



October 23, 2024

Mila Carter, Township Manager and Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

RE: Marketplace at Westtown – Chase Bank
Land Development Review
Westtown Township
236-22-0297

Dear Ms. Carter,

As requested, Cedarville Engineering Group, LLC (CEG) has completed a Land Development Review of the submitted Plans for Marketplace at Westtown – Chase Bank. The site (Parcel 67-2-42.4) comprised of roughly 18.5 acres, is located south of West Chester Pike to the east of the municipal boundary line between Westtown Township and East Goshen Township in the C-1 Commercial District of Westtown Township, Chester County. The project includes the construction of a new Chase Bank location, lighting, landscaping, walkways, utility connection, and an underground stormwater BMP to manage the change in runoff volume within an existing parking area for a shopping center complex.

The following information was received by our office on October 3, 2024:

- A. Stormwater Management Plan Narrative dated July 2024 and last revised September 2024.
- B. Full size plan titled “ALTA/NSPS Land Title Survey”, consisting of sheets 1-2 of 2, prepared by American Surveying and Mapping Inc., last revised May 14, 2021
- C. Opinion of probable cost dated September 30, 2024.
- D. 11x17 Plan titled “Partial Topographic Survey”, consisting of one sheet, prepared by Dynamic Survey, LLC., dated September 26, 2024.
- E. Parking Assessment prepared by Dynamic Traffic LLC dated March 16, 2023.
- F. Response letter dated September 30, 2024
- G. Stormwater Basin Area Investigation Report dated September 26, 2024.
- H. Transportation Impact Assessment prepared by Dynamic Traffic LLC dated September 13, 2023.
- I. Waiver Request letter dated September 18, 2024.
- J. Full size Plan titled “Preliminary/Final Land Development Plans for Westtown AM West TIC LLC – Proposed Chase Bank” consisting of Sheets 1-25 of 25, prepared by Dynamic Engineering Consultants, P.C., dated July 12, 2024.

Cedarville Engineering Group, LLC

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The following Waivers have been requested by the Applicant:

- i. Section 149-600.C to allow for consideration as a preliminary/final land development plan.
- ii. Section 149-925.G.(1) to reduce the number of required perimeter tree and shrubs required along Rt 30.
- iii. Section 149-925.G.(2) to eliminate tree planting requirements for planter islands.

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

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.*

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.

August 2, 2024 Comment: 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.
- The location of the clean stone stockpile referenced in the Sequence of Construction Step 3 shall be shown on the Plan.
- Compost filter socks as currently proposed shall incorporate a J-hook at the terminal end of the filter sock.
- The concrete washout location shall be shown on the Erosion and Sedimentation Control Plan.
- The locations of Inlet Protection for existing inlets noted in Step 5 of the Sequence of Construction shall be shown on the Plan.
- 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.
- 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.



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

Current Comment: The following shall be addressed:

- **The Standard E&S Control Notes shall be revised to reference Westtown Township in addition to the Conservation District for all notes as previously required. This includes, but is not limited to, Note 4, 9, 11, 29, 30, and 32**
- **All Standard E&S Control Notes not applicable to the current project shall be removed, this shall include but is not limited to Notes 36 referencing sediment basins and traps.**
- **Operation and maintenance requirements for each E&S BMP shall be added to Concrete Washout Detail, and Temporary Stockpile Detail as previously required. A PCSM Operation and Maintenance Schedule does not address this comment.**

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.

August 2, 2024 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.

Current Comment: See comment 25 below.

3. *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.*



August 2, 2024 Comment: 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.
- The net two-year volume shall be calculated based on the site limits of disturbance.
- 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.

Current Comment: The following shall be addressed as previously required:

- **Water quality volume calculations shall be revised in compliance with the above referenced Ordinance section.**
- **The above referenced water quality volume shall be calculated based upon the proposed Limit of Disturbance.**

4. *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.*

August 2, 2024 Comment: 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.
- 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.
- 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.

