shall be mounted at a maximum total height of 20 feet above the ground, except such height shall be reduced to 16 feet within residentially used properties or within 200 feet of a residentially used lot, except for authorized institutional use. This height limitation shall not apply to lights needed for air safety, that solely are intended to illuminate a steeple or similar architectural feature, or that illuminate outdoor public recreation facilities.

The type and fixture for lighting used at each entrance shall be clearly labeled on the Plan. Fixtures information shall include at a minimum, brand, product designation/key, BUG rating, initial lumens, color temperature, and mounting height.

Response: This comment, with respect to the provided lighting illumination levels, was deemed satisfactory addressed following correspondence with Cedarville on 2/14/2023. We have provided an updated Lighting Plan indicating the location and type of fixtures as requested.

GENERAL COMMENTS

20. This comment has been satisfactorily addressed.
21. This comment has been satisfactorily addressed.
22. This comment has been satisfactorily addressed.
23. This comment has been satisfactorily addressed.

Should you have any questions or require any additional information, please call, or email me at 610-234-2406 or mbowker@apexdeg.com.

Sincerely,
Apex Design & Engineering Group

A handwritten signature in black ink, reading "Michael J. Bowker". The signature is written in a cursive, flowing style with a prominent initial "M".

Michael J. Bowker, P.E.
Principal Engineer

MJB
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