
September 30, 2024
Via Overnight Delivery

Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Attn: Mila Carter
Director of Planning and Zoning

**RE: Westtown AM West TIC, LLC
Proposed Chase Bank
1506 PA State Highway Route 3
Township of Westtown
Chester County, PA
DEC #1478-99-191**

Dear Ms. Carter,

On behalf of the applicant, Westtown AM West TIC, LLC, this letter shall serve as the formal resubmission to the Town of Westtown Planning and Zoning Department towards issuance of Site Plan Approval for the above referenced project. Enclosed please find the following documents for your review:

- Twelve (12) completed and endorsed copy of the Application for Approval of Preliminary Plan;
- Twelve (12) copies of the 'Waiver Letter' Prepared by Dynamic Engineering Consultants, PC;
- Twelve (12) signed and sealed copies of the Preliminary and Final Land Development Plans prepared by Dynamic Engineering Consultants PC, dated July 12, 2024 last revised September 30, 2024;
- Twelve (12) signed and sealed copies of the Post Construction Stormwater Management Report prepared by Dynamic Engineer Consultants, dated; July 2024, last revised September 2024;
- Twelve (12) signed copies of the Parking Assessment, prepared by Dynamic Traffic, LLC, dated 3/16/2023.
- Twelve (12) signed copies of the Traffic Impact Analysis, prepared by Dynamic Traffic, LLC, dated September 13, 2024;
- Twelve (12) signed copies of the Stormwater Basin Area Investigation Report, prepared by Dynamic Earth dated September 26, 2024
- Twelve (12) copies of the Opinion of Probably Cost Estimate prepared by Dynamic Engineering Consultants PC, dated September 30, 2024

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- Twelve (12) copies of ALTA/NSPS Land Title Survey prepared by American Surveying & Mapping Inc, dated May 14, 2021; and
- Twelve (12) signed and sealed copies of the “Partial Topographic Survey” prepared by Dynamic Survey LLC, dated September 26, 2024.

Please note, the address for the proposed Chase Bank building is being changed from “1502 West Chester Pike (SR 0003)” to “1506 West Chester Pike (SR 0003)” per coordination with Township staff.

Preliminary/Final Land Development Application Review Letter, prepared by Liudmilla Carter, Director of Zoning of Westtown Township, dated August 1, 2024.

Therefore, the Township considers your application substantially complete, except for items as outlined below.

1. *Verify that you are requesting a waiver to have your plans reviewed and approved simultaneously as a Preliminary/Final Plan.*

Response: A waiver is being requested for the plans to be reviewed and approved simultaneously as a Preliminary/Final Plan. Please see the Waiver Request Letter provided as part of this resubmission.

2. *Ensure that correct parcel number is specified on the Preliminary/Final land development plan and the Stormwater Management Plan Narrative.*

Response: Correct Parcel Number is specified on the revised Preliminary/Final Land Development Plans and Stormwater Management Plan Narrative included in this submission.

3. *Provide missing statements on the plan, pursuant to §149-602.C(4).*

Response: The plans have been revised to list the Supplemental Data per SALDO §149-602.C(4). See General Notes, sheet 3.

4. *Add appropriate signature blocks on the right-hand side, pursuant to §149- 702.A(2), including for the property owner, Westtown Township Planning Commission and the Board of Supervisors, Township engineer, Chester County Planning Commission and Recorder of Deeds.*

Response: Signature blocks have been added to the Cover Sheet (Sheet 01).

5. *Add the names of all abutting or adjacent property owners, if any, with the deed book and page numbers and unified parcel index numbers, pursuant to §149- 702.B(5).*

Response: Names of all adjacent property owners have been added to the Overall Site Plan (Sheet 05).

6. *Add all missing items required for a key map, pursuant to §149-702.B(6).*

Response: Missing items required for the key map have been added to the Area Map on the Cover Sheet (Sheet 01).

7. *Add existing monuments, along with a statement of the total area if the property being developed and a statement by the engineer or surveyor certifying the accuracy of the survey and that the drawn plan is in conformance with Township chapters, pursuant to §149-702.B(7).*

Response: Existing monuments have been added to the Site Plan (Sheet 06). Surveyor certification of accuracy has been added to the Cover Sheet (Sheet 01).

8. *Add outstanding items pertaining to location and elevation of the bench mark, pursuant to §149-702.B(8).*

Response: Survey reference note has been added to the Grading Plan (Sheet 07).

9. *Depict and note precautionary and prohibitive slopes areas as defined by Chapter 170, Zoning, pursuant to §149-702.B(9).*

Response: The precautionary and prohibitive slope areas within the project area were created as part of the Marketplace at Westtown shopping center construction and thereby shall not be considered part of the Steep Slope Conservation District.

10. *Add a note on the plan pertaining to wetlands, pursuant to §149-702.B(10).*

Response: A note has been added stating there are no wetlands or watercourses within the project area. See General Note #36 on sheet 3.

11. *Add a note on the plan pertaining to compliance of sanitary sewer systems with the standards and specifications as adopted by Westtown Township, pursuant to §149-702.B(15).*

Response: A note has been added stating the sanitary sewer systems shown on the plans meet the standards and specifications adopted by Westtown Township. See General Note #37 on sheet 3.

12. *Add all easements or right-of-ways, pursuant to §149-702.B(21)(e).*

Response: The plans have been revised to show all easements and right-of-ways. See Overall Site Plan (Sheet 5).

13. *Include a legend indicating existing and proposed features on overall site plan sheet, pursuant to §149-702.B(22).*

Response: A legend indicating existing and proposed features has been added to the Overall Site Plan (Sheet 05).

14. *Provide a Conservation Plan, pursuant to §149-602.D and §149-702.D.*

Response: Conservation Plan has been included in this submission, see Sheet 22.

15. *Provide a traffic study, pursuant to §149-804.A.*

Response: Traffic Study has been performed and is included as part of this resubmission.

