



November 16, 2023

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

RE: Westtown School Athletic Field – Oak Lane Project
Land Development Review – Third Review
Westtown Township
0236-23-0213

Dear Mr. Altshul,

As requested, Cedarville Engineering Group, LLC (CEG) has completed a Land Development Review for Westtown School Athletic Field – Oak Lane Project. The site (Parcel ID number 67-2-27) comprises roughly 195 acres and is located on the south side of Oak Lane, in the Agricultural/Cluster Residential (A/C) Zoning District of Westtown Township. The project includes: the construction of two (2) athletic fields, associated parking, relocation of the existing softball field, a support building, and stormwater management facilities.

The following information was received by our office on October 18, 2023:

- A. Waiver/Modification Requests letter prepared by ELA Group, Inc., dated October 18, 2023.

The following information was received by our office on October 27, 2023:

- A. Full size Plan titled “Preliminary/Final Land Development Plan for Westtown School – Oak Lane Project” consisting of 49 Sheets (1-23, 24A, and 24-48 of 48), prepared by ELA Group, Inc., dated January 27, 2023, and last revised October 27, 2023.
- B. Submission Cover Letter prepared by Riley Riper Hollin & Colagreco, dated October 27, 2023.
- C. Response Letter prepared by ELA Group, Inc., dated October 27, 2023.
- D. NPDES PCSM Module 2/Post Construction Stormwater Management Report dated January 27, 2023, last revised October 27, 2023.
- E. Erosion and Sediment Control Report prepared by the ELA Group, Inc., dated January 27, 2023, and last revised September 19, 2023.
- F. Engineer’s Opinion of Probable Cost for Public Improvements prepared by ELA Group, Inc., dated October 27, 2023.



The plan has been granted conditional use approval on June 19, 2023 with the following conditions:

- 1) The Applicant shall consider during land development the installation of emergency backup lighting to illuminate segments of the pathway leading from the parking lot to the athletic field where the pole lights will be installed.

CEG Comment: The lighting has been shown on the Plan. This condition has been satisfactorily addressed.

- 2) Lighting for all parking lots associated with the use of the athletic fields shall comply with all applicable Township Ordinances and regulations.

CEG Comment: This comment has been satisfactorily addressed.

- 3) All conditions of the conditional use approval imposed by the Board shall be clearly set forth on the Land Development Plans and recorded as conditions of final Land Development Approval.

CEG Comment: The conditions set forth by the Conditional Use Decision have been shown on Sheet 1 of the Land Development Plans. This condition has been satisfactorily addressed.

- 4) The Applicant shall provide truck turning templates to the Township demonstrating that emergency vehicles may safely access the parking lot located closest to the athletic fields.

CEG Comment: CEG defers to the Township’s Traffic Engineer to confirm compliance.

- 5) The Applicant shall provide the specifications for the scoreboard which must meet all relevant Township Ordinance requirements.

CEG Comment: This comment has been satisfactorily addressed.

- 6) The Applicant shall analyze the intersection of Oak Lane and Westtown Road and coordinate improvements with the Township and its consultants to the extent necessary to address visibility and ensure appropriate sight distance.

Comment: CEG defers to the Township’s Traffic Engineer to confirm compliance.

- 7) If required by PennDOT or Township criteria, the Applicant shall obtain a permit for the existing flashing signal that was installed on Oak Lane.

CEG Comment: CEG defers to the Township’s Traffic Engineer to confirm compliance.

- 8) The Applicant shall provide specifications for the public announcement system and such system must comply with all relevant Township Ordinance criteria.

CEG Comment: The Noise Propagation Survey prepared by Everbach Acoustics shall address comment number 7 in CEG’s May 5, 2023 Conditional Use Review Letter.

CEG Comment: This comment has been satisfactorily addressed.



- 9) If the Applicant or its agent(s) obtains conditional use approval for the installation of solar panels on its property, it shall provide consistent landscaping buffers on the Land Development Plan associated with the athletic field's improvements as well as the Plans for solar panel installation.

CEG Comment: The applicant has satisfactorily addressed comments pertaining to landscaping.

- 10) The Applicant and the use and development of the Property shall comply with the representations and commitments made in the testimony and exhibits presented at the hearing to the Board.

CEG Comment: CEG defers to the Zoning Officer to confirm compliance.

