



WEST WHITELAND TOWNSHIP
Planning Commission
Agenda
Tuesday, September 20, 2022
7:00 P.M.

[Etiquette for
hybrid meetings](#)

Meeting will be held in-person and via Zoom

[Register for Zoom Meeting](#)

Call by Phone: 1-646-558-8656

Meeting ID: 891 5059 4541 Passcode: 125313

Meeting Packets can be found on Township website

Reminder to meeting participants: Please speak clearly into the microphone

CALL TO ORDER

REVIEW OF MEETING MINUTES

1. Approval of Meeting Minutes: September 6, 2022

PUBLIC COMMENT/CONCERNS/QUESTIONS

PLANS

1. CPC Westrum
Address: 50-70 W Boot Rd.
First Review: Subdivision/Land Development
Request: Recommend lot consolidation of 3 lots into 1 lot and the construction of 150-unit Personal Care Facility.
2. Whitford Property (Wawa)
Address: 401-403 W Lincoln Hwy.
First Review: Subdivision/Land Development
Request: Reverse subdivision/lot consolidation of 2 lots into 1 lot. Demolition of existing Sunoco gas station and land development of Wawa convenience store with fuel service.
3. Weston Property
Address: 1400 Weston Wy.
Second Review: Sketch Plan
Request: Demolition of existing structures and proposed residential development.
Applicant is presenting 2 options: Option 1 – carriage home community of 132 units;
Option 2 – mixed carriage home and single-family dwelling community of 99 units.

NEW BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

Next Meeting: October 4, 2022



MEMORANDUM

DATE: September 16, 2022
TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning

SUBJECT: Westrum Senior Living at West Whiteland
Land development plan

APPLICANT: Commerce Pursuit Capital, LP
1300 Virginia Dr., Ste. 215
Fort Washington, PA 19034

SITE ADDRESS: 50-70 W. Boot Rd.
West Chester, PA 19380

TAX PARCELS: 41-5-264, 41-5-265, and 41-5-266

ZONING: NC, Neighborhood Commercial / IN, Institutional Overlay
district

DESCRIPTION: Consolidation of three lots into one lot with a gross area of
6.83 acres and construction of a 150-unit (176 beds)
personal care facility in addition to two existing buildings,
which are to remain.

EXPIRES: December 5, 2022

Background

The subject property has a gross area of 6.83 acres (5.96 acres net) and is located along the south side of W. Boot Rd. between Boot Road Park and the Banbury Shops¹ shopping center. The tract is developed with two multi-tenant office buildings: the historic² Greenway Cottage (aka, the McKenna House) at 60 W. Boot Rd. as well as a second, non-historic building at 50 W. Boot Rd. Both buildings are at the north end of the property, leaving much of the site undeveloped and mostly wooded.

The property is in the Neighborhood Commercial (“NC”) zoning district and may also be developed under the provisions of the Institutional (“IN”) overlay district found in Article X of the West Whiteland Township Zoning Ordinance (“Zoning”). The Applicant is proposing a “personal care facility” as defined in §325-8 of the Zoning, which is permitted in the IN overlay by §325-45.B(13). Where a use is allowed by the IN regulations, the area and bulk

¹ The plan drawing has the label “Banbury Shoppes,” but the sign currently on the property uses the more conventional spelling.

² Township Historic Resource #156.

requirements of §325-45.C supersede the underlying district. The “Zoning Tabulation” charts on sheets 1, 2, and 3 correctly show regulations for both the NC and IN district.

The proposed facility will accommodate up to 176 residents in 150 one- and two-bedroom units in a three-storey building with a footprint of 57,616 sq.ft. The facility will provide a variety of services for the residents, including medical offices, a gift shop, dining area, theatre, and fitness center. A portion of the parking will be in the basement of the building, with access from the east side. The site design preserves both Greenway Cottage and the office building at the northeast corner of the site. The Applicant intends to retain ownership of both buildings, but they will not be part of the personal care operation.

The project does not comply with the Zoning: the proposed building height of 41.6 ft. exceeds the building height limit of 35 ft. found in §325-45.C(3), and there are several locations where the proposed parking lots and drive aisles do not provide the minimum setback from buildings and property lines required by §325-45.C(5). Following hearings on April 28 and May 26, 2022, the Township Zoning Hearing Board granted the Applicant relief from these provisions to allow the design as shown.

The project required conditional use review due to its size and to allow the disturbance of steep slope areas. The Applicant presented this project to the Planning Commission on May 31 and July 19, 2022 pursuant to their conditional use application. At the end of discussion at the July meeting, the Commission unanimously passed a motion recommending that the Board of Supervisors (“Board”) approve the conditional use application, subject to various conditions. The Applicant completed their testimony to the Board at a conditional use hearing on July 27, 2022, and on September 14, 2022 the Board approved the application pursuant to a Decision and Order (“D&O”), which included fourteen conditions. Staff has attached to this memo an analysis of how this plan addresses those conditions.

Since there is a historic resource on the property, the Township Historical Commission reviewed this project on April 11, 2022 relative to the Applicant’s appearance before the Zoning Hearing Board and again on May 9, 2022 relative to the conditional use application. There will be another meeting with the Historical Commission for this land development plan on October 10, 2022. The Commission has previously indicated support for the project, and for the proposed removal of the non-historic additions to Greenway Cottage in particular.

Tonight is the Applicant’s first presentation of the subdivision and land development plan to the Planning Commission.

Consultant Reviews

- **Spotts, Stevens and McCoy (“SSM”) review dated September 14, 2022.** While the review is lengthy, we note that nearly all the comments direct minor corrections to the drawings and notes, additional information to be shown on the drawings, and administrative items. We note:
 - Comment #6: The ancillary uses and services listed here are *allowed* by §325-45.B(13) of the Zoning, not *required*. During their conditional use hearing, the Applicant testified on the record as to what services would be provided, and Staff considers this sufficient. Architectural drawings need not be provided as a condition of land development approval.
 - Comment #8: The Commission may wish to review the trash storage and collection provisions with the Applicant.