16. *Provide a statement listing variances, special exceptions and/or conditional use approvals and any qualifying conditions, pursuant to §149-702.C(4). Add a Zoning Hearing Board decision that was issued on May 8, 2023 to the land development plan.*

Response: The plans have been revised to list the approved variance from the May 8, 2023 Zoning Hearing Board meeting. See Cover Sheet (Sheet 1).

17. *Provide that any plan also shall include a certification from the Chief of the fire company responsible for serving the site as to the adequacy of access for emergency vehicles and the sufficiency of available water for fire-fighting purposes pursuant to §170-1106.D.*

Response: Will comply. Coordination with the Chief of the fire company is ongoing. Certification of their approval will be added to the plans prior to plan recording.

Westtown AM West TIC, LLC Chase Bank – Traffic Review, prepared by Albert Federico, PE, PTOE of Albert Federico Consulting, LLC, dated August 1, 2024.

The following comments are offered for the Township’s consideration:

1. *§170-1709C(1) – The submitted Parking Assessment provides sufficient documentation that the existing Shopping Center has adequate parking to accommodate the proposed Bank use.*

Response: Acknowledged.

2. *§149-804(A) – 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.*

Response: A Traffic Impact Analysis has been completed and is included in this resubmission.

3. *§149-916 - 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. As previously discussed with the Planning Commission, consideration should be given to providing an accessible path along the Marketplace driveway to provide access to the adjacent bus stop along West Chester Pike.*

Response: The plans have been revised to provide a concrete bus stop pad and associated switch-back sidewalk to connect the existing bus stop to the shopping center. An accessible path has also been demarcated via crosswalks for pedestrians to safely traverse the shopping center parking area. See Overall Site Plan (Sheet 05) and ADA Grading Plan (Sheet 8).

1502 West Chester Pike (Westtown AM West TIC, LLC) Review Letter, prepared by Mark T. Yoder of Carroll Engineering Corporation, dated August 1, 2024.

A. SUBMISSION

1. *Plans titled "Preliminary/Final Land Development Plan for Westtown AM West TIC, LLC Proposed Chase Bank" prepared by Dynamic Engineering for Westtown AM West TIC, LLC. The current plan submission consists of 21 sheets dated July 12, 2024, with no revisions.*

Response: No Response Necessary.

B. GENERAL

1. *The plan proposes the construction of a bank on a pad site in the parking lot of the Marketplace at Westtown Shopping Center (TPN 67-2-42.4).*

Response: No Response Necessary.

2. *The existing 18.45-acre parcel is located on the south side of West Chester Pike, between Manley Road and Cavanaugh Court, in the C-1 Neighborhood and Highway Commercial District.*

Response: No Response Necessary.

3. *Sanitary sewer service will be provided by connecting to the existing sewer crossing the property behind the existing shopping center. Flows will be conveyed to Chester Creek Wastewater Treatment Plant.*

Response: No Response Necessary.

C. SANITARY SEWER

1. *The location of the lateral connection to the existing sewer should be revised. Instead of connecting directly to the manhole, the lateral should connect to the main a minimum of five feet downstream of the existing manhole.*

Response: Lateral connection has been revised to be a minimum of 5 feet downstream of the existing manhole. See Drainage and Utility Plan (Sheet 09).

2. *The sewer main is a PVC-lined asbestos cement pipe (ACP). The lateral connection should be made with an LMT saddle, as manufactured by LMK Technologies, or an approved equal. Information on the saddle is attached for the applicant's use. An appropriate detail should be added to the plan set.*

Response: Lateral connection has been revised to connect via LMT Saddle as indicated on the Drainage & Utility Plan (Sheet 08). LMT Saddle detail has been added to the Construction Details (Sheet 19)

3. *Cleanouts should be provided in accordance with the Township's building code.*

Response: Cleanouts have been provided every 100 Ft per the Township's building code. See Drainage & Utility Plan (Sheet 09)

Marketplace at Westtown – Chase Bank Land Development Review, prepared by Robert E. Flinchbaugh, PE of Cedarville Engineering Group, LLC, dated August 2, 2024.

We offer the following comments:

Chapter 80 – Erosion, Sediment Control and Grading

1. *Section 80-5.E – A time schedule indicating the anticipated starting and completion dates of the development sequence, the expected date of completion of construction of each of the measures referred to in Subsection D of this section and the time of exposure of each area prior to the completion of such measures.*

Response: A note has been added to the plans specifying anticipated starting and completion dates of the development as well as the anticipated timeline of the proposed subsurface infiltration basin installation. See General Note #38 (Sheet 3).

2. *Section 80-8.J – The design, installation and maintenance of erosion and sediment control measures shall be accomplished in accordance with standards and specifications established by the USDA Soil Conservation Service and the Chester County Soil Conservation District, except as otherwise stipulated in this or other applicable township ordinances.*

The following shall be addressed:

- *The Stabilized Construction Entrance detail shall be revised to be consistent with the Plan and specify the required parameters (length, width, wash rack, etc.). The detail shall be in accordance with Standard Construction Detail #3-1 or #3-2 as referenced in the Pennsylvania Erosion and Sedimentation Pollution Control Manual.*

Response: The Stabilized Construction Entrance Detail has been revised to Standard Detail #3-1. See E&S Details (Sheet 25)

- *The location of the clean stone stockpile referenced in the Sequence of Construction Step 3 shall be shown on the Plan.*

Response: Clean Stone Stockpile location has been added to the E&S Plans (Sheet 23)

- *Compost filter socks as currently proposed shall incorporate a J-hook at the terminal end of the filter sock.*

Response: J-hooks have been indicated on the E&S Plans (Sheet 23).

- *The concrete washout location shall be shown on the Erosion and Sedimentation Control Plan.*

Response: Concrete Washout location is indicated on the E&S Plans (Sheet 23).