- 11) The Applicant and the use and development of the Property shall comply in all respects with all ordinances and regulations of Westtown Township and with all applicable provisions of any statute, ordinance, or regulation of any municipal or governmental entity having jurisdiction over the Property or the uses thereon.

CEG Comment: The Plans shall comply with this Review Letter and all correspondence provided by the Township and its consultants.

- 12) The athletic field light system may only be energized in conjunction with an event directly related to and under the control of the educational or sports program of Westtown School. No private organizations or other public entities may use the athletic field lights for lighted events of any reason.

CEG Comment: Notes stating the above condition have been added to the Plan. This condition may be considered satisfactorily addressed.

The following waivers have been requested by the Applicant:

- I. Section 144-311.B.(3) and Section 149-803.B.(3).(c) – to allow for HDPE drain basins in select locations instead of precast concrete.

CEG offers no objection to consideration to allow HDPE drain basins in lieu of precast concrete inlets for the following inlets as shown on the Plans in the vicinity of the fields: I-B6, I-B12A, I-B14, I-B13, I-B12, I-B11, I-B10, and I-B9.

- II. Section 144-311.B.(4) and Section 149-803.B.(3).(d) – to allow for 0” drop between invert in elevations to structures and the subsequent invert out elevations.

CEG offers no objection to consideration of relief from providing a minimum two-inch drop in inlets in the pipe run from I-B14 to EW-2.

- III. Section 144-311.B.(8) and Section 149-803.B.(3).(g) – to reduce the minimum storm sewer size to 8 inches.



CEG offers no objection to consideration of relief from minimum pipe diameter of 15 inches to allow 12 inches, 10-inch, and 8-inch diameter pipes from A-A11 to I-A8, I-B14 to OCS-2, I-B6 to MH-B3, and I-B12A to I-B12.

- IV. Section 144-311.B.(9) and Section 149-803.B.(3).(h) – to reduce the minimum cover for storm sewers in lawn areas from 24” to 12”.

CEG offers no objection to consideration of relief from providing 24 inches of cover over pipes for pipes located in lawn or field areas, provided that a minimum of 12 inches of cover is provided.

- V. Section 144-311.B.(11) – to reduce the minimum pipe velocity to less than 3 feet per second.

CEG offers no objection to consideration of relief to allow a minimum pipe velocity of less than 3 feet per second for storm pipes, applicable to pipes with a slope of less than 0.75%.

- VI. Section 144-311.C.(3) and Section 149-803.B.(4).(c) – to allow for a 0% basin bottom slope to promote infiltration.

CEG offers no objection to consideration of relief as it applies to BMP 1 to support infiltration in the BMP.

CEG offers no objection to consideration of relief as it applies to BMP 4, The facility has been designed in accordance with applicable criteria set forth in Sections 144-305 and 144-306 of the Stormwater Management Ordinance as designed.

- VII. Section 144-311.C.(5) and Section 149-803.B.(4).(e) – to allow for SLCPP in lieu of concrete pipes for basin outlet barrels and to reduce the minimum anti-seep collar projection based on dimensions calculated following the PA DEP E&S Manual.

CEG offers no objection to consideration of relief from using concrete pipes for the basin outlet.

- VIII. Section 149-700.A – to allow for submission of a Preliminary/Final Plan instead of a Preliminary then Final Plan.

CEG offers no objection to consideration of this request.

- IX. Section 149-702.B.(7) and Section 144-402.C.(7) – to not provide a full boundary of the parcel with bearing and distances on the Plan.

CEG offers no objection to consideration of this request due to the extents of the property with respect to the size and location of the Project.

- X. Section 149-925.G.(1) – to provide perimeter plantings consistent with what had been negotiated during the Conditional Use Hearing for the Athletic Field.

CEG offers no objection to consideration of this request, based upon the landscaping shown on the Landscape Plan.

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

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.

Current Comment: The comments have been satisfactorily addressed.

Chapter 144 – Stormwater Management

2. *Section 144-108 – For all activities requiring submittal of a stormwater management (SWM) site plan that involve subdivision or land development, the applicant shall post financial security to the municipality for the timely installation and proper construction of all stormwater management facilities as required by the approved SWM site plan and this chapter, and such financial security shall:*

- A. *Be equal to or greater than the full construction cost of the required facilities except to the extent that financial security for the cost of any of such improvements is required to be and is posted with the Pennsylvania Department of Transportation in connection with a highway occupancy permit application; and*
- B. *Be determined, collected, applied and enforced in accordance with Sections 509 through 511 of the MPC and the provisions of the municipality's Subdivision and Land Development Ordinance (SALDO)*

Section 144-403.G – Financial security, per the requirements of § 144-108, shall be submitted to the municipality prior to approval of the SWM site plan.

