



March 13, 2025

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

RE: 1001 South Walnut Street Subdivision
Land Development Review
Westtown Township
0236-25-0076

Dear Ms. Carter,

As requested, Cedarville Engineering Group, LLC (CEG) has completed a Land Development Review of the submitted Plans for 1001 South Walnut Street Subdivision. The site (Parcel 67-4G-1) comprised of roughly 0.69 acres, is located south of Oakbourne Road (SR 2006) in the R-2 Residential District of Westtown Township, Chester County. The project includes subdivision of an existing parcel into two lots and removal of a garage and associated driveway area within the existing Lot 1. The submitted plan shows a conceptual building, driveway, and stormwater management location for Lot 2, but does not propose construction of these features.

The following information was received by our office on February 19, 2025:

- A. Westtown Township Subdivision and Land Development Information Sheet, undated, which references that a Variance has been granted regarding minimum lot area.
- B. Letter of Transmittal dated February 12, 2025.
- C. Full size plan titled "Preliminary/Final Subdivision Plan" consisting of 1 sheet prepared by Howell Engineering, dated January 25, 2025 .
- D. Stormwater Infiltration Report dated February 2025.
- E. West Goshen Township Board of Supervisors Letter certifying sufficient capacity in the West Goshen Sewer Authority collection, conveyance, and treatment system dated February 6, 2025.
- F. Westtown Township Application for approval of Preliminary Plan dated January 27, 2025.
- G. Letter of Water Availability from AQUA dated October 3, 2024 that notes the property is within the service area but that no water main exists to serve the lot(s), and a water main extension plan must be submitted and reviewed.
- H. County of Chester Subdivision/Land Development Information Form.
- I. Waiver Request Letter dated February 17, 2025.
- J. Lot 1 Legal Description.

Cedarville Engineering Group, LLC

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- K. Lot 2 Legal Description.
- L. PNDI result letter noting no adverse impacts are expected dated February 4, 2025.

The following Waivers have been requested by the Applicant:

- i. Section 149-600 to allow the Plans to be submitted as preliminary/final.
- ii. Section 149-702.D to allow submission of the Plan without preparing a Conservation Plan.
- iii. Section 149-702.E to allow submission of the Plan without preparing a Landscape Plan.
- iv. Section 149-702.F to allow submission of the Plan without preparing a Stormwater Management Plan.

The documents have been reviewed for compliance with Chapter 149 – Westtown Township Subdivision of Land Ordinance, and Chapter 170 – Westtown Township Zoning Ordinance.

We offer the following comments:

Chapter 149 – Subdivision of Land

- 1. *Section 149-300.C – No subdivision or land development shall be approved unless the applicant has demonstrated to the Township an adequate method of sewage disposal and water supply.*

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

The following shall be addressed:

- The above referenced letter prepared by Aqua PA indicates that water service is not currently available to serve Lot 2 and that a water main extension will be required for service. The Plan shall be revised to show the location of the water line extension as approved by Aqua PA.
 - Evidence of Sewage Facility Planning Module Approval/Waiver from DEP shall be provided prior to Plan recording.
 - The location of the proposed sewer lateral and saddle connection, to the extent of the sanitary sewer easement, shall be shown for Lot 2.
- 2. *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 – 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. The construction cost estimate shall include, but not be limited to:

- The water line extension within Oakbourne Road, including all costs associated with roadway restoration/reconstruction as required by PennDOT.
- Sanitary sewer saddle and wye connection within the sanitary sewer right-of-way.
- Installation of proposed lot corner pins.
- Improvements adjacent to Oakbourne Road, (i.e. sidewalk) if required by Westtown Township.

3. *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.*

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

4. *Section 149-602.B.(3) – Name and address of record owner and applicant and source(s) of title to the land being developed, as shown by the records of the County Recorder of Deeds.*

Section 149-702.B.(3) – Name and address of record owner and applicant and the source(s) of title to the land being developed, as shown by the records of the County Recorder of Deeds unified parcel index numbers of the property(ies) being developed or subdivided.

[Amended 7-22-2002 by Ord. No. 2002-5]

The Plans shall be revised to reference the deed book and page of the original lot.

5. *Section 149-602.B.(4) – Name, address, Pennsylvania license number, signature and seal of the registered engineer or surveyor responsible for the plan. No*

engineer or surveyor shall sign or seal plans that contain information that they are not qualified to design or produce.

Section 149-702.B.(4) – The name, address, Pennsylvania license number, signature and seal of the registered engineer or surveyor responsible for the plan. No engineer or surveyor shall sign or seal plans that contain information that they are not qualified to design or produce.

The Plans shall be signed and sealed prior to Plan recording.

6. *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 cartway width of Walnut Street shall be dimensioned on the Plan.

