



April 15, 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 April 4, 2025:

- A. Full size plan titled "Preliminary/Final Subdivision Plan" consisting of 1 sheet prepared by Howell Engineering, dated January 25, 2025 and last revised April 1, 2025.
- B. Waiver Request Letter dated April 2, 2025.
- C. Response letter dated March 21, 2025 to CEG review letter dated March 13, 2025.
- D. Response letter dated March 24, 2025 to AFC review letter dated March 10, 2025.
- E. Response letter dated March 4, 2025 to Carroll Engineering review letter dated February 26, 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 and section 149-602.D.(3) to allow submission of the Plan without preparing a Stormwater Management Plan.

Cedarville Engineering Group, LLC

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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.

March 13, 2025 Comment: 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.

Current Comment: The following shall be addressed:

- **Approval of the water line extension shall be provided to the Township prior to final plan approval.**
- **The referenced water line extension shall be completed, or applicable financial security posted, for the referenced water line extension prior to recording of the plan.**

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.

March 13, 2025 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. 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.

The previous comment remains applicable, except for the provision of sidewalk along Oakbourne Road.

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.*

March 13, 2025 Comment: The Applicant has requested a waiver from the above referenced section of the Ordinance. CEG offers no objection to consideration of this request.

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

Comments 4 through 9 have been satisfactorily addressed.

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.

March 13, 2025 Comment: 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.

Current Comment: The Applicant has requested a waiver from Section 149-702.D. As confirmed at the March 19, 2025 Planning Commission meeting and in accordance with the submitted plan, the impervious coverage that was to be removed on Lot #1 in order to comply with the referenced Zoning Hearing Decision & Order has been removed. CEG offers no objection to consideration of this request.

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.

March 13, 2025 Comment: The Applicant has requested a waiver from Section 149-702.E. CEG offers no objection to consideration of this request.

Current Comment: 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.

March 13, 2025 Comment: 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.

Current Comment: The Applicant has requested a waiver from Section 149-702.F. CEG offers no objection to consideration of this 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.*

March 13, 2025 Comment: 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.

Current Comment: The previous comment remains applicable.

14. This comment has been satisfactorily addressed.

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 curblin, to a point in the center of the nearest line of the roadway.

Posted Speed (miles per hour) 35

Required Sight Distance (feet) 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.

March 13, 2025 Comment: 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.

Current Comment: The following shall be noted:

- **The Highway Occupancy Permit associated with the water line extension within Oakbourne Road shall be obtained prior recording of the Subdivision Plan.**
- **The Highway Occupancy Permit associated with the proposed driveway access to Lot 2 may be deferred until Building Permit application.**

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.

March 13, 2025 Comment: 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.

Current Comment: The width of the proposed sidewalk easement shall be referenced on the plan.

Chapter 170 – Zoning

17. This comment has been satisfactorily addressed.

Please do not hesitate to contact me with any questions.

Best Regards,
Cedarville Engineering Group, LLC



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

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