Current Comment: The following shall be addressed:

- **Infiltration drain time shall be based upon the water quality volume computed in accordance with Section 144-305. A. The Basin Infiltration Drain Time calculations included in the Stormwater Management Report shall be revised accordingly.**
- **The above referenced water quality volume shall be managed below the invert elevation of the lowest outlet structure orifice.**

5. This comment has been satisfactorily addressed.

6. *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.



August 2, 2024 Comment: The following shall be addressed:

- The provided routing shall be revised to include all areas within the limits of disturbance.
- 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.
- The provided Drainage Area Plans shall be revised to include the full upslope drainage area for drainage area POD 001.
- 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.
- 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.

Current Comment: Supporting calculations and a flow summary shall be provided accounting for the additional on-site bypass flow (POI 001) generated from the proposed concrete ramp and bus stop access. The flow summary currently shown in the report only includes flow values with interest points POD-1 and POD-2

7. This comment has been satisfactorily addressed.

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

August 2, 2024 Comment: 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.

Current Comment: The above comment remains applicable.

Comments 9 through 22 have been satisfactorily addressed.

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

August 2, 2024 Comment: An easement shall be offered to the Township for the purposes of inspection and maintenance (if needed due to inaction of the Owner).

Current Comment: General note 39 on sheet 3 shall be revised to include the language “granting the right, but not the obligation” following the word Township.

24. *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.

August 2, 2024 Comment: 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.
- Operation and maintenance requirements for the proposed BMP shall be added to the Plan.
- The Plan shall clearly note the person(s) responsible for the operations and maintenance of the proposed BMP.

Current Comment: The following shall be addressed:

- **A Stormwater Management Operation & Maintenance Agreement shall be executed and recorded, concurrently with the land development plan, for the proposed Stormwater BMP. The O&M Agreement will be provided by Westtown Township prior to plan recording.**
- **PCSM Long Term Operation and Maintenance Requirements notes on sheet 25 shall be revised to remove language to permittee, grantee, and department. The provided language shall specify who is responsible for inspections and maintenance instead, whether the applicant/owner, etc.**

Chapter 149 – Subdivision of Land

25. 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 sings, 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.

August 2, 2024 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.

Current Comment: The following shall be addressed:

- **Discrepancies in Quantities and Unit Costs**
 - **The line item “Concrete Curb” shall be broken out into two (2) line items;**
 - **“Concrete Curb (6”)” with quantities 761 LF and unit cost of \$65.00**
 - **“Concrete Curb (12”)” with a quantity of 205 LF and a unit cost of \$75.00**
 - **The provided line item for Bituminous Heavy Duty Pavement shall be verified and the unit costs shall be increased as follows;**
 - **Base Course I-2 to \$115 from \$100**
 - **DGA Subbase to \$50 from \$40**
 - **A line item shall be added for Heavy Duty Concrete Pad with a quantity of 1036 SF and a unit cost of \$15.00.**
 - **The line item for ADA Detectable Warnings shall be revised to ADA ramp with a quantity of 1 EA and unit cost of \$3500.**
 - **The Quantity for Bituminous Pavement Base Course I-2 shall be increased to 350 TON from 260 TON and the unit cost shall be increased to \$110.00 from \$85.00.**
 - **The Quantity for Bituminous Pavement DGA Subbase shall be increased to 325 CY from 241 TON and the unit cost shall be increased to \$50.00 from \$40.00.**
 - **The Quantity for 15” HDPE shall be increased to 320 LF from 264LF and the unit cost shall be increased to \$60.00 from \$20.00.**