- *The locations of Inlet Protection for existing inlets noted in Step 5 of the Sequence of Construction shall be shown on the Plan.*

Response: Inlet Protection locations have been indicated on the E&S Plans (Sheet 23).

- *A detail for the proposed Inlet Protection shall be provided on the Plan, in accordance with Construction Detail #4-20 or #4-21 as referenced in the Pennsylvania Erosion and Sedimentation Pollution Control Manual.*

Response: Inlet Protection detail has been included on the E&S Details (Sheet 25).

- *The Standard E&S Control Notes shall be revised to reference Westtown Township in addition to the Conservation District for all notes, this includes but is not limited to Note 30 and 32.*

Response: Standard E&S Notes have been revised to reference Westtown Township and Chester County Conservation District. See E&S Notes (Sheet 24)

- *All Standard E&S Control Notes not applicable to the current project shall be removed, this shall include, but is not limited to Notes 35 and 37 referencing channels and 38-40 referencing sediment basins and traps.*

Response: Standard E&S Control Notes have been revised to be project specific, on the E&S Notes (Sheet 24).

- *Operation and maintenance requirements for each E&S BMP shall be added to the RCE Detail, Concrete Washout Detail, and Temporary Stockpile Detail.*

Response: Operation and Maintenance Schedule has been added to the E&S Notes (Sheet 24).

Chapter 144 – Stormwater Management

3. *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.

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.

Response: Opinion of Probable Cost Estimate included in this submission.

4. *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.

The following shall be addressed:

- *Water quality volume calculations shall be provided that demonstrate the net two-year runoff volume will be managed. Calculations shall demonstrate that this volume is managed at an elevation below the invert of the lowest outlet structure orifice.*

Response: Water Quality volume calculation provided in the PCSM Report included in this submission.

- *The net two-year volume shall be calculated based on the site limits of disturbance.*

Response: Revised Two-Year volume calculation based on sites limit of disturbance is included in the PCSM Report enclosed in this submission.

- *The 4 inch underdrain proposed at the bottom of the BMP as shown on the Outlet Structure Detail Basin (OCS STR 100) and 12" HDEP Schematic Underground Infiltration Basin Detail, shall incorporate a valve or other acceptable means to facilitate infiltrate by preventing runoff to immediately enter the underdrain.*

Response: Underground Basin has been revised. Please See Construction Details (Sheet 20)

5. *Section 144-306.A - For regulated activities involving both new development and redevelopment, infiltration should be designed to accommodate the entire water quality and runoff volume required in § 144-305. Infiltration BMPs should be consistent with the design and infiltration period guidelines included in the PA BMP Manual or other PA DEP design guidance. If the runoff volume required by §144-305 cannot be infiltrated, then alternative methods consistent with the PA BMP Manual (as amended) or other PA DEP guidance, such as the Managed Release Concept, may be used to manage this volume with approval from the Municipal Engineer.*

Section 144-306.H – A detailed soils evaluation of the site shall be conducted by a qualified professional and at a minimum shall address soil permeability, depth to bedrock, and subgrade stability. The general process for designing the infiltration BMP shall be conducted by a qualified licensed professional and shall be consistent with the PA BMP Manual (as amended) (or other guidance acceptable to the Municipal Engineer) and in general shall:

- (1) Analyze hydrologic soil groups as well as natural and man-made features within the site to determine general areas of suitability for infiltration practices. In areas where development on fill material is under consideration, conduct geotechnical investigations of subgrade stability; infiltration may not be ruled out without conducting these tests.*
- (2) Provide field tests such as double ring infiltrometer or other hydraulic conductivity tests (at the elevation of the proposed infiltration surface) to determine the appropriate hydraulic conductivity rate. Standard septic/sewage percolation tests are not acceptable for design purposes.*
- (3) Design the infiltration facility for the required retention (infiltration) volume based on field-determined infiltration capacity (and apply safety factor as per applicable design guidelines) at the elevation of the proposed infiltration surface.*
- (4) On-lot infiltration features are encouraged; however, it shall be demonstrated to the Municipal Engineer that the soils are conducive to infiltration on the identified lots.*

Section 144-303.I - Infiltration BMPs shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics:

- (1) *A minimum depth of 24 inches between the bottom of the BMP and the top of the limiting zone. Additional depth may be required in areas underlain by karst or carbonate geology. (See § 144-306M.)*
- (2) *An infiltration rate sufficient to accept the additional stormwater volume and drain completely as determined by field tests conducted by the applicant.*
- (3) *The infiltration facility shall completely drain the retention (infiltration) volume within three days (72 hours) from the end of the design storm.*

The following shall be addressed:

- *The “Volume of Runoff to be Infiltrated” cell within the Infiltration Basin Drain Time Calculations” worksheet shall be revised to coincide with the total storage below the lowest orifice.*

Response: Revised Infiltration Drain Time Calculations included in the PCSM Report enclosed in this submission.

- *Calculations shall be based upon infiltration testing as outlined in the above referenced section of the Ordinance. Infiltration testing as outlined in the above referenced sections of the Ordinance shall be provided and a tested infiltration rate used for dewatering calculations to validate that the location of the BMP is conducive to infiltration.*

Response: Infiltration Testing Report included in this submission.

- *The above referenced testing shall include supporting information demonstrating that the bottom of the BMP is located a minimum of 24 inches from the limiting zone.*

Response: Infiltration Testing Report included in this submission.

6. *Section 144-306.Q - The following procedures and materials shall be required during the construction of all subsurface facilities:*
 - (1) *The bottom of the bed and/or trench shall be scarified prior to the placement of aggregate.*
 - (2) *The bottom of the bed and/or trench shall be scarified prior to the placement of aggregate*
 - (3) *Only clean aggregate with documented porosity, free of fines, shall be allowed.*
 - (4) *The tops, bottoms and sides of all seepage beds, trenches, or like facilities shall be covered with drainage fabric. Fabric shall be nonwoven fabric acceptable to the Municipal Engineer.*
 - (5) *Stormwater shall be distributed throughout the entire seepage bed/trench or like facility and provisions for the collection of debris shall be provided in all facilities.*

The above referenced notes shall be added to the 12” HDPE Schematic Underground Infiltration Basin Detail.

