



February 26, 2025

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

Dear Mila:

Subject: 1001 S. Walnut Street

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. Sewage Facilities Planning Module Application Mailer package (Package).
2. Plan titled "Preliminary/Final Subdivision Plan for 1001 S. Walnut Street" prepared by Howell Engineering for Colin & Taj Chavous. The current plan submission consists of 1 sheet dated January 24, 2025, with no revisions. (Plan).

B. GENERAL

1. The plan proposes subdividing an existing parcel (TPN 67-2-42.4) to construct a single-family dwelling.
2. The existing 0.68-acre parcel is located at the intersection of Oakbourne Road and S. Walnut Street in the R-2 Residential District.
3. Sanitary sewer service will be provided by connecting to the existing sewer crossing the property. Flows will be conveyed to West Goshen Township through the Coventry Meter.

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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C. PLANNING MODULE MAILER

1. There is a typo in the proposed flow line under paragraph 4 of the Project Narrative. The 2500 should be revised to 250.
2. We note that the PNDI receipt indicates that there is a potential impact from the PA Fish and Boat Commission. The Applicant should clarify if this has been addressed. If the project has been cleared by the PA Fish and Boat Commission, documentation should be attached to the package.

D. SANITARY SEWER

1. The attached Standard Sewer Saddle detail should be added to the plans.
2. Cleanouts should be provided in accordance with the Township's building code.
3. Shop drawings will be required for the materials to be used within the easement. Submitted materials should include information for the saddle, pipe, and fittings.
4. The connection to the sewer main should be done in the presence of Carroll Engineering Corporation (CEC). To ensure a representative is available, CEC should be notified at least 72 hours before the work starts.

Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION



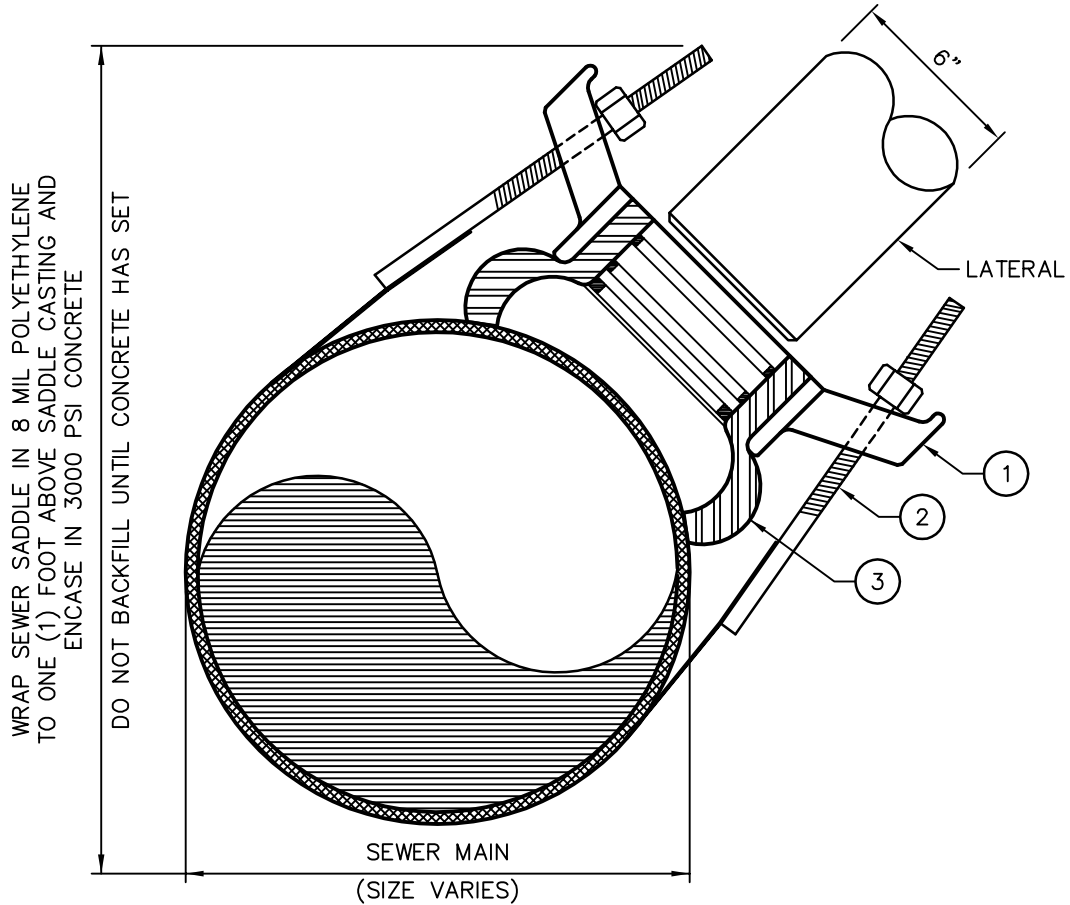
Mark T. Yoder

MTY/WNM:cam

Attachment

cc: William N. Malin, P.E., Senior Vice President, CEC (w/Attachment)

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NOTES:

MATERIALS:

1. SADDLE CASTING: DUCTILE IRON ASTM 536-80 GRADE 65-45-12 PROTECTED WITH CORROSION RESISTANT PAINT.
2. STAINLESS STEEL 304 ADJUSTABLE STRAP: BOLTS, NUTS AND WASHERS 1/2" N.C. ROLL THREAD TEFLON COATED. 3 1/2" WIDE BAND TO SPREAD CLAMP FORCE OUT ON PIPE.
3. GASKET: VIRGIN SBR COMPOUNDED FOR SEWER SERVICE. MEETS ASTM D-2000 3 BA715.
4. STYLE CB SEWER SADDLE MANUFACTURED BY: ROMAC INDUSTRIES, INC.
5. SADDLE CAN BE INSTALLED BETWEEN 10:00 AND 2:00 POSITION ON THE EXISTING MAIN.

[REDACTED]		SEWER SADDLE CONNECTION
DSG. BY: MTY	CKD. BY: WNM	
DATE: 2-24-14 SCALE: NONE		STANDARD DETAIL S16
REVISION	DATE	