- Comment #9: As noted, signage must comply with the applicable Zoning provisions, but it is our practice to review signage separately from land development plans.
- Comment #20: The use of Belgian-block curbs will require a waiver from §281-32.C of the Township’s Subdivision and Land Development Ordinance (“S/LDO”). Staff does not object to this for the curbs that will be maintained by the property owner. The Applicant should clarify whether they will be maintaining the curbs along the driveway connecting the project site to Darlington Dr.
- Comments #24 through #26 note deficiencies with the proposed exterior lighting.
- Comments #27 through #46 address the stormwater management provisions. The most serious issue appears to be comment #27, where SSM questions whether the proposed design has been appropriately modelled. This must be resolved prior to action by the Commission.
- Comment #47 repeats an earlier concern about the need for an arrangement with the Banbury Shops owner to allow grading on their property.
- **Theurkauf Design and Planning (“Theurkauf”) review dated September 13, 2022.** Comment #1a advises that the buffer proposed along the boundary with the Banbury Shops property does not comply with Condition #7 of the conditional use D&O. This must be corrected prior to Commission action.

The remaining comments appear less critical. Comments #2, #4, and #5 direct what appear to be minor changes to the design, but the Commission should confirm with the Applicant that they are amenable to making those changes. Comments #3 and #6 support requested waivers, comments #7 and #8 direct changes to selected plant species, and comment #9 notes minor errors to be corrected.

- **McMahon review dated September 14, 2022.** Most of the comments direct the provision of supporting documentation and additional notes to the plan drawing. The issues raised by comment #1 (post-development traffic analysis) and comment #9 (the traffic impact fee) are consistent with D&O conditions #8 and #10 respectively.

Comment #6 offers three comments regarding the proposed sidewalks. Staff concurs with the first two, but we question the need for pedestrian connections between the care facility and the existing commercial buildings.

Finally, comment #5 directs the Applicant to provide details for the pedestrian crossing of Darlington Dr. Township Engineer Ted Otteni states that this level of detail is unnecessary outside of a PennDOT right-of-way and that it is sufficient to advise the developer that all pedestrian ramps must be ADA-compliant.

- **Engineering Department memorandum dated September 14, 2022.** Mr. Otteni directs the provision of additional details regarding the sanitary sewer connection and comments on related administrative issues. Comment #4 recommends that the sidewalk along Boot Rd. be realigned to maintain a consistent separation between the sidewalk and the edge of the Boot Rd. cartway. Staff concurs: it appears that this revision may increase the impervious coverage of the lot by up to 0.4%, but this will not cause any violation of the impervious cover limit established by the Zoning.
- **Fire Marshal memorandum dated August 24, 2022.** Ms. Guarnere requests additional details regarding the long-term maintenance of the emergency access lane along the south side of the building. She also directs the provision of an additional fire hydrant and fire department connection, confirmation that fire trucks will be able to navigate through the site, and signage.

- **Commonwealth Heritage Group (“CHG”) review dated September 14, 2022.**
Although these comments are more pertinent to the Historical Commission review scheduled for October 10, we have provided them here as an informational item. As before, CHG has concluded that the project will not adversely affect the nearby historic resources, and they commend the removal of the non-historic additions to the historic Greenway Cottage.

We have yet to receive the comments of the Chester County Planning Commission. Pursuant to §502(b) of the Pennsylvania Municipalities Planning Code, the Township may not act on the plan until the County has provided their review or the 30-day period allotted for such review has lapsed. As of this writing, the Applicant has not paid the County’s review fee, so the review period has yet to begin.

Staff Comment

Staff is of the opinion that action on this plan is premature at this time. We have determined that six of the fourteen conditions from the D&O have not been met, and SSM’s concerns regarding the design of the stormwater management facilities must be resolved before we will support approval.

While we do not support action, there are issues the Commission should discuss with the Applicant and provide guidance. Such issues include the final configuration of the sidewalk (McMahon comment #6 and Engineering Department comment #4), waste disposal (SSM comment #8), and confirmation that the remaining consultant concerns are “will comply” items. In the event the Applicant has any concerns about these items, the Commission should discuss them tonight.

Attachments

1. SSM review dated September 14, 2022.
2. Theurkauf review dated September 13, 2022.
3. McMahon review dated September 14, 2022.
4. Engineering Dept. memo dated September 14, 2022.
5. Fire Marshal memo dated August 24, 2022.
6. CHG review September 14, 2022.
7. D&O compliance analysis dated September 16, 2022.
8. Plan set dated March 22, 2022, most recently revised August 23, 2022.

Plans\123\50-70 Boot\PC memo - 220916.doc

COMMERCE PURSUIT CAPITAL / WESTRUM SENIOR LIVING at WEST WHITELAND
COMPLIANCE WITH DECISION AND ORDER

September 16, 2022

Staff has prepared the following analysis of the conditions established by the Decision and Order (“D&O”) granting conditional use approval to this project on September 14, 2022. The conditions of the D&O are shown verbatim in *italics*; Staff evaluation of compliance with the condition immediately follows and is shown in plain text; our conclusion is in **bold**.

1. *Prior to occupancy, the facility shall purchase one (1) individual membership to the Good Fellowship Ambulance Company for each unit available for occupancy. The operator of the facility shall assure that these memberships are renewed as needed such that they do not lapse.*

Satisfaction of this condition is premature at this time.

This condition should be carried forward as a condition of final plan approval.

2. *Prior to occupancy, the Applicant shall make a one-time, lump sum donation to the Good Fellowship Ambulance Company of not less than \$67,127.00.*

Satisfaction of this condition is premature at this time.

This condition should be carried forward as a condition of final plan approval.

3. *The land development plan for this project shall be revised to resolve the issues relative to the stormwater management facilities described in comment #6 of the Spotts, Stevens and McCoy (“SSM”) review dated July 5, 2022.*

Comment #27 of the current SSM review describes a significant concern about whether the proposed stormwater management facilities have been properly modelled; the review also includes a variety of less critical concerns.

This condition has not been met to the satisfaction of Staff.

4. *Prior to the approval of the land development plan for this project, the Applicant shall conduct additional infiltration testing as described in item #4 of the “Recommendations” of the Uzman Engineering report dated April 8, 2022, included with the documentation for their “Conditional Use Stormwater Management Report”, and cited in comment #7 of the SSM review dated July 5, 2022.*

Satisfaction of this condition is premature at this time.

This condition should be carried forward as a condition of final plan approval.

5. *During construction, the Applicant shall provide sufficient notice to the Township to allow for inspection to confirm the proper installation of the stormwater management facilities as described in item #3 of the “Recommendations” of the Uzman Engineering report dated April 8, 2022, included with the documentation for their “Conditional Use*

Stormwater Management Report”, and cited in comment #7 of the SSM review dated July 5, 2022.

Satisfaction of this condition is premature at this time.