Response: Additional notes have been added to the HPDE Schematic Underground Infiltration Basin Detail on the Construction Details (Sheet 20).

7. *Section 144-308.A - Post-construction peak flow rates from any regulated activity shall not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1.*

Section 144-308.E - Areas located outside of the site (i.e., areas outside of the regulated activity) that drain through a proposed site are not subject to peak flow rate control requirements. Drainage facilities located on the site shall be designed to safely convey flows from outside of the site through the site.

Section 144-402.B.(12) - The total extent of the upstream area draining through the site.

The following shall be addressed:

- *The provided routing shall be revised to include all areas within the limits of disturbance.*

Response: Revised routing to include all areas within the limits of disturbance is in the PCSM Report included in this submission.

- *The full extent of drainage area (pre and post) shall be included in the routing calculations to ensure the BMP is not overloaded. At present, the drainage areas appear to terminate at the roadway adjacent to the site.*

Response: Revised Pre & Post drainage routings included in the PCSM Report included in this submission.

- *The provided Drainage Area Plans shall be revised to include the full upslope drainage area for drainage area POD 001.*

Response: Revised Drainage Area Plans are included in the PCSM Report included in this submission.

- *The post development non-impervious cover shall be revised to “lawn” cover or additional details and O&M notes added for a ‘managed meadow’ BMP (PA BMP Manual BMP 6.7.2 Landscape Restoration). Small pockets of landscaping do not meet this BMP’s requirements.*

Response: Post development non impervious coverage has been revised to lawn. See PCSM Report included in this submission.

- *It shall be clarified as to how POD 01 and POD 02 were determined. Points of discharge shall have a defined point of interest, i.e. and existing storm conveyance structure.*

Response: POD 1 and 2 have been revised on the drainage area maps as a defined point of discharge and point of interest. Please see Drainage Area Maps in the PCSM Report included in this submission.

8. *Section 144-310.C - Any drainage conveyance facility and/or channel not governed by PA Chapter 105 regulations shall be designed to convey, without damage to the drainage facility or roadway, runoff from the twenty-five-year storm event. Larger storm events (fifty-year and 100-year storms) shall also be safely conveyed in the direction of natural flow without creating additional damage to any drainage facilities, nearby structures, or roadways.*

Section 144-311.B.(10) – A minimum one foot of freeboard between the hydraulic grade line (HGL) of the design storm and the ground elevation shall be provided throughout all proposed storm sewer conveyance systems.

Proposed storm sewer shall be revised to reduce the Hydraulic Grade Line one foot below the ground and rim elevations of structures, in the following locations:

- *Line 2 to line 1 at the Dn location*

Response: Storm Sewers have been revised. Please see Pipe Sizing tabulation within the PCSM Report included in this submission.

- *Line 6 to line 5 at the Dn location*

Response: Storm Sewers has been revised. Please see Pipe Sizing tabulation within the PCSM Report included in this submission.

- *Line 10 to line 5 at the Dn location*

Response: Storm Sewers has been revised. Please see Pipe Sizing tabulation within the PCSM Report included in this submission.

- *Line 1 to End at the Up location*

Response: Storm Sewers has been revised. Please see Pipe Sizing tabulation within the PCSM Report included in this submission.

- *Line 1 to End at the Up location*

Response: Storm Sewers has been revised. Please see Pipe Sizing tabulation within the PCSM Report included in this submission.

- *Line 5 to line 4 at the Up location*

Response: Storm Sewers has been revised. Please see Pipe Sizing tabulation within the PCSM Report included in this submission.

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

A bicycle safe grate detail shall be added to the Plan and specified on the PennDOT Type M and Type C Inlet Boxes and Assemblies detail.

Response: A note to use bicycle safe grates has been added to the PennDOT Type M and Type C Inlet Boxes and Assemblies Detail. See Construction Details (Sheet 20).

10. *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.*

The grade of the proposed storm sewer shall be revised so that a velocity of a minimum of 3 feet per second is maintained.

Response: Velocity calculations for the proposed storm sewer network is provided in the PCSM Report Appendix I.

11. *Section 144-311.B.(12) - Storm sewer profiles shall be provided for all systems and shall show all applicable design information, including, but not limited to, pipe size, material, slope, invert and grate / ground elevations, and cover.*

Storm sewer profiles shall be provided with the Plan set.

Response: Storm Sewer Profiles are included in this submission, See Sheet 20.

12. *Section 144-311.E.(1) - A sump shall be provided between the impervious area and the in-ground facility to collect and trap sediment and debris before reaching the in-ground facility.*

A sump shall be provided at STM MH Storm STR #200.

Response: Sumps and water quality inlet snouts have been provided within Inlets #112 and #202 to collect and trap sediment and debris before reaching the in-ground facility. See Drainage & Utility Plan (Sheet 09).

13. *Section 144-311.E.(3) - The distribution pipe shall be encased in a bed of AASHTO No. 1 coarse aggregate completed envelope (top, sides and bottom) by PennDOT Class 1 geotextile.*

The BMP stone callout (3/4 clean stone or suitable backfill) shall be revised to AASHTO No 1 stone or 'clean washed' stone.

Response: BMP Stone callout has been revised. See BMP Detail on the Construction Details (Sheet 20).