September 1, 2023 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.

October 13, 2023 Comment: The Applicant has responded that an Opinion of Probable Costs will be submitted for review and approval. The previous comment remains applicable.

Current Comment: The following shall be addressed:

- The sanitary and water line items shall be removed from the provided estimate. If required by Westtown Township Sewer and Water Authority(ies) a separate estimate shall be prepared.
- The unit cost for Earth Cut and Earth Fill shall be increased to \$5.50.
- The unit cost for Inlet Protection shall be increased to \$300.00.
- The unit cost 12” Compost Filter Sock shall be increased to \$8.00.
- The unit cost for Rock Construction Entrance shall be increased to \$3,000.00.
- The unit cost for Slope Matting shall be increased to \$6.00.
- The unit cost for the Sediment Trap shall be increased to \$15,000.00.
- The unit cost for the Sediment Basin shall be increased to \$20,000.00.
- The quantity and unit cost for Tree Protection Fencing shall be increased to 380 LF with a price of \$5.50.
- An additional line item shall be added for a Pumped Water Filter Bag with a quantity of 1 and a unit cost of \$400.00.
- An additional line item shall be added for Erosion Control Maintenance and Removal with a quantity of 1 and a unit cost of \$1,500.00.
- The quantity for the Pedestrian Path Paving shall be increased to 1550 square yards.
- The line item for DWS shall be removed and replaced with ADA Ramps with a quantity of 8 and a unit cost of \$3,500.00.
- The unit cost of Cobblestone Curb shall be increased to \$55.00.
- The unit cost of Concrete Wheel Stops shall be increased to \$135.00.
- An additional line item shall be added for Roadway Restoration with a quantity of 23 square yards and a unit cost of \$55.00.
- The unit cost for 8” SLCPP shall be increased to \$40.00.
- The unit cost for 10” SLCPP shall be increased to \$44.00.
- The unit cost for 12” SLCPP shall be increased to \$48.00.
- The unit cost for 15” SLCPP shall be increased to \$53.00.
- The unit cost for Type M Inlet shall be increased to \$3,000.00.
- The unit cost for Type C Inlet shall be increased to \$3,500.00.
- The unit cost for Level Spreader shall be increased to \$80.00.
- The unit cost for Site Lighting shall be increased to \$3,500.00.
- The Unit Cost for BMP Shrubs and Parking Lot Shrubs shall be increased to \$75.00.
- The Engineering/Inspection Costs shall be increased to 10%.

Upon resolution of the above, CEG will provide and Construction Cost Escrow table for incorporation into the Financial Security Agreement. The posting of financial security and execution of the Financial Security Agreement shall be completed prior to plan recording.

Comments 3 through 11 have been satisfactorily addressed.

12. *Section 144-311.B.(3) – All inlets shall be precast concrete, PennDOT type and shall have bicycle-safe-type grate.*

Current Comment: The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG has no objection to granting a waiver from using precast concrete

inlets for the following inlets as shown on the plans in the vicinity of the fields: I-B6, I-B12A, I-B14, I-B13, I-B12, I-B11, I-B10, and I-B9.

13. *Section 144-311.B.(4) – Inlets shall have a minimum two-inch drop from all inlet pipe invert elevations to most shallow outlet pipe invert elevation.*

Current Comment: The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG offers no objection to consideration of relief from providing a minimum two-inch drop in inlets in the pipe run from I-B14 to EW-2.

14. *Section 144-311.B.(8) – Storm sewers shall have a minimum inside diameter of 15 inches.*

Current Comment: The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG offers no objection to consideration of relief from minimum pipe diameter of 15 inches to allow 12-inch, 10-inch, and 8-inch diameter pipes from A-A11 to I-A8, I-B14 to OCS-2, I-B6 to MH-B3, and I-B12A to I-B12 as previously noted.

15. *Section 144-311.B.(9) – Storm sewers shall have a minimum cover of 24 inches, unless compliance with PennDOT and manufacturers' specifications can be demonstrated to the satisfaction of the Township Engineer.*

Current Comment: The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG offers no objection to consideration of a waiver from providing 24 inches of cover over pipes for pipes located in lawn or field areas, provided that a minimum of 12 inches of cover is provided as previously noted.