- The line item 18” HDPE shall be verified as it does not appear on the plans. The unit cost shall be increased to \$75.00 from \$21.00.
- A line item shall be added for 4” HDPE with a quantity of 27 LF and a unit cost of \$30.00
- A line item shall be added for 6” HDPE with a quantity of 38 LF and a unit cost of \$35.00
- The bid item for WATER shall be removed from the escrow. Financial security associated with water service shall be coordinated with the applicable water service utility.
- The line item for 4” PVC shall be revised to be 6” PVC with a unit cost of \$35.00.
- An additional line item shall be added for tie-in at existing structures with a quantity of 1 and a unit cost of \$2,750.
- The quantity and unit cost for Deciduous Shrub shall be increased to 48 EA from 43 EA and the unit cost shall be increased to \$80 from \$45.
- A line item shall be added for Ground Cover with a quantity of 29 EA and a unit cost of \$5.50.
- The quantity of Single Pole Mounted Lights shall be confirmed and the unit cost shall be increased to \$4,500 from \$2,750.
- A line item shall be added for Dual Pole Mounted Lights with a quantity of 2 EA and a unit cost of \$5,000.
- The quantity of Quad Pole Mounted Light shall be confirmed and the unit cost shall be increased to \$6,000 from \$3,950.
- A line item shall be added for Building Lights with a quantity of 10 EA and a unit cost of \$1,000.
- The quantity of 12” Compost Filter Sock shall be increased to 576 LF from 200 LF and the unit cost shall be increased to \$8.00 from \$2.00.
- The quantity of 18” Compost Filter Sock shall be verified, and the unit cost shall be increased to \$13.50 from \$5.00.
- A line item shall be added for Tree Protection Fence with a quantity of 430 LF and a unit cost of \$6.50.
- A line item for Maintenance of E&S Controls shall be added with a quantity of 1 EA and a unit cost of \$2900.
- A bid item section shall be added, and line items created for “DEMOLITION”.
- A line item shall be added for As-Built Plans.
- A line shall be added for 10% Contingency
- A line shall be added for 5% Engineering Inspection Cost
- **Discrepancies in Quantities**
 - The Quantity for Bituminous Pavement Surface Course I-5 shall be increased to 175 TON from 130 TON.
 - The quantity of Painted Stop Bars shall be increased to 2 from 1.
- **Discrepancies in Unit Costs**
 - The unit cost concrete bollards shall be increased to \$750 from \$450.
 - The unit cost for 4” Concrete Sidewalk shall be increased to \$7.50 from \$4.00.
 - The unit cost for 4” Thermoplastic Striping shall be increased to \$0.75 from \$0.50.
 - The unit cost for C Inlets shall be increased to \$4,000 from \$1,550.



- The unit cost for M Inlets shall be increased to \$3,500 from \$1,600.
- The unit cost Manholes shall be increased to \$4,500 from \$1,600
- The unit cost for Water Quality Filter shall be increased to \$550 from \$100.
- The unit cost for 18” Concrete Headwall shall be increased to \$2,500 from \$1,075.
- The unit cost for ADS N12-24 Subsurface Basin shall be increased to \$25,000 from \$18,000.
- The unit cost for seed shall be increased to \$0.50 from \$0.25
- The unit cost for Shade tree shall be increased to \$550 from \$350.
- The unit cost for Evergreen Tree shall be increased to \$450 from \$180.
- The unit cost for Evergreen Shrub shall be increased to \$80 from \$55.
- The unit cost for Inlet Protection shall be increased to \$300 from \$150.
- The unit cost for Concrete Washout shall be increased to \$1500 from \$350.
- The unit cost for Rock Construction Entrance shall be increased to \$3500 from \$2500.

26. This comment has been satisfactorily addressed.

27. *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.*

August 2, 2024 Comment: 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.

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

Comments 28 – 33 have been satisfactorily addressed.

34. *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.

August 2, 2024 Comment: The sanitary sewer design and layout is subject to the review and approval of the Township Sewer Engineer.

Current Comment: The above comment remains applicable.

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





August 2, 2024 Comment: A statement of availability for both water and sanitary services shall be provided.

Current Comment: A letter of availability for the service by the utility owners shall be provided to the Township.

36. This comment shall be considered addressed, subject to adequately addressing comment #26, above.

37. *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.*

August 2, 2024 Comment: An easement shall be provided that grants the Township the right, but not the obligation, for periodic inspection and maintenance purposes.

Current Comment: General note 39 on sheet 3 shall be revised to reference “granting the right, but not the obligation” following the word Township.

38. This comment has been satisfactorily addressed.

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

August 2, 2024 Comment: 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.

Current Comment: The above comment remains applicable.