14. *Section 144-402 - The SWM site plan shall consist of a general description of the project, including items described in § 144-304, calculations, maps, and plans. A note on the maps shall refer to the associated computations and erosion and sediment control plan by title and date. The cover sheet of the computations and erosion and sediment control plan shall refer to the associated maps by title and date. All SWM site plan materials shall be submitted to the municipality in a format that is clear, concise, legible, neat, and well organized; otherwise, the SWM site plan shall not be accepted for review and shall be returned to the applicant.*

A note shall be added to the Plan and Report that reference one another by title and date.

Response: Note has been added to Drainage & Utility Plan (Sheet 09).

15. *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.*

The referenced statement shall be added to the Plan and signed by the Applicant prior to Plan approval.

Response: Signature Block has been added to the Drainage & Utility Plan (Sheet 09).

16. Section 144-402.B.(4) – The following signature block signed and sealed by the qualified licensed professional responsible for the preparation of the SWM site plan:

"I (name), on this date (date of signature), hereby certify to the best of my knowledge that the SWM site plan meets all design standards and criteria of the Westtown Township Code, Chapter 144, Stormwater Management."

The referenced signature block shall be added to the Plan and signed and sealed prior to Plan approval.

Response: Signature Block has been added to the Drainage & Utility Plan (Sheet 09).

17. 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."

The above referenced statement shall be added to the Plan.

Response: Signature Block has been added to the Drainage & Utility Plan (Sheet 09).

18. Section 144-402.C.(2) - The name of the project, tax parcel number(s), and the names, addresses and phone numbers of the owner of the property, the applicant, firm preparing the plan.

The Owner/Applicant's phone number shall be added to the Property Information.

Response: Owner/Applicant's phone number has been added to the Property Information, see General Note #2 on the General Notes Sheet (Sheet 03).

19. 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.

The project boundary size and descriptions shall be added to Sheet 5.

Response: Project boundary size and descriptions have been added to the Overall Site Plan (Sheet 05)

20. Section 144-402.C.(8).(d) – For named waters, show names and their watershed boundaries within the site.

The Receiving Surface Waters note shall be revised to note the site watershed.

Response: A note has been added denoting the receiving surface water, see E&S Notes (Sheet 24). Further, a map has been added to show the receiving surface water boundary, see E&S Plan (Sheet 23).

21. *Section 144-402.C.(8).(f).[1] – The designated use as determined by PADEP (25 Pa. Code Chapter 93);*

The referenced designated use shall be noted on the Plan.

Response: PADEP Designated use has been added to the E&S Notes (Sheet 24)

22. *Section 144-402.C.(8).(n) – Water supply wells*

Section 144-402.C.(15) - The location of all existing and proposed utilities, sanitary sewers, on-lot wastewater facilities (including subsurface tanks and leach fields), and water supply lines within the site and within 50 feet beyond the proposed limits of earth disturbance.

The location of existing water service, shall be clearly shown on the Plan. A note to coordinate with the provider does not address the above referenced Ordinance requirements.

Response: The approximate location of the existing water main has been added to the plans, see Drainage & Utility Plan (Sheet 09).

23. *Section 144-402.C.(11) – Existing and proposed man-made features, including roads, paved areas, buildings, and other impervious and pervious surfaces on the project property (or an appropriate portion of the property as determined in consultation with the Municipal Engineer) and within the proposed disturbed area, and including the type and total area of the following:*

- (a) Existing impervious surfaces (must differentiate existing impervious surfaces installed after December 16, 2013);*
- (b) Existing impervious surfaces proposed to be replaced;*
- (c) Existing impervious surfaces to be permanently removed and replaced with pervious ground cover;*
- (d) New or additional impervious surfaces; and*
- (e) Percent of the site covered by impervious surfaces for both the existing and proposed post-construction conditions.*

A tabulation of impervious coverage as described by the above referenced section of the Ordinance shall be added to the Plan.

Response: An impervious coverage tabulation chart has been added to the General Notes (Sheet 03).

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

An easement shall be offered to the Township for the purposes of inspection and maintenance (if needed due to inaction of the Owner).

Response: A blanket stormwater easement is being offered to the Township for the purposes of inspection and maintenance. See General Note #39 on sheet 3.

25. *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.*

The following shall be addressed:

- *A Stormwater Management Operation & Maintenance Agreement must 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.*

Response: Applicant will comply.

- *Operation and maintenance requirements for the proposed BMP shall be added to the Plan.*

Response: Operation and Maintenance requirements are included on the E&S Notes (Sheet 24).

- *The Plan shall clearly note the person(s) responsible for the operations and maintenance of the proposed BMP.*

Response: Long Term Operation Maintenance and Inspection Schedule has been added to the E&S Details (Sheet 25).

Chapter 149 – Subdivision of Land

26. *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 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.*

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.

Response: Acknowledged. An opinion of probable cost is included as part of this resubmission.

27. *Section 149-409 - As-built plans*

Within 30 days after completion and Township approval of subdivision and/or land development improvements as shown on final plans, and before Township acceptance or dedication of such improvements, the applicant shall submit to the Board a corrected copy of said plans showing actual dimensions and conditions of streets and all other improvements, certified by a professional engineer to be in accordance with actual construction.

Final As-built Plans shall be required upon completion of site improvements. This shall be noted on the Plan, and shall be included as part of the above referenced financial security.

Response: Acknowledged. Applicant will comply.

28. *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.*

A formal request to the Township must be made for the Plan to be reviewed as Preliminary/Final. Acceptance of this request is at the discretion of the Board of Supervisors.

Response: A formal request for the Plan to be reviewed as Preliminary/Final has been made, see the Waiver Request Letter included in this resubmission.