This condition should be carried forward as a condition of final plan approval.

6. *Prior to the approval of the land development plan for this project, the Applicant shall either provide documentation that they have secured a grading easement to allow the grading as shown on the property of Banbury Realty Group, LP, or shall revise the grading plan to eliminate the need for such easement, as described in comment #8 of the SSM review dated July 5, 2022.*

This issue is noted in comment #47 of the current SSM review. The current design still requires a grading easement. The Applicant has advised that they are having amicable discussions with the property owner, but the easement has yet to be secured.

This condition has not been met.

7. *The land development plan for this project shall provide an evergreen buffer along the eastern side of the site to create a more efficient visual buffer, as described in comment #2a of the Theurkauf Design and Planning review dated June 30, 2022. As Applicant has indicated that narrowing the drive aisle is not possible, fast-growing, columnar evergreen tree varieties such as Leyland Cypress and American Arborvitae shall be provided on 10-foot centers.*

Comment #1a of the current Theurkauf review advises that this condition has not been met.

This condition has not been met.

8. *The land development approval for this project shall include a requirement for the Applicant to conduct a post-development traffic analysis to evaluate the impact of the project upon the Boot Road/Darlington Drive intersection as described in comment #1 of the McMahon review dated June 24, 2022. The date of such analysis shall be determined by the Township. Should the analysis indicate the need for changes to signal timing or phasing, the Applicant shall be responsible for the permitting and implementation of such changes.*

Satisfaction of this condition is premature at this time.

This condition should be carried forward as a condition of final plan approval.

9. *The land development plan for this project shall be revised to resolve the pedestrian circulation concerns described in comments #5 and #6 of the McMahon review dated June 24, 2022, to the satisfaction of the Township.*

The current review from Township Engineer Ted Otteni advises that these issues have not been fully resolved.

This condition has not been met to the satisfaction of Staff.

10. *The land development approval for this project shall include a requirement to pay a traffic impact fee in the amount of \$60,858.00 as required by Township Ordinances 427 and 461 and as described in comment #9 of the McMahon review dated June 24, 2022.*

Satisfaction of this condition is premature at this time.

This condition should be carried forward as a condition of final plan approval.

11. *The Applicant shall provide a long-term maintenance plan for the emergency access drive satisfactory to the Township, as described in the review from the Director of the Codes Department dated July 5, 2022.*

The current review from the Fire Marshal (who is also the Director of the Codes Department) advises that she has outstanding concerns regarding this matter.

This condition has not been met.

12. *All remaining consultant concerns shall be resolved to the satisfaction of the Township.*

The most current consultant reviews all express remaining concerns.

This condition has not been met.

13. *The Applicant shall ensure that a Licensed Practical Nurse (“LPN”) shall be present and on-duty at the personal care facility at all times.*

Satisfaction of this condition is premature at this time.

This condition should be carried forward as a condition of final plan approval.

14. *The February 22, 2012, Conditional Use approval granted to 60 W. Boot Road and any and all other related approvals or parts of thereof in conflict with the terms, conditions and provisions of this grant of Conditional Use approval are hereby repealed to the extent of such irreconcilable conflict.*

This condition requires no action by the Applicant.

This concludes the conditions attached to the D&O.

SUMMARY and CONCLUSION

In the opinion of Staff, of the fourteen conditions attached to the D&O:

- One has either been met to our satisfaction or requires no action by the Applicant,
- Seven should be carried forward as conditions of final plan approval, and
- Six have not been met to our satisfaction.



September 14, 2022

Mr. John R. Weller, AICP
Director of Planning and Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

RE: Westrum Senior Living Community
Preliminary / Final Subdivision and Land Development Plan
SSM File 101008.0363

Dear Mr. Weller:

We have reviewed the above-referenced submission consisting of the following:

- Preliminary / Final Plans (13 Sheets), prepared by EB Walsh & Associates Inc., dated March 22, 2022, most recently revised August 23, 2022;
- Post-Construction Stormwater Management Report, prepared by EB Walsh & Associates Inc., dated August 23, 2022;
- Erosion and Sedimentation Control Report; prepared by EB Walsh & Associates Inc., dated August 23, 2022; and

Commerce Pursuit Capital, LP is proposing to consolidate three parcels into a single 6.54 acre lot and construct a 56,500± sf Personal Care Living Facility with 150 units. Parking will be addressed with a 60 space garage under the Personal Care Facility and 66 surface parking spaces. The site contains three existing buildings; two of which will remain. The easternmost existing building is currently occupied by a State Farm Office and the middle, Class 2 historic building, referred to as the “McKenna House”, is currently occupied by multiple office tenants. The westernmost building will be demolished. This plan also proposes a connection to the Township’s Boot Road Park driveway.

The project is located in the NC – Neighborhood Commercial Zoning District. The property is also situated in the IN – Institutional Overlay District.

Issues regarding landscaping and buffering and traffic circulation will be addressed by Theurkauf Design and Planning and McMahan Associates, Inc., respectively.

We have the following comments.

WAIVER REQUESTS

1. Section 281-35.D – A waiver to permit less than a 50-ft wide screening buffer along the eastern property line. We defer to Theurkauf Design and Planning in regard to this item.
2. Section 281-36.B – A waiver is requested to permit street trees outside of the Township right-of-way. We defer to Theurkauf Design and Planning in regard to this item.
3. Section 281-37.D(3)(a) – A waiver is requested to permit shade trees less than 15-ft from a building. We defer to Theurkauf Design and Planning in regard to this item.

COMPLIANCE WITH ZONING ORDINANCE

4. The NC Neighborhood Commercial District area and bulk regulations are defined by Section 325-14.C. The following items shall be updated on the plans.
 - a. The statement “Noted Values Represent Existing Conditions” located under the NC District Zoning Compliance table should be removed from Sheet 1 and Sheet 2.
 - b. Existing site conditions shall be indicated in a separate column within the NC District Zoning Compliance Table. It is recommended such information be indicated on Sheet 1 or 3.
 - c. Zoning Compliance information shall be updated to reflect all proposed conditions on Sheet 2. It appears Building Coverage should be 22.4-ft; Impervious Coverage should be 48.2%; Green Area should be 51.8%; Minimum provided front yard should be 40.1-ft; minimum provided side yard should be 10.5-ft; and rear yard should be 97.3-ft.
 - d. All items which were permitted via a variance should be noted as such within the table. We recommend an asterisks, or similar marker, be placed adjacent to applicable “provided” values, and a note be provided below the table which references the variances were granted via the Conditional Use Decision and Order dated May 26, 2022.
5. All motor vehicle and garage spaces shall be at least 18 feet deep and shall be nine feet wide, except for required handicapped spaces which shall be eight feet wide with an adjacent five-foot-wide accessible aisle for passenger vehicles, or have an adjacent eight-foot-wide accessible aisle for van spaces, Section 325-39.E.1. The plans shall be updated to indicate the below grade parking lot layout with 60 parking space, in order to verify if adequate parking space dimensions are proposed.
6. Personal care living facilities for senior citizens shall include community facilities, congregate dining facilities, personal care and health care services. These services shall be for the exclusive use of the residents of the associated facility, except that they may be open to nonresidents during the first three years of the facility's operation, Section 325-45.B.13.