16. *Section 144-311.B.(11) – Velocity within the storm sewer system shall be no less than three feet per second and no greater than 11 feet per second for the design storm peak flow.*

Current Comment: The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG offers no objection to consideration of relief from providing a minimum pipe velocity of 3 feet per second for storm sewer, provided that this is applicable to pipes with a slope of 0.75% or less.

17. *Section 144-311.C.(2) – The top of the berm shall be a minimum of 10 feet. The sides shall have a maximum slope of three horizontal to one vertical.*

Current Comment: The Applicant has withdrawn the waiver request. This comment is no longer applicable.

18. *Section 144-311.C.(3) – The bottom of the basin shall have a minimum slope of 2% and any channel shall have a minimum slope of 0.5%.*

Current Comment: The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG offers no objection to consideration of relief from this requirement.

19. *Section 144-311.C.(5) – The barrel shall be concrete pipe with anti-seep collars with a minimum projection of two feet beyond the pipe. Anti-seep collar design calculations shall be provided.*



Current Comment: The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG offers no objection to consideration of relief from using concrete pipes for basin outlet pipes.

Comment 20 has been satisfactorily addressed.

21. *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.*

September 1, 2023 Comment: The Drainage Plan Acknowledgement on Sheet 1 of 48 shall be revised to include all language within the above referenced section of the Ordinance.

October 13, 2023 Comment: The referenced certification shall be signed prior to Plan approval.

Current Comment: The referenced certification shall be signed prior to Plan approval.

22. *Section 144-402.B.(5) – The following signature block for Westtown Township: "On behalf of Westtown Township, (Municipal official or designee), on this date [Signature date], has reviewed and hereby certifies to the best of my knowledge that the SWM Site Plan meets all design standards and criteria of Westtown Township Code, Chapter 144, Stormwater Management.*

September 1, 2023 Comment: The above referenced note shall be added to the Post Construction Stormwater Management (OCSM) Plan.

October 13, 2023 Comment: The referenced certification shall be signed prior to Plan approval.

Current Comment: The referenced certification shall be signed prior to Plan approval.

23. *Section 144-402.C.(7) – Legal property boundaries, including:*
(a) The total project property boundary and size with distances marked to the nearest foot and bearings to the nearest degree.
(b) Boundaries, size and description of purpose of all existing easements and deed-restricted areas of the project property, with distances marked to the nearest foot and bearings to the nearest degree.

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

Current Comment:

The Applicant has requested a waiver from Section 144-402.C.(7). CEG offers no objection to consideration of this waiver request.

Comments 24 through 27 have been satisfactorily addressed.

28. *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.*

September 1, 2023 Comment: A Stormwater Management Operation & Maintenance Agreement shall be executed and recorded for the proposed stormwater BMP's to be incorporated. The O&M Agreement will be provided by Westtown Township at the time that stamped and approved Plans are issued for the project. The applicable signatures must be signed by the property owner prior to Plan recording.

Current Comment: This comment is for informational purposes only.

Chapter 149 – Subdivision and Land Development Ordinance

29. *Section 149-403.C.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 provided for in Subsection E, within one year of the date of the approved plan.*
 - (2) The applicant shall deposit with the Township an escrow account in an amount equal to 110% of the cost of the improvements, based on a construction cost estimate prepared by a bona fide contractor and reviewed and approved by the Township Engineer, whose decision shall be final.*
 - (3) If the improvements are not completed within the one-year period, the Township shall have the right to withdraw the escrow funds to complete the improvements, or shall*

require the financial security be increased by an additional 10% for each succeeding year beyond the first posting date of the security or to an amount not exceeding 110% of the cost of completing the required improvements as reestablished.

September 1, 2023 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.

October 13, 2023 Comment: The Applicant has noted an Opinion of Probable Costs will be submitted for review and approval. The previous comment remains applicable.

Current Comment: See Comment #2 above.

Comments 30 - 33 have been satisfactorily addressed.

34. *Section 149-602.C.(4).(b) – A statement noting water and sewer needs and verification of the availability of both.*

September 1, 2023 Comment: A notice of capacity has been provided for sanitary service. This letter shall be subject to the review of the Township's Sewer Engineer.