29. *Section 149-602.B.(7) – The total tract boundary lines of the property being developed, with accurate distances to hundredths of a foot and bearings to the nearest second. These boundaries shall be balanced and closed with an error closure not less than one foot in 10,000 feet; provided, however, that the boundary(ies) of adjoining additional unplatted land of the subdivider (i.e., between separately submitted plan sections) are not required to be based upon field survey, and may be calculated. Existing and proposed monuments shall be indicated, along with a statement of the total area of the property being developed. In addition, the engineer or surveyor shall certify to the accuracy of the survey and that the drawn plan is in conformance with all Township chapters.*

Section 149-702.B.(7) – The total tract boundary lines of the area being developed with accurate distances to hundredths of a foot and bearings to the nearest second. These boundaries shall be balanced and closed with an error closure not less than one foot in 10,000 feet; provided, however, that the boundary(ies) adjoining additional unplatted land of the subdivider for example, between separately submitted final plan sections are not required to be based upon field survey, and may be calculated. Existing and proposed monuments shall be indicated, along with a statement of the total area of the property being developed. In addition, the engineer or surveyor shall certify to the accuracy of the survey and that the drawn plan is in conformance with Township chapters.

Sheet 5 shall be revised to note the bearings and distances of the parcel boundaries.

Response: Bearings and distances of parcel boundaries have been added to the Overall Site Plan (Sheet 05).

30. *Section 149-602.B.(8) – Location and elevation of the bench mark to which contour elevations refer. Where reasonable and practical, datum used shall be USGS (United States Geodetic Survey) from a known, established bench mark. All subdivisions and/or land developments shall have an actual field run or aerial topography.*

Section 149-702.B.(8) - Location and elevation of the bench mark to which contour lines refer. Where reasonable and practical, datum used shall be USGS (United States Geodetic Survey) from a known, established bench mark. All subdivisions and/or land developments shall have an actual field run or aerial topography.

The project datum and benchmark shall be noted on the Plan.

Response: The plans have been revised to show the project datum and surveyed benchmark along the West Chester Pike ROW. See Grading Plan (Sheet 07).

31. *Section 149-602.B.(10) – Location and ownership of all existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, watercourses, trees, wetlands (or certification that none are present), soils, easements, rights-of-way and other significant man-made or natural features within the proposed subdivision and within 50 feet from the boundaries of the proposed subdivision.*

Section 149-702.B.(15) - Location and ownership of all existing sewer lines, water lines, fire hydrants, railroads, watercourses, trees, wetlands (or certification that none are present), soils, easements, rights-of-way and other significant man-made, historical or natural features within the proposed subdivision and within 50 feet from the boundaries of the proposed subdivision.

The location of the existing water line shall be clearly shown on the Plan.

Response: The location of the existing water line is shown on the Drainage & Utility Plan (Sheet 09)

32. *Section 149-602.B.(12) – All existing streets, including streets of record (recorded but not constructed), on or abutting the tract, including names, right-of-way widths, cartway (pavement) widths and approximate grades. Section 149-702.B.(12) – All existing streets, including streets of record (recorded but not constructed), on or abutting the tract, including names, right-of-way widths, cartway (pavement) widths and approximate grades*
The following shall be addressed:

- *West Chester Pike cartway and right-of-way widths shall be dimensioned on the Plan.*

Response: West Chester Pike cartway and Right-of-way widths are dimensioned on the Site Plan (Sheet 06).

33. *Section 149-602.B.(14) – A legend indicating existing features and proposed features.*

The following shall be addressed:

- *A legend shall be provided on the E&S Plan and Site Plan.*

Response: A legend has been added to the E&S Plan (Sheet 23) & Site Plan (Sheet 06)

- *All legends shall include all line types associated with the applicable plan sheet.*

Response: Acknowledged

34. *Section 149-602.C.(3).(a) – Utility easement locations.
Section 149-702.B.(21).(a) – Utility easement locations.*

Applicable utility easements shall be shown on the Plan.

Response: The plans have been revised to show the applicable existing utility easements. See Overall Site Plan (Sheet 5).

35. *Section 149-602.C.(3).(b) – Conceptual location, size and invert elevation of all sanitary and storm sewers and location of all manholes, inlets and culverts with the material of each indicated, and any proposed connections with existing facilities. (These data may be on a separate plan.) (NOTE: All construction of sanitary sewers shall be in accordance with the standards and specifications adopted by Westtown Township and the plan shall be so noted.)*

Section 149-702.B.(21).(b) – Sanitary and storm sewers. See Subsection B(15) above.

The sanitary sewer design and layout is subject to the review and approval of the Township Sewer Engineer.

Response: Acknowledged.

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

A statement of availability for both water and sanitary services shall be provided.

Response: A statement noting water and sewer availability has been provided as Supplementary Data Note B on General Notes (Sheet 3).

37. *Section 149-803.B.(1).(g).[1] – The stormwater management plan shall include a plan stating the proposed methods and schedules of maintenance of stormwater facilities to ensure their proper operation. The method of ownership and maintenance responsibilities of stormwater facilities shall be subject to approval by the Board of Supervisors.*

Section 149-803.B.(1).(g).[4] – If stormwater facilities that require proper maintenance are to be privately owned, legal mechanisms shall be established prior to property conveyance to require the owner and his/her successor and assigns to properly maintain the facilities in a safe, functional and attractive manner in accordance with the approved maintenance schedule.

The following shall be addressed:

- *A Stormwater Management Operation & Maintenance Agreement must 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.*

Response: Applicant will comply.

- *Operation and maintenance requirements for the proposed BMP shall be added to the Plan.*

Response: Operation and Maintenance requirements for the proposed BMPs are included on the E&S Notes (Sheet 24).

- *The Plan shall clearly note the person(s) responsible for the operations and maintenance of the proposed BMP.*

Response: Long Term Operation and Maintenance Schedule for the proposed BMPs are included on the E&S Notes (Sheet 24).

38. *Section 149-803.B.(1).(g).[5] – If stormwater facilities will not be municipally owned, the developer shall establish a legal right of the Township to access the facilities for periodic inspections and maintenance at the Township's discretion. However, the Township is under no obligation to perform such inspections and maintenance. The Township may require that the entity responsible for maintenance of stormwater facilities reimburse the Township for costs of maintenance and repair of stormwater facilities if that entity fails to perform its duties.*

An easement shall be provided that grants the Township the right, but not the obligation, for periodic inspection and maintenance purposes.

