



November 8, 2024

Mila Carter, Township Manager
Westtown Township
P.O. Box 79
Westtown, PA 19395

Dear Mila:

Subject: 1502 West Chester Pike (Westtown AM West TIC, LLC)

This office has received plans for the above subject project. This is the first submission to Carroll Engineering Corporation for this project, and upon review, we offer the following comments.

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, and last revised September 30, 2024.

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).
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.
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.
4. All previous comments have been addressed. Upon review, we find the sewer design to be in conformance with the Township’s standards.

Today’s Commitment to Tomorrow’s Challenges

Corporate Office: 949 Easton Road Warrington, PA 18976 215.343.5700	630 Freedom Business Center Third Floor King of Prussia, PA 19406 610.572.7093	433 Lancaster Avenue Suite 200 Malvern, PA 19355 610.489.5100	101 Larry Holmes Drive Suite 201 Easton, PA 18042 610.989.4940	105 Raider Boulevard Suite 206 Hillsborough, NJ 08844 908.874.7500
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Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION



Mark T. Yoder

MTY/WNM:cam

cc: William N. Malin, P.E., Senior Vice President, CEC