Architectural building plans showing the proposed floor plans, and building elevations, shall be submitted for review. The plans shall highlight the location of all community areas within the building.
7. The IN Institutional District development regulations are defined by Section 325-45.C. The following items shall be updated:
 - a. The statement “Noted Values Represent Existing Conditions” located under the IN District Zoning Compliance table should be removed from Sheet 1 and Sheet 2.
 - b. All items which were permitted via a variance should be noted as such within the table. We recommend an asterisks, or similar marker, be placed adjacent to applicable “provided” values, and a note be provided below the table which references the variances were granted via the Conditional Use Decision and Order dated May 26, 2022.
8. The plans shall clarify how waste removal is to be addressed. Any trash disposal area outside a building shall be surrounded with either a masonry wall or opaque fence; in either case, a gate shall be provided for access to the trash container(s). No solid waste shall be stored closer than 50 feet to any property line, Section 325-45.E(3). The plans shall clarify how waste removal will be addressed for the existing commercial buildings (i.e., trash cans or shared dumpster enclosure).

Additionally, a dumpster enclosure is proposed adjacent to the loading area along a curved portion of the entrance / exit to the underground garage. We recommend the dumpster location be coordinated



with a trash hauling company. Truck turning templates demonstrating that a trash vehicle can adequately access the dumpster enclosure shall be provided.

9. The plans indicate an identification sign is proposed as part of the Personal Care Facility development. The plans shall note that all identifying signs shall comply with Section 325-95 and Section 325-96. A detail for the identification sign should be indicated on the plans.

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

10. The plans shall contain Certification by the engineer or land surveyor who prepared the plan stating that the plans are in conformity with applicable Township ordinances and regulations, Section 281-16.B(10).
11. The plans shall be updated to contain an affidavit of ownership by the landowner(s) of the subject tract, Section 281-16.B(10)(a).

A signature block for the existing owner of the property shall be added to Sheet 1. Additionally, there should be a separate signature block for the equitable owner. It is not clear who the equitable owner of the property is as the name / company within the existing signature block and the name listed at the bottom of Sheet 1 are inconsistent.
12. Where the project has been reviewed and approved as a conditional use, all conditions of such approval shall be listed. Similarly, where the Zoning Hearing Board has granted zoning relief for one or more aspects of the project, the date of their action shall be noted along with all conditions as may have been required by the said Board, Section 281-16.B(10)(b). The plans shall be updated to reference the 12 conditions of approval associated with the July 27, 2022 Conditional Use Approval. Additionally, a list of the approved variances shall be indicated on the plans.
13. The location of proposed permanent boundary reference monuments and markers shall be indicated on the plans, Section 281-16. It appears a concrete monument should be set at the sites northeastern corner in the location of proposed right-of-way. Additionally, the metes and bounds for the proposed right-of-way line shall be indicated on the plan. If such right-of-way line has a change in direction, an in line iron pin should be set, if applicable.
14. Where off-site sewage disposal will be provided, the plan shall, as a minimum, show the location and grade of sewer lines, pumping stations, and force mains, Section 281-16.D(5)(a). The plans shall clarify the location of all three proposed sewer connections (i.e., pipe diameter, clean-outs, pumps, etc.) to the associated buildings.
15. All proposed easements, rights-of-way, and any covenants applicable and/or references thereto, including utility and maintenance easements as well as easements to extend utilities to adjoining properties and such easements or covenants requiring maintenance and repair of sidewalks by the property owners abutting thereon. All such easements, rights-of-way and covenants shall be in a form capable of recordation and in a form and substance satisfactory to the Township Solicitor, Section 281-16.D.7. Easement requirement are further defined by Section 281-51. The following items shall be addressed:
 - a. Metes and bounds shall be indicated for all easements areas.
 - b. We recommend a 20-ft wide sanitary sewer easement be established along the sewer line within the sites limits and contain a perpendicular access / connection to Boot Rd. The sewer easement should be noted to not be required to be considered within the net lot area calculations.

- c. Draft easement agreements (i.e., sanitary sewer off-site, sanitary sewer on-site, temporary construction) with associated exhibits and legal descriptions, shall be provided for review.
 - d. The Township shall clarify if any temporary construction easements or agreements are required for the work being performed on the Township property.
 - e. A draft right-of-way dedication agreement, with associated exhibits and legal descriptions, shall be provided for review.
16. The plan shall show the wall heights, construction materials, and specifications. Safety features such as railings, fences, and guide rails shall also be shown and may be required by the Township, Section 281-16.D(14)(a).
- The grading plan (Sheet 3) shall be updated to provide spot elevations along the wall. The assumed limit of the underground geogrid reinforcement should be indicated on the plans in order to identify any potential conflicts.
17. When the applicant is required to submit a Planning Module Component 2 or 3 to the Pennsylvania Department of Environmental Protection ("DEP"), they must submit an information form to the Pennsylvania Historical and Museum Commission ("PHMC"). A copy of the information form and the response of the PHMC shall be submitted to the Township. A copy of any site survey investigation prepared shall also be submitted along with the PHMC review of the survey report. Any plan the applicant prepares to avoid the impact on the area or, if the site cannot be avoided, mitigated impacts to the resource through data collection or information recovery at the site shall be submitted. The PHMC's comments and decision regarding the mitigation or avoidance plan shall also be submitted. All such material shall also be submitted to the Township Historical Commission for review, Section 281-16.H.
18. When PennDOT highway occupancy permits for driveways or streets are issued, those approved plans shall become part of West Whiteland Township's approved plans, Section 281-20. The plans shall note the same. A PennDOT HOP will be required for the construction proposed along Boot Rd (SR 2020). The Township shall be provided a copy of the PennDOT HOP Plans.
19. Sidewalks are required for all residential and nonresidential developments. Their locations shall be determined by the Township, Section 281-31.
20. Curbs are to be constructed of concrete. Section 281-32. It appears a waiver would be required to permit Belgian block curbing. We recommend that if Belgian block curbing is considered that ADA ramp curbing still be comprised of concrete.
21. All new subdivisions and developments shall comply with the Township's latest Act 537 sewage facilities plan as approved by the Pennsylvania Department of Environmental Protection (DEP), Section 281-41.A. The applicant shall acquire an approved Planning Module and purchase the necessary EDU's for the proposed building and new connections to the existing dwellings on site prior to the plans being recorded. All sewer related approvals and materials shall be provided to the Township for consideration.
22. All other utility lines, including, but not limited to, electric, gas, cable television, streetlight supply, and telephone, shall be placed underground. All utilities shall be located at a minimum depth of 24 inches, Section 281-43. The plans shall note the same.
23. An improvements agreement and guarantee will be required, Section 281-54.