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

August 2, 2024 Comment: 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



Current Comment: Dimensions shall be provided on the Profile Sheets, demonstrating compliance with the above referenced Ordinance requirements, for the following storm sewer runs.:

- Line 1 to End, Dn
- Line 3 to line 2, Up
- Line 4 to End, Dn
- Line 5 to End, Dn

41. This comment has been satisfactorily addressed.

42. *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.*

August 2, 2024 Comment: The referenced Traffic/Parking Impact Study is subject to review by the Township Traffic Engineer.

Current Comment: The above comment remains applicable.

43. *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.*

August 2, 2024 Comment: 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.

Current Comment: This comment shall remain applicable until deemed addressed by the utility owner.

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

	Landscaping Per 100 Linear Feet		
	Canopy Trees	Ornamental	
	Mature Height Over 30 Feet	Flowering Trees	Shrubs
Single-family detached dwelling			
Street frontage	1.5	0.5	
All other property lines	0.5	0.5	
All other dwellings			
Street frontage(s)	1.0	0.5	4.0
All other property line	0.5	0.5	2.0
Nonresidential			
Street frontage(s)	2.0	1.5	6.0
All other property lines	1.0	1.0	3.0



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.

August 2, 2024 Comment: A landscape requirement tabulation shall be provided to demonstrate compliance with the referenced Ordinance section.

Current Comment: The applicant has requested a waiver from sections 149-925.G.(1) and 149-925.G(2) of the Subdivision and Land Development Ordinance. CEG offers no objection to consideration of this request, conditioned upon the applicant providing a fee in lieu of deficient landscaping, in an amount deemed acceptable by Westtown Township.

Comments 45 and 46 have been satisfactorily addressed.

Chapter 170 – Zoning

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

August 2, 2024 Comment: 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.

Current Comment: Confirmation shall be received from the Westtown Township Zoning Officer regarding compliance with the referenced coverage requirements.

48. *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.

August 2, 2024 Comment: Confirmation shall be received from the Westtown Township Zoning Officer regarding compliance with setback requirements.

Current Comment: The previous comment remains applicable.

Comments 49 through 51 have been satisfactorily addressed.

52. *Section 170-1513.D – Fire Lane easements*

August 2, 2024 Comment: The need for provision of fire lane easement shall be reviewed and determined by the Township Fire Marshal.

Current Comment: The previous comment is still applicable.

53. This comment has been satisfactorily addressed.



54. *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).*

August 2, 2024 Comment: The proposed fixtures shall note either full cutoff or the BUG rating with a U of 0 and a G of 2 or less.

Current Comment: The proposed W1 fixtures shall be replaced as either full cutoff or the BUG rating with a U of 0 and a G of 2 or less as previously required.

55. This comment has been satisfactorily addressed.

56. *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.*

August 2, 2024 Comment: 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.
- 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.
- 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.

Current Comment: The previous comment has been satisfactorily addressed, however the current plan proposed handicap access to a bus stop located at the western side of the intersection of the shopping center drive and SR 0003. The proposed access complies with the applicable criteria set forth in the ADA Standards for Accessible Design, however CEG defers to Westtown Township and their Traffic Engineer as it pertains to access location within the shopping center parking lot.

57. This comment has been satisfactorily addressed.

58. *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**.*



Use	Weekday			Weekend		
	9:00 a.m. to 6:00 p.m.	6:00 p.m. to 12:00 a.m.	12:00 a.m. to 9:00 a.m.	9:00 a.m. to 6:00 p.m.	6:00 p.m. to 12:00 a.m.	12:00 a.m. to 9:00 a.m.
	Offices	100%	10%	5%	10%	5%
Retail and service uses	60%	90%	5%	100%	70%	5%
Hotel/motel	60%	100%	100%	60%	100%	100%
Restaurant	50%	100%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	10%
Other uses	The Board shall determine with which of the preceding categories any unlisted use shall comply.					

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.

August 2, 2024 Comment: 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.



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

Current Comment: 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.

General Comments:

59. This comment has been satisfactorily addressed.

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", written in a cursive style.

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

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