7. *Section 149-602.C.(1).(g) – A note shall be added to the drawings indicating the need for a PennDOT highway occupancy permit (if applicable). A state highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1946 (P.L. 1242, No. 428 known as the “State Highway Law” before access to a state highway is permitted.*

The above referenced note shall be provided on the Plan.

8. *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.*

Section 149-927.E.(4).(b) – Laterals. Minimum diameter from the lateral/main connection to the cleanout/trap assembly shall be six inches. Where a larger lateral is required it will be noted on the plans. Minimum grade on a lateral will be 1/4 inch per foot unless otherwise approved by the Township Engineer. Maximum length of a lateral will be 150 feet unless approved otherwise by the Township Engineer. Cleanouts will be installed at fifty-foot intervals.

Section 149-927.F – All improvements installed shall be constructed in accordance with the design standards and specifications adopted by Westtown Township. If there are no applicable Township, county or state regulations, the Township may authorize that specifications be prepared by a registered professional engineer.

The following note shall be provided on the Plan: “Prior to issuance of a Building Permit for Lot 2, the Township Engineer shall review and approve the proposed connection of the building sewer lateral to the sanitary sewer main”.

9. *Section 149-602.C.(4).(j) – Full documentation of required existing and proposed zoning data. Where applicable, a statement listing variances, special exceptions or conditional use approvals and any qualifying conditions shall be included.*

The Zoning Table (***) Variance Required note shall be revised to reference the Decision and Order issued by the Zoning Hearing Board.

10. *Section 149-602.D.(1) – Conservation plan in accordance with § 149-801.*

Section 149-702.D – Conservation plan. The conservation plan shall be in accordance with § 149-801 of this chapter.

Section 149-801.E Location and type of all erosion and sedimentation control measures, including, but not limited to, tire cleaners, retention basin, silt fences and hay bales; proposed dates when such measures shall be in effect, and supporting data assuring compliance with the erosion and sedimentation control standards set forth in Chapter 80, Erosion, Sediment Control and Grading. A note shall be added to the plans indicating that the applicant is responsible for installation and maintenance of a soil and erosion control measures until closeout of the escrow account.

Section 149-801.F – Notations indicating all significant site vegetation, trees or portions of tree masses proposed to be cleared as part of the proposed subdivision or development plan. Notations shall be included indicating all proposed alterations of the natural grade, whether by cut or by fill, exceeding five feet, together with reasons for such alterations.

The Applicant has requested a waiver from Section 149-702.D. CEG offers no objection to consideration of this request, conditioned upon:

- A note shall be shown on the Plan indicating that work associated with the driveway and garage removal on Lot 1, including but not limited to demolition and associated erosion and sediment control, shall be included with the Grading/Stormwater Management Plan for Lot 2. If this demolition has been completed, it shall be referenced accordingly on the Plan.
- If the above referenced demolition has not been completed to date, an easement and/or agreement deemed acceptable by the Township Solicitor shall be provided ensuring that construction equipment access to Lot 1 will be available at the time of construction of the Lot 2 improvements.

11. *Section 149-602.D.(2) – Landscape plan in accordance with § 149-802.*

Section 149-702.E – Landscape plan. The landscape plan shall be in accordance with § 149-802 of this chapter.

Section 149-802.E – All existing tree masses and specimen trees shall be noted and sufficiently labeled.

Section 149-925.A – The requirements and standards prescribed herein shall be considered minimum requirements and standards for new planting materials, which shall apply to all nonresidential subdivisions and land developments, and to all residential subdivisions and developments except those involving three or fewer single-family detached dwelling lots where no new streets are proposed and to a mobile home park developed in conformance with § 149-928 of this chapter.

The Applicant has requested a waiver from Section 149-702.E. CEG offers no objection to consideration of this request.

12. *Section 149-602.D.(3) – Stormwater management plan in accordance with § 149-803.*

Section 149-702.F – Stormwater management plan. The stormwater management plan shall be in accordance with § 149-803 of this chapter.

Section 149-803.B.(1).(e) – A plan of the grading of the subject subdivision or land development.

Section 149-803.B.(2) – Design criteria. The criteria behind the design of stormwater management facilities is that "the peak rate of runoff after development shall not exceed the peak rate prior to development.

Section 149-803.B.(6) – Inground retention basins/recharge systems shall be required for all subdivisions and land developments and shall be designed to recharge the increased volume of runoff from all additional impervious areas for a two-year storm event.

The Applicant has requested a waiver from Section 149-702.F. CEG offers no objection to consideration of this request, conditioned upon inclusion of Section 149-602.D(3) as part of the waiver request, subject to provision of the applicable information at the time of the building permit associated with Lot 2.

13. *Section 149-804.B.(3) – Complete description of both existing and proposed fire protection facilities within the tract, and where applicable within all abutting properties. Specifications shall comply with those found in §§ 149-917 and 149-918 of this chapter.*

The proximity to and availability of fire hydrants with respect to the location of the proposed parcel is subject to the review and approval of the Township Fire Marshall.