COMPLIANCE WITH LIGHTING REQUIREMENTS

24. Unless otherwise permitted by the Board of Supervisors, lighting shall be controlled by automatic switching devices such as timers, motion detectors and/or photocells, to extinguish offending sources between 11:00 p.m., or one hour following close of business, whichever comes first, and dawn to mitigate glare and sky-lighting consequences. Where all-night safety or security lighting is deemed necessary, the lighting intensity levels shall generally not exceed 25% of the levels normally permitted by this chapter, but in no case shall they be less than the minimum levels for safety or security as invoked by IESNA, Section 281-48(C)(3)(c). No added Lighting control intent has been identified on the drawings in order to be in compliance.
25. LED sources exceed 3000K and are not acceptable as specified, Section 281-48(C)(3)(i). In addition, the attached fixture cutsheet does not match the light fixture generation model number identified in the Luminaire Schedule.
26. Substitution of light fixtures, mounting height, or revised locations will result in the need for a revised point-by-point illuminance grid plot for review by the townships engineer for compliance.

COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE

27. The design includes several storage facilities that are aligned in series. A design of this type can be very difficult to model because as water backs up in the lower facility, the ponding water has an effect on the facility above it which in turn presents an incrementally dynamic situation. To the best of our knowledge, the software used by the design engineer cannot model this as interconnected ponds and therefore the designer must go through an iterative process. The current submittal does not properly model these runoff storage facilities in series.

The process must start by determining the tailwater elevation at the lowest outfall. In this case, it is at proposed EW2 (endwall 2). EW2's tailwater is affected by the downstream storm sewer system located just across the property line on the Banbury Realty Group property. A tailwater analysis may be performed on this (Banbury) system to determine the headwater elevation or the pre-developed flow to EW2 may be used along with a headwater depth nomograph for its pipe (24" RCP) may be used to determine the depth. That depth would then be used for the tailwater on EW2, the outfall to BMP #5 and the next immediate upstream facility. The entire system would then be routed and the elevation within BMP#5 for that storm would be the tailwater within BMP#4, the next upstream BMP. Again the system would need to be re-routed (applying the two predetermined tailwater depths to determine the elevation within BMP#3. This process would then be carried out until one obtains a tailwater for the most upstream facility. Once this analysis is complete with all of the tailwater elevations applied, one would then have the results of the one storm event being evaluated, e.g. the 100-yr storm. This process would then need to be completed for each storm event or a conservative approach could be to use the 100-year tailwater elevations for all storm event routings and said routings demonstrate that the system reduces runoff rates to the pre-developed rates for each storm event.

Only once the above iterative process is completed can we confirm that the design meets the requirements of Section 270-22 (peak rate requirements).

28. We note that the issuance of an NPDES permit for this project will satisfy Section 270-19. Water quality and runoff volume requirements as well as Section 270-20. Infiltration requirements.
29. The applicant shall provide the Township with the "letter of adequacy" from the Chester County Conservation District for the E&S Plan prior to the Township endorsing the plan, Section 270-17.A(1)(a).



30. The applicant shall provide the Township with a copy of the required NPDES Permit prior to the Township endorsing the plan, Section 270-17.A(1)(b).
31. The detail for the berm cross section of BMP #3 (sheet 9) shall include the requirements of Section 270-29.A(4)(d).
32. Six inches of freeboard shall be provided between the crest of the primary outlet structure and the invert of the emergency spillway, Section 270-29.A(5)(b). The design of BMP #3 shall be revised accordingly.
33. Permanent grasses or stabilization measures shall be established on the sides of all earthen basins by hydroseeding within five days of initial construction (or conversion from sediment basin or sediment trap). The Township may require jute or erosion control matting to be installed inside the basin or on the basin embankment, Section 270-29.A(7). This shall be noted on the plans.
34. All storm sewer utilities beneath a paved surface shall be bedded and backfilled with PennDOT No. 2A stone. This backfill shall be placed in six-inch lifts and solidly compacted to the satisfaction of the Township, Section 270-29.E(4). A detail in accordance with this section shall be provided.
35. Headwalls, endwalls, or end sections shall be required on all open pipes, shall be of concrete construction, and shall be set on a minimum of 12 inches of AASHTO No. 57 (PennDOT 2B) coarse aggregate, Section 270-29.E(6). The endwall detail shall indicate this requirement.
36. Roof drains shall be shown on the storm drainage plans, Section 270-29.F(2).
37. The applicant statement of Section 270-32.A(3) and the design engineer signature block of Section 270-32.A(4) shall be noted on the plans and signed prior to the Township endorsing the plan.
38. The name and address of the owner/person noted in items (a) through (e) of Section 270-42.B(1) shall be noted on the stormwater O&M plan.
39. The statements of Sections 270-42.B(1)(e), -42.C and -42.D shall be noted on the O&M plan.
40. The O&M agreement shall be submitted to the Township prior to approval of the SWM site plan, Section 270-43.A(5).
41. The statements of Sections 270-45.C(2), -C(3) and -D shall be added to the Post-Construction Stormwater Management BMP Inspection and Maintenance Notes on sheet 4.
42. The statements of Section 270-50.A and B shall be added to the PCSM plan notes (sheet 10).
43. Details of all of the outlet structures shall be provided.
44. A detail of the emergency spillway shall be provided indicating the length and minimum side slopes.
45. The Type 'D' endwall outlet control structure detail on sheet 9 should indicate where this detail applies, i.e. BMP #3.
46. "Infiltration Bed Construction Sequence" notes 5, 6, 9 and 10 as well as "Infiltration Bed Notes" 2 and 3 on sheet 10 conflict with the "Stormwater Management Facility Construction Notes" on sheet 4. The notes on sheet 10 listed here shall match those on sheet 4.