Response: A blanket stormwater easement is being offered to the Township for the purposes of inspection and maintenance. See General Note #39 on sheet 3.

39. *Section 149-803.B.(2).(e) – The entire contributory drainage area shall be taken into account in basin design.*

The drainage area maps and areas used in stormwater calculations shall be revised to include the full upslope drainage area to the BMP.

Response: Drainage Area Maps have been revised to include the full upslope area to the BMP.

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

A bicycle safe grate detail shall be added to the Plan and specified on the PennDOT Type M and Type C Inlet Boxes and Assemblies detail.

Response: A note to use bicycle safe grates has been added to the PennDOT Type M and Type C Inlet Boxes and Assemblies Detail. See Construction Details (Sheet 20).

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

The storm sewer layout shall be revised to provide a minimum of 24 inches of cover. Cover in the following areas shall be increased based on the provided storm sewer calculations:

- *Line 1 to End, Dn and Up*
- *Line 2 to line 1, Dn*
- *Line 5 to line 4, Up*
- *Line 6 to line 5, Dn*
- *Line 7 to line 6, Up*

- *Line 8 to line 7, Dn*
- *Line 9 to line 7, Dn*
- *Line 10 to line 5, Dn*

Response: The Storm Sewers model has been revised. Please see Pipe Sizing tabulation within the PCSM Report included in this submission.

42. *Section 149-803.B.(7) - Individual berms or inground basins may be used where practical but title plan shall contain a note that facilities are permanent and shall be maintained by the property owner.*

A note shall be added to the Plan that the BMP is a permanent feature to not be removed and that the property owner is responsible for its maintenance and operation.

Response: BMP Note has been added to the Drainage & Utility Plan (Sheet 09).

43. *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 referenced Traffic Impact Study is subject to review by the Township Traffic Engineer.

Response: Traffic Impact Study is included in this submission.

44. *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.*

The proposed water distribution system and connection shall be shown on the Plan connecting to the existing water service or main to the site. Final review and approval of the system shall be received by the utility owner.

Response: Acknowledged.

45. *Section 149-925.G.(1) - Lot or perimeter yard requirements. Each yard shall be landscaped as follows:*

Section 149-925.G.(2) - Parking area requirements.

(a) Each planter island which is 20 feet or less in length shall contain one tree and 10 shrubs.

(b) Each planter island which is more than 20 feet in length shall contain two trees and 20 shrubs.

A landscape requirement tabulation shall be provided to demonstrate compliance with the referenced Ordinance section.

Response: Landscape compliance chart is included on the Landscaping Plan (Sheet 13).

46. *Section 149-925.I.(1) - All landscape plans shall be prepared and sealed by a landscape architect registered in the Commonwealth of Pennsylvania.*

The Landscape Plan shall be signed and sealed by a Registered Landscape Architect, in accordance with the above referenced section of the Ordinance.

Response: Landscape Plans have been signed by a Licensed Landscape Architect.

47. *Section 149-925.I.(2) - A two-year maintenance and replacement guaranty shall be provided to the Township by the landscape contractor. All plantings which do not survive after the expiration of the maintenance guaranty shall be replaced by the owner.*

A two-year maintenance and replacement guaranty shall be provided to the Township following installation of the plantings.

Response: Acknowledged.

Chapter 170 – Zoning

48. *Section 170-1102.C – Maximum Building Coverage: 25%*

The Applicant shall clarify how the total building coverage of the lot remains at 15% with the addition of another building. Confirmation shall be received from the Westtown Township Zoning Officer regarding compliance with coverage requirements.

Response: Revised Building Calculation has been updated in the Bulk Chart located on the General Notes (Sheet 03).

49. *Section 170-1102.F – Minimum front yard setback: 50 feet for any building or parking area.*

Section 170-1102.G – Minimum side yards:

(1) Fifteen feet minimum for each, except 50 feet from the future right-of-way line of Route 202 or Route 3 and 30 feet from the future right-of-way line of Route 926 or Route 352.

Section 170-1102.H – Minimum rear yard: 50 feet.

Confirmation shall be received from the Westtown Township Zoning Officer regarding compliance with setback requirements.

Response: Acknowledged

50. *Section 170-1509.D – Any organic refuse and garbage shall be stored in tight, verminproof containers. On multifamily, commercial, or industrial properties, solid waste storage shall be centralized to expedite collection. Storage containers shall be enclosed on three sides with masonry walls and shall be architecturally screened*

The trash enclosure for refuse collection shall be shown on the Plan.

Response: A trash enclosure is not being proposed as trash will be stored internal to the building.

51. *Section 170-1513.A.(1) – Blocking or interfering with the use of accessways, automobile parking facilities, or pedestrian ways; or*

The stop bar proposed to the north of the building shall be relocated to allow a minimum ten (10) foot backup for vehicles exiting the parking space closest to the stop bar.

Response: Stop Bar has been relocated to allow a minimum of ten (10) foot backup. See Site Plan (Sheet 06)

52. *Section 170-1513.B – Minimum interior drive widths
Use Two-Lane Two-Way Drives Commercial and others 28 ft*

The proposed lane width between parking areas over the proposed BMP shall be dimensioned on the Plan.

Response: A dimension has been added to the drive aisle over the proposed BMP. This drive aisle is existing and will remain the same width in the proposed condition. See Site Plan (Sheet 06)

53. *Section 170-1513.D – Fire lane easements*

The need for provision of fire lane easement shall be reviewed and determined by the Township Fire Marshal.

Response: Acknowledged. Coordination with the Township Fire Marshal is ongoing. Their approval will be provided under separate cover once received.

54. *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*

The provided lighting layout shall be revised to provide uniformity ratios of 5:1 for Average: Minimum and 20:1 Maximum: The Plan currently proposes a minimum of 13.4:1 and 74:1, respectively.

Response: Lighting Plan has been revised to comply with the Township's lighting requirements. (Sheet 15).

55. *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).*

The proposed fixtures shall note either full cutoff or the BUG rating with a U of 0 and a G of 2 or less.

Response: The proposed lighting fixtures provide a BUG rating with a U of 0 and a G of 2 or less. See Lighting Plan and Lighting Details (Sheets 15-16).

56. *Section 170-1703.B.(1) – Parking spaces shall have a dust-free, all-weather surface; this requirement shall be met by paving unless otherwise approved by the Board of Supervisors. Pervious surfaces such as porous paving, concrete lattice blocks, or gravel may be substituted if approved by the Board, e.g., for reserve or overflow parking. Pervious surfaces shall be the only permitted means of providing parking in areas subject to floodplain regulations.*

Proposed pavement saw cut lines shall be labeled.

Response: Proposed Pavement saw cut lines are labeled on the Site Plan (Sheet 06).

57. *Section 170-1703.B.(2) – Parking areas shall have a minimum slope of 1% in any direction to provide for drainage, and a maximum slope of 5% in any direction for safety, user convenience, and stormwater management.*

The following shall be addressed:

- *The slope of the handicap parking area and adjacent spaces shall be increased to provide a minimum slope of 1% in all directions to provide for drainage.*

Response: Grading has been revised in the ADA areas. See ADA Grading Plan (Sheet 08).

- *The spot elevation TC:413.30/G:412.80 adjacent to the proposed 414 contour line shown at the northeast portion of the project area creates a low point, based upon the spot elevations shown immediately to the north and south. This shall be clarified.*

Response: Grading has been revised. See Grading Plan (Sheet 06)

- *A slope of approximately 14% is proposed between the 413-contour line and the TC:413.17/G:412.67 spot elevation at the beginning of the drive through area and shall be revised accordingly.*

Response: Grading has been revised. See Grading Plan (Sheet 06)

58. *Section 170-1704 – Handicap Parking*

Section 170-1705.B.(4) – Banks, credit unions, and related retail financial service organizations:

- (a) *One parking space per 75 square feet of floor area devoted to customer service and related circulation; plus*
- (b) *Parking for the balance of the facility used for office purposes at a ratio of one parking space per 225 square feet of gross leasable area.*

The following shall be addressed:

- *A parking tabulation shall be added to the Plan.*

Response: The plans have been revised to include a parking tabulation for the proposed bank. See General Notes (Sheet 3).

- *The floor area devoted to customer services and related circulation shall be clearly noted on the tabulation.*

Response: Acknowledged.

- *The minimum number of provided ADA spaces shall be based on the calculated quantity of required parking spaces.*

Response: 2 ADA Parking Spaces are provided based on the calculated quantity of required parking. See General Notes (Sheet 3).

59. *Section 170-1706.B – The minimum amount of shared parking required shall be based on the application of the below percentages to the parking required for each land use as per § 170-1705.*

Section 170-1706.C – The applicant shall execute a written declaration that provides, in relevant part, that the minimum amount of shared parking required, based on the application of the percentages contained in § 170-1706B, shall be maintained at all times. The Township Solicitor shall review the declaration, as to form, content, and execution, which shall be finally approved by the Board of Supervisors. A draft of the declaration shall be submitted with the application for a building permit, and the final version of the declaration shall be retained by the Township and made a part of the property file.

Section 170-1709.C - The number of parking spaces for an existing shopping center may be reduced to 3.5 for each 1,000 square feet of gross leasable area, or fraction thereof, within the shopping center only when the following conditions are met to the satisfaction of the Township:

[Added 2-20-2024 by Ord. No. 2024-01]

- (1) The applicant shall submit to the Township for review and approval a parking study which includes:
 - (a) Evidence documenting that the nature of the proposed occupancy or use of the buildings require less parking area or fewer spaces than that required by this article.*
 - (b) Documentation of parking occupancy based on two separate observations completed during peak summer and winter periods, the specific time of which are confirmed with the Township traffic engineering prior to collecting data.*
 - (c) A comparison of the observed and proposed parking relative to the 85th percentile parking demand presented in the Institute of Transportation Engineer's Parking Generation, latest edition.**
- (2) An area equal to 10% of the parking being removed will be landscaped, including full depth removal of the existing paving.*

The following shall be addressed:

- Compliance with the above referenced Ordinance section is subject to review by the Township Traffic Engineer and Township Zoning Officer.*

Response: Acknowledged

- Based on the reduction in parking calculation as calculated above, 10% of the reduction in area must be provided as additional landscape area. The Applicant shall provide supporting calculations demonstrating this area is provided, in addition to any required landscaping area to replace the removed landscaping area.*

Response: A calculation demonstrating 10% of the reduction in parking is provided as additional landscape areas has been added to the plans. See General Notes (Sheet 3).

- The Applicant shall address whether shared parking is to be proposed.*

Response: Shared parking is being proposed. See the Parking Assessment Prepared by Dynamic Traffic, dated March 13, 2024, provided as part of this resubmission.

General Comments:

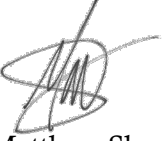
60. The Applicant shall verify and revise all plan scales to confirm accuracy, including but not limited to the Grading Plan and Landscape Plan.

Response: The plans have been revised such that all plan scales are accurate.

Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Matthew Sharo, PE, PP



Shawn Muntz, PE

Enclosures

cc: Eric Kelly (via Newforma)
Rich Ozimek (via Newforma)
Todd Samms (via Newforma)
John Weaver (via Newforma)
Gregg I. Adelman (via Newforma)
Shaynen Kramer (via Newforma)