14. *Section 149-901.E – Where a development abuts an existing public street of improper width or alignment, the Township may require the dedication of land sufficient to widen the street or correct the alignment.*

Section 149-903.A – The right-of-way and cartway widths of all new or proposed public and/or private streets shall be determined by the Board of Supervisors and shall be classified as follows

- 1) Arterial highway

- c. *The cartway widths will be determined by the Township after consulting with the Chester County Planning Commission and PennDOT.*
- 2) *Collector street. Right-of-way shall be 60 feet and cartway width shall be 28 feet. See Note 1.*
 - 3) *Minor street. Right-of-way shall be 50 feet and cartway width shall be 24 feet. See Notes 1 and 2.*

NOTE 1: Additional right-of-way and cartway widths may be required by Westtown Township for the purpose of promoting the public safety and convenience, or to provide for parking in commercial and industrial areas and in areas of high-density residential development.

NOTE 2: At the sole discretion of the Township Supervisors, the right-of-way of a minor street may be reduced to 40 feet and the cartway width of a minor street may be reduced to 20 feet for properties of one acre or more. Turnaround paved cartway of cul-de-sac streets shall not be reduced.

Section 149-903.(C).(1) - Where a subdivision or land development is proposed adjacent to an existing public street, the applicant shall dedicate sufficient right-of-way to result in the future right-of-way width provided for in § 170-1511 of the Zoning Chapter. If the applicant only controls land on one side of an existing street, then the applicant shall only be responsible to dedicate land to result in a width from the street cartway center line to the future right-of-way line equal to 50% of the future street right-of-way width. Therefore, for example, if a collector street has a sixty-foot-wide future right-of-way, an applicant on one side would be responsible to ensure that a thirty-foot-wide right-of-way is provided on the applicant's side of the center line.

Section 149-903.(C).(2) - The dedication of future right-of-way shall not be required where the applicant proves to the satisfaction of the Board of Supervisors, based upon any review by the Township Engineer and Planning Commission, that there is not a reasonable relationship between the need for the additional right-of-way and the traffic created by the proposed development.

Section 149-903.(C).(3) - Along a state-owned street or highway, if the State Department of Transportation refuses to accept a dedication of right-of-way, then the future right-of-way shall be dedicated to the Township or be irrevocably committed and reserved for future dedication when the Board of Supervisors determines the right-of-way is needed.

Confirmation shall be provided by the Township Traffic Engineer regarding the need for additional right-of-way dedication along Oakbourne Road.

15. *Section 149-915.F - All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design, maintenance and drainage of the highway.*

Section 149-915.J - Where highway curbs do not exist, driveways shall be constructed in such a manner as not to interfere with the drainage grade line of shoulders. If, in the opinion of the Township Engineer, a pipe is required to maintain the grade line, the permittee shall install such pipe at his expense, parallel to the



pavement edge and at a minimum distance of 10 feet therefrom and on the grade line as directed by the Township Engineer. Where a pipe is placed in the shoulder line, the driveway may slope away from the roadway at a lesser gradient than the normal shoulder slope but not less than 1/4 inch per foot from the paving edge to the pipe. The minimum pipe length shall be equal to the width of the driveway plus 10 feet.

Section 149-915.K(5) – The sight distance at the intersection of a Township or State roadway and the proposed driveway shall be provided in accordance with the following tabulation. The clear sight line shall be described by a line from a point within the driveway 10 feet from the edge of pavement or curbline, to a point in the center of the nearest line of the roadway.

<i>Posted Speed (miles per hour)</i>	<i>Required Sight Distance (feet)</i>
35	440

Section 149-915.K(6) – All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design, maintenance and drainage of the highway.

The following shall be addressed:

- Required and proposed sight distance associated with the conceptual driveway location shall be shown on the plan
- The PennDOT Highway Occupancy Permit number associated with the required Aqua PA water line extension shall be noted on the plan.

16. *Section 149-916 – Sidewalks and paths.*

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.

The Applicant shall obtain confirmation from the Township Planning Commission and Board of Supervisors as to the requirement of providing sidewalks along the frontage of Lots 1 and 2.

Chapter 170 – Zoning

17. *Section 170-1511.B – Widths. The following future rights-of-way shall be reserved for future dedication along each public street:*

	Future Right of-Way (feet)
Minor residential service	50
Local street	50
Collector street	60
Routes 926 and 352	80
U.S. Route 202 and PA Route 3	120



Confirmation shall be provided by the Township Traffic Engineer regarding the need for additional right-of-way for dedication along Oakbourne Road.

Please do not hesitate to contact me with any questions.

Best Regards,
Cedarville Engineering Group, LLC

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

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

cc: Katherine Archibald, Permits Coordinator - karchibald@westtown.org
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