GENERAL

47. The applicant proposes grading outside of the property limits; therefore, proof of applicable construction easements will be required. The applicant's response indicates there is favorable on-



- going verbal coordination in this regard with the property owner (Banbury Shoppes) and that such agreements would be formalized during Land Development. We have no objection to this approach.
48. Land Development Plan Note 1 on Sheet 2 shall be updated to reflect 60 parking structure spaces in lieu of 57 in order to ensure consistency with the provided Zoning Compliance table information.
 49. The plans shall contain the names, addresses, seals, and signatures of the engineer, architect, landscape architect, or surveyor who prepared the plans, Section 281-16.B(4). The following items should be addressed:
 - a. Sheet 1 should be signed and sealed by the responsible Professional Land Surveyor (PLS).
 - b. Sheet 6 should be signed by the Registered Landscape Architect (RLA). A note should be added to the plans clarifying if the referenced RLA is a EBW employee or a third party.
 - c. The Building Architect, and associated contact information, should be referenced on the plans.
 50. The applicant shall confirm with the Township an acceptable pavement cross section for the Darlington Drive pavement section located on Township property. An additional detail may be required.
 51. Words such as should, may, etc. that are used as directives must be replaced with “shall” or “will” as appropriate.
 52. A vehicular Circulation Plan which utilizes truck turning templates for applicable emergency, delivery, and trash removal vehicles shall be incorporated into the plans, as applicable.
 53. The plans shall clarify the location of any transitions between Belgian Block Curbs and Standard concrete curbs.
 54. Sheet 1 shall be updated to label Boot Rd (SR 2020) and include its associated state route number.
 55. The plans should indicate the location of the concrete sidewalk beneath the western most awning / entrance.
 56. References to West Goshen Township should be revised to reflect West Whiteland Township (i.e., Sewer Note 3 on Sheet 11).
 57. We recommend the retaining wall detail / design on Sheet 4 be updated to permit the release of stormwater through the front face of the wall above finished grade. Additionally, a detail for the stormwater pipe crossing (i.e. Inlet-15 to End Wall-2) should be provided. It is recommended that the pipe traverse the wall in a pericircular manner in lieu of the proposed pipe angle.

If you have any questions please feel free to call me.

Sincerely,
Spotts, Stevens and McCoy

A handwritten signature in blue ink, appearing to read "Kent D. Morey", written over a light blue horizontal line.

Kent D. Morey, P.E., CBLP
Senior Engineer
kent.morey@ssmgroup.com

cc: Mark Stabolepszy, P.E.



September 14, 2022

Mr. John R. Weller, AICP
Director of Planning & Zoning / Zoning Officer
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

RE: Traffic Engineering Review
Westrum Senior Living Development
West Whiteland Township, Chester County, PA
McMahon Project No. 822438.11

Dear Mr. Weller:

McMahon, a Bowman Company, completed a traffic review of the proposed senior living development located on the south side of Boot Road (S.R. 2020) just west of Pottstown Pike. The site consists of a 150-unit facility providing independent living, personal care, and memory care units, with access provided via a full-movement, unsignalized access along Darlington Drive. Our traffic review is based on the following document.

- *Westrum Senior Living at West Whiteland Subdivision/Land Development Plan*, prepared by Edward B. Walsh & Associates, Inc, last revised August 23, 2022.

Based on our review of the above document, we offer the following comments for consideration.

1. ZO Section 325-124.C(1)(e), (f), (i) and (j) – The applicant proposes to complete a post-development traffic analysis of the Darlington Drive/Boot Road signalized intersection to determine if any traffic signal operational changes are needed with the additional traffic from this development. We recommend this post-development analysis be completed upon completion and occupancy of the development or sooner if required by the Township. The scope of this analysis, including the peak hours, and schedule for completion, must be agreed upon with the Township. The applicant would be responsible for permitting and implementing any traffic signal operational (signal timing or phasing changes) improvements at the intersection.
2. SALDO Section 281-27.E(3) – Based on a sight distance evaluation provided by the applicant's traffic engineer, adequate sight distance can be provided for the proposed emergency access along Boot Road (S.R. 2020). A PennDOT-style sight distance note should be added to the plans for these access intersections stating the following.

"All sight distance obstructions (including but not limited to embankments and vegetation) shall be removed by the applicant to provide a minimum of XXX sight distance to the left and XXX sight distance to the right for a driver exiting the proposed driveways onto the through road. The

835 Springdale Drive, Suite 200, Exton, PA 19341
P: 610.594.9995

mcmahonassociates.com | bowman.com

driver must be considered to be positioned ten feet from the near edge of the closest through travel lane (from the curblines if curbing is present) at an eye height of three feet six inches (3' 6") above the pavement surface located in the center of the closest through travel lane designated for use by approaching traffic. This sight distance shall be maintained by the applicant."

3. Truck turning templates must be provided for the largest anticipated delivery truck and the largest emergency response vehicle to verify the adequacy of the access design and internal site circulation. Based on the turning templates, site layout and access design revisions may be required to ensure safe and efficient access and circulation.
4. SALDO Section 281-25.A – Modify the 30-foot half-width Boot Road right-of-way along the site frontage so that it is measured from the physical Boot Road centerline. Also, the proposed 30-foot half-width right-of-way should be labeled as "Ultimate Right-of-Way", and the following note should be provided on the plan.

"The Record Owner and its successors and assigns in ownership of Tax Parcel 41-5-264 shall convey and dedicate in fee to West Whiteland Township or PennDOT upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Boot Road (S.R. 2020) to be used for public road purposes, sidewalks, utilities, and other public purposes."