October 13, 2023 Comment: CEG defers comments regarding availability and verification of capacity for sanitary service to the Township's Sewer Engineer.

Current Comment: CEG defers comments regarding availability and verification of capacity for sanitary service to the Township's Sewer Engineer.

Comments 35 and 36 have been satisfactorily addressed.

37. *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.*

September 1, 2023 Comment: The Applicant has requested a waiver from this section of the Ordinance to allow for submission of a combined Preliminary/Final Plan. CEG offers no objection to consideration of this request.

October 13, 2023 Comment: This comment is for informational purposes only.

Current Comment: This comment is for informational purposes only.

Comments 38 through 41 have been satisfactorily addressed.

42. *Section 149-803.B.(3).(c) – All inlets shall be precast concrete, PennDOT type and shall have bicycle-safe type grate.*

September 1, 2023 Comment: The Applicant has requested a waiver from Section 144-311.B.(3) to allow HDPE drain basins. If the Applicant intends to request a waiver from the referenced Stormwater Management Ordinance section, a waiver shall be requested from 149-803.B.(3).(c) as well.



Current Comment: The Applicant has requested a waiver from this section of the Ordinance. CEG offers no objection to consideration to allow HDPE drain basins in lieu of precast concrete inlets for the following inlets as shown on the Plans in the vicinity of the fields: I-B4, I-B6, I-B9, I-B10, I-B11, I-B12, I-B12A, I-B13, and I-B14.

43. *Section 149-803.B.(3).(d) – Inlets shall have a two-inch drop from inlet to outlet.*

Current Comment: The Applicant has requested a waiver from this section of the Ordinance. CEG offers no objection to consideration of relief from providing a minimum two-inch drop in inlets in the pipe run from I-B14 to EW-2.

44. *Section 149-803.B.(3).(g) – Storm sewers shall have a minimum grade of 0.5% and a minimum inside diameter of 15 inches.*

Current Comment: The Applicant has requested a waiver this section of the Ordinance. CEG offers no objection to consideration of relief from minimum pipe diameter of 15 inches to allow 12 inches, 10” inch, and 8-inch diameter pipes from A-A11 to I-A8, I-B14 to OCS-2, I-B6 to MH-B3, and I-B12A to I-B12.

45. *Section 149-803.B.(3).(h) – Storm sewers shall have a minimum cover of 24 inches.*

Current Comment: The Applicant has requested a waiver from this section of the Ordinance. CEG offers no objection to consideration of relief from providing 24 inches of cover over pipes for pipes located in lawn or field areas, provided that a minimum of 12 inches of cover is provided.

Comments 46 and 47 have been satisfactorily addressed.

48. *Section 149-803.B.(4).(c) – The bottom of the basin shall have a minimum slope of 2% and any channel shall have a minimum slope of 0.5%.*

Current Comment: The Applicant has requested a waiver from this section of the Ordinance. CEG offers no objection to consideration of this request.

49. *Section 149-803.B.(4).(e) – The barrel shall be concrete pipe with anti-seep collars with a minimum projection of two feet beyond the pipe.*

Current Comment: The Applicant has requested a waiver from this section of the Ordinance. CEG has no objection to consideration of relief from using concrete pipes for basin outlet.

Comments 50 and 51 have been satisfactorily addressed.

52. *Section 149-804.A – Traffic impact study. A traffic impact study shall be required for any subdivision or land development that is expected to generate more than 250 total average weekday trip-ends after build-out. The traffic impact study shall include, but not be limited to, the following: (1) – (11)*

September 1, 2023 Comment: The following shall be addressed:

- The submitted Traffic Impact Study (Transportation Operational Analysis) is subject to the review and approval of the Township Traffic Engineer.

- The submitted Traffic Impact Study Narrative shall be revised in accordance with Conditional Use Approval Condition 12. The first paragraph of “Project Background” shall be amended to remove the reference of the fields being used on a rental basis.

October 13, 2023 Comment: The above comment remains applicable.

Current Comment: The applicant’s response notes that the field will be rented but remain unlit at those times in accordance with the conditions of the Conditional Use Approval. This shall be subject to the Westtown Township Board of Supervisors.

53. *Section 149-304.B – Water study. The water study shall include but not be limited to the following, and where applicable, plans shall be drawn to the same scale and be of the same size as that of the corresponding preliminary plan: (1) – (6)*

Section 149-917.C – Procedures. All applicants for subdivision or land development shall state in the preliminary plan whether water supply will be community, public, or private on-site. A water study (Article VIII) shall be submitted upon request of the Planning Commission and/or Board.

Section 149-918.A – Plan requirements. All proposed water distribution systems shall be designed, connected and installed to meet the specifications and requirements of the DEP, Pennsylvania Utility Commission (PUC), CCHD and all Township ordinances. The complete design of the proposed distribution system and the following information shall be provided as a part of all preliminary and final plans: (1) – (4)

Current Comment: The following shall be addressed:

- **Conformance to applicable Westtown Township requirements is subject to the review and approval of the Township Sewer Engineer.**
- **The Applicant has noted that Documentation shall be provided demonstrating acceptance of the system modifications and distribution from DEP, PUC, and CCHD, as applicable, upon receipt.**

Comments 54 through 64 have been satisfactorily addressed or are no longer applicable.

65. *Section 149-927.D – The applicant shall comply with all requirements of Westtown Township, the Chester County Health Department and the Pennsylvania DEP and shall so certify prior to final plan approval.*

Current Comment: The following shall be addressed:

- **The provided Capacity Verification Letter is subject to review by the Westtown Township Sewer Engineer.**
- **Conformance with Westtown Township requirements and regulations is subject to the review and approval of the Township Sewer Engineer.**

Chapter 170 – Zoning

66. *Section 170-402.(1)(a) An earthmoving plan of the property which indicates existing grades with contour lines at two-foot intervals. Proposed grades within the area of any*





proposed activity, disturbance, or construction also shall be shown. All areas within the Steep Slope Conservation District shall be shaded accordingly.

Angle of Parking Row to Driveway Aisle

	30°	45°	60°	90°
Depth of parking row	17'	20'	21'	18'
Width of parking space	9.5'	9.5'	9.5'	9.5'
Width of aisle	11'	13'	18'	24'
	(1 way)	(1 way)	(1 way)	(1 or 2 way)

Current Comment: The Applicant has noted they are awaiting a determination by the Township Zoning Officer regarding the applicable requirements of the Steep Slope District. CEG defers to the Township Zoning Officer regarding this requirement.

67. *Section 170-402.D(2) Uses permitted in areas of prohibitive slope. The following are the only uses permitted as of right in areas of prohibitive slope. Such uses also shall be in compliance with the base zoning district, and shall not involve the erection of buildings, construction of streets, installation of sewage disposal systems, or permanent removal of topsoil.*

Parks and outdoor recreational uses, consistent with the goals of watershed protection.

Current Comment: The Applicant has noted they are awaiting a determination by the Township Zoning Officer regarding the applicable requirements of the Steep Slope District. CEG defers to the Township Zoning Officer regarding this requirement.

68. *(NEW COMMENT) Section 170-407.A. No new principal or accessory building or use, parking or commercial or industrial storage area shall be located within a minimum of 75 feet from the top bank of a perennial creek.*

Section 170-407.B. Where the majority of existing trees and shrubs are removed from areas between a perennial creek and a distance of 75 feet from the top bank of such creek, new trees and shrubs shall be planted and maintained that will have the same or better impact upon controlling erosion and filtering pollutants from runoff.

Current Comment: Upon the provision of the referenced area on the Plan, the Township Zoning Officer shall confirm compliance with the above referenced Ordinance section.

69. *Section 170-1702.A. The following schedule of parking space and layout standards shall apply to all but commercial/retail parking facilities, in accordance with this article:*

Current Comment: Final confirmation regarding compliance with the above referenced section of the Ordinance is subject to the review and approval of the Township Zoning Officer.

Comment 70 has been satisfactorily addressed.





Additional comments may be forthcoming based upon the information to be resubmitted.
Please do not hesitate to contact me with any questions.

Best Regards,

Cedarville Engineering Group, LLC

A handwritten signature in black ink, appearing to read "R. E. Flinchbaugh".

Robert E. Flinchbaugh, P.E.
Municipal Team Lead

cc: Mila Carter – lcarter@westtown.org
Albert Federico, P.E., PTOE, – albert@federico-consulting.com
Stephen Gribb, P.E., Systems Design Engineering, Inc. – s.gribb@sdei.net
William N. Malin, P.E., Carroll Engineering Corp. – bmalin@carrollengineering.com
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