5. SALDO Section 281-31 – SALDO Section 281-31 – The plans should provide detailed pedestrian curb ramp designs for the proposed pedestrian crossing of Darlington Drive. These designs should include detailed grading plans for the curb ramps, including spot elevations at all grade break points, all dimensions and slopes, and labels for the proposed curb ramp types. Furthermore, appropriate advance pedestrian warning signs should be provided for this crossing. In addition, the appropriate PennDOT standard curb ramp details should be provided on the plans for all ADA ramps.
6. SALDO Section 281-31 – The following comments pertain to the proposed pedestrian circulation system within the site.
 - a. Provide a pedestrian curb ramp within the site at the opposite end of the sidewalk proposed along the emergency access.
 - b. The proposed curb ramp on the north side of the u-shaped driveway does not connect to any other portion of the on-site pedestrian system. We recommend consideration for sidewalk along the outside of the edge of the u-shaped driveway to provide a continuous pedestrian loop.
 - c. We recommend a sidewalk connection from the two separate office buildings to the on-site sidewalk system serving the main senior living building.
7. SALDO Section 281-50 – The plan proposes a 20-foot wide pervious fire lane access directly to Boot Road. The Township's emergency service personnel should review the emergency access with respect to their operations, including the design and material used for the pervious surface.

Also, please consult with the emergency service personnel regarding the need for a removable barrier at its intersections with Boot Road and the internal parking layout.

8. Since Boot Road (S.R. 2002) is a state road, the emergency site access and sidewalk will require a Highway Occupancy Permit from PennDOT. Please copy the Township on all PennDOT submissions.
9. Chapter 295-12 – The subject development is located within the Township’s Act 209 Transportation Service Area, and as such, it is subject to the Township’s Transportation Impact Fee which is equal to \$1,449.00 per new weekday afternoon peak hour trip. According to the trip generation calculation prepared by the applicant’s traffic engineer, which is based on the Institute of Transportation Engineers publication, Trip Generation Manual, 11th Edition, the proposed development will generate approximately 42 weekday afternoon peak hour, and the Transportation Impact Fee for the proposed development is \$60,858.00.

As part of future submissions, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located. Additional comments may follow upon receipt of future submissions.

If there are any questions or if additional information is requested, please contact our office.

Sincerely,



Christopher J. Williams, P.E.
Vice President & Regional Manager – Mid-Atlantic

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MEMORANDUM

TO: John Weller, AICP, West Whiteland Township Director of Planning and Zoning
Justin Smiley, AICP, West Whiteland Township Planner
L. Caroline O'Connor, West Whiteland Assistant Township Planner
Stephen J. Sauselein, P.E., Edward B. Walsh and Associates, Inc.
Francis X. Digian, RLA

FROM: Edward A. Theurkauf, RLA, ASLA, APA
Kelsey Stanton Murphy, ASLA

DATE: September 13, 2022

SUBJECT: **REVIEW COMMENTS – CPC WESTRUM**
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-23-22

Please note our review comments pertaining to a draft Conditional Use Decision & Order dated 7-27-22, the Zoning Hearing Board Decision & Order dated 5-26-22, and to the following documents that we received on 8-24-22:

- Land Development Plan consisting of 13 sheets by Edward B. Walsh & Associates, Inc.

**REVIEW COMMENTS – CPC WESTRUM
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-23-22**

September 13, 2022

1. Screen Buffers – Section 281-35.A of the subdivision and land development ordinance (SLDO) requires 50-foot-wide screen buffers between incompatible uses. A waiver is requested to permit the following under-width screen buffers:
 - East (Commercial) screen buffer proposed between the personal care facility and the adjacent shopping center is 26.3 feet wide.
 - Greenway Building (Historic) screen buffer is 19 feet wide.

Screen buffer landscaping per section 281-35.D (SLDO) is required and proposed as follows:

<u>Buffer/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
East (Commercial)/ 533 LF	Shade Trees	11	11
	Evergreen Trees	21	22
	Large Shrubs	53	54
Greenway Bldg (Historic)/ 56 LF	Shade Trees	1	1
	Evergreen Trees	2	2
	Large Shrubs	6	6
South (Utility)/ 465 LF	Shade Trees	9	*
	Evergreen Trees	19	*
	Large Shrubs	47	*

*Existing vegetation to remain fulfills buffer planting requirements.

- a. Commercial Buffer – Condition #7 of the draft Conditional Use Decision & Order (CUDO) requires a continuous evergreen tree screen between the personal care facility and the shopping center. The screen shall consist of fast-growing, columnar evergreen species such as Leyland Cypress or American Arborvitae, specified at minimum 10-foot height, and planted on 10-foot centers. The plan indicates a screen buffer consisting of 8-foot-tall evergreen trees interspersed with deciduous trees, shrubs, and fencing.

The plan shall revise the commercial screen buffer as required by the CUDO. Buffer plantings proposed between the personal care facility and shopping center shall be replaced with a continuous screen of fast-growing, columnar evergreen trees. Evergreen trees shall be planted on 10-foot centers and shall be at least 10 feet tall at installation.

- b. Historic Buffer –The Township Planning and Zoning Director’s 7-22-22 memorandum indicated that the Township Historic Commission finds the plan layout and plantings to

**REVIEW COMMENTS – CPC WESTRUM
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-23-22**

September 13, 2022

be acceptable. Thus, we would support a waiver from the historic buffer width requirement.

2. Tree Protection – Section 281-34.D (SLDO) requires no disturbance within preserved trees’ critical root zones (CRZ), which extend from the tree trunk a distance equal to 12 times the trunk diameter, or to the tree's dripline, whichever distance is greater. Section 281-34.D.4 (SLDO) requires the erosion and sediment control (E&SC) plan to indicate tree protection fencing for trees to remain.

The plan shall be revised to address the following:

- No tree protection fencing detail is provided. The plan shall include a protective fencing detail consistent with Township requirements of section 281-34.D.4 (SLDO).
- The E&SC Plan shows tree protection fencing that conflicts with a 12” tree indicated to remain at the edge of proposed woodland clearing. The tree shall either be indicated to be removed or the fencing shall be relocated outside of the tree’s CRZ.
- The E&SC Plan indicates no protective fencing around a 10-inch Chestnut and a 12-inch Chestnut proposed to remain along the west property line. Either the trees shall be indicated to be removed or protective fencing shall be provided.
- Note #17 on the Landscaping Plan permits soil to be placed around the trunks of trees to remain. It shall be revised to allow no disturbance within the root zones of trees to remain.

3. Building Façade Landscaping – Section 281-37.D (SLDO) requires plantings between parking lots and building facades as follows:

<u>Façade/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
Personal Care West/ 201 LF	Shade Trees	4	1
	Small Shrubs	20	20
Personal Care North/ 96 LF	Shade Trees	2	2
	Small Shrubs	10	14

The 5-26-22 ZHB Decision permits parking 5.6 feet from the personal care facility’s west façade, which leaves inadequate room for the required shade trees.

The plan proposes garden beds with shrubs and perennials between the west building façade and parking lot. Additionally, two shade trees proposed near the parking lot buffer the building

**REVIEW COMMENTS – CPC WESTRUM
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-23-22**

September 13, 2022

and provide shade along the sidewalk. Thus we would not object to the requested waiver from the shade tree requirement along the west façade.

4. Parking Lot Landscaping – In accordance with section 281-37.B.4 (SLDO), each parking lot landscape island shall contain one shade tree. Section 281-37.B.1 (SLDO) requires parking lot planting islands to be at least 9 feet wide. The plan shall be revised to address the following:

a. Under-width Island with no Tree – The plan indicates a sidewalk in a parking lot island in northeast end of the angled space parking lot, which would not accommodate the required shade tree. Additionally, the island planting area is under-width at 8 feet wide for much of its length.

The proposed sidewalk in this island does not serve any evident purpose. The plan shall be revised to remove the sidewalk, and to shift the angled parking spaces in order to provide a minimum 9-foot-wide planting area within the parking lot island, with a shade tree as required.

b. Insufficient Planting Area – The plan indicates a tree in the parking lot island along the west façade of the personal care facility. However, the planting area in the island is 7 feet wide, which is inadequate for the proposed shade tree. The plan shall widen the island in order to provide a minimum 9-foot-wide planting area for the shade tree as required.

5. Landscaping/ Utility Conflicts – Section 281-36.D.5.b (SLDO) requires trees to be located at least 10 feet from underground utilities. The plan indicates a tree between the Greenway building and the personal care facility parking area that is 7 feet from a proposed sewer line. It shall be revised to relocate the tree at least 10 feet from the sewer line as required.

6. Street Trees – Section 281-36 (SLDO) requires street trees in road rights-of-way as follows:

<u>Frontage/Length</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
Boot Rd/397 LF	8	8

The plan proposes street trees outside of the Boot Road ROW. A waiver is requested to permit street trees outside the Boot Road ROW, which we support.

7. Township Plant Species Requirements – Section 281-33.C.5.d (SLDO) prohibits planting of invasive species. Section 281-33.D.4.b (SLDO) requires at least 50% of small shrubs be native to the region. The following shall be addressed:

- The plan proposes Linden Viburnum (*V. dilatatum*), which is listed by PA DCNR as a significant threat for invasiveness. Linden Viburnum should be replaced with a non-invasive

**REVIEW COMMENTS – CPC WESTRUM
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-23-22**

September 13, 2022

native species, such as American Cranberrybush Viburnum, Winterberry Holly, or Black Chokeberry.

- The plan indicates 74/188 (39.4%) native small shrubs. It shall be revised to specify at least 94 small shrubs as native species.
8. Plant Availability – The plan proposes Shagbark Hickory as a compensatory tree species. Hickory trees are not commonly available commercially. Suitable alternate species, such as Kentucky Coffee Tree, Hackberry, or American Sycamore shall be specified in the event 2-inch caliper Hickory trees cannot be provided.
9. Plan Errors – The plan shall be revised to address the following:
- (24) Prague Viburnum shrubs are proposed, but the plan indicates 18 shrubs.
 - The plan does not specify herbaceous perennials proposed along the west façade of the personal care facility by species, size, quantity, root condition, or spacing and shall be revised accordingly.
10. Conclusion – The noted issues shall be resolved prior to plan approval.

Please call if there are further questions.



ANDREW J. WEIR, PRESIDENT
ajweir@chg-inc.com

PENNSYLVANIA OFFICE
20 Hagerty Boulevard, Suite 3
West Chester, PA 19382
P: (610) 436-9000

September 14, 2022
WC-494

Mr. John Weller, AICP
Director of Planning and Zoning, and
West Whiteland Township Historical Commission
222 North Pottstown Pike
Exton, PA 19341

Re: Land Development Application
Westrum Personal Care Living Facility
50-60 W. Boot Road
Exton PA., 19341

Dear Mr. Weller,

Commerce Pursuit Capital, L.P., has submitted a Land Development Application for a Westrum Personal Care Living Facility, at 50-60 W. Boot Road. The project area consists of 6.59 net acres along the southern side of Boot Road, directly east of the Township's Boot Road Park-South. The applicant proposes to construct a four (4) story Personal Care Living Facility of approximately 203,962 SF, with parking to accommodate 126 vehicles. The site contains four existing structures, one of which is a designated historic resource. The project site is located within West Whiteland Township's NC-Neighborhood Commercial Zoning District w/ IN Institutional District as an overlay. The tax parcel numbers are 41-5-264, 265, and 266.

In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, including paragraphs 325-84 D., 325-90 A., 325-90 B., and 325-92 A.(3), the Historical Commission is required to review and comment on projects at or within 300 feet of a site listed in Township's Historic Resource Inventory. The Historical Commission's preservation consultant, Commonwealth Heritage Group (hereinafter Commonwealth), has reviewed the proposed undertaking for potential impacts to the Township's designated historic resources.

Commonwealth previously completed two reviews of earlier project submissions:

- Sketch Plan Submission (1/15/22). Refer to Commonwealth January 28, 2022, Sketch Plan Submission review letter.
- Zoning Hearing Board Variance Application (3/22/22). Refer to Commonwealth April 5, 2022, ZHB Variance Application review letter.
- Conditional Use Application (4/18/22). Refer to Commonwealth May 5, 2022, Conditional Use Submission review letter.

OTHER LOCATIONS

Alexandria, VA (703) 354-9737 Columbus, OH (614) 549-6190 Dexter, MI (517) 788-3550 Littleton, MA (978) 793-2579
Minneapolis, MN (612) 597-1589 Minneapolis, MN (612) 597-1589 Ogden, UT (801) 394-0013 Tarboro, NC (252) 641-1444
Traverse City, MI (517) 262-3376

For this review Commonwealth utilized the following submission documents:

- CPC Westrum Land Development Site Plans and Details, Drawings 1 thru 13, by E.B. Walsh & Associates, Inc., dated 08/23/2022.
- CPC Westrum Land Development Act 247 County, dated 08/23/2022
- CPC Westrum Land Development Application, dated 08/23/2022
- CPC Westrum Land Development E&S Report, dated 08/23/2022
- CPC Westrum Land Development NPDES Notification
- CPC Westrum Land Development PCSM Report, dated 08/23/2022
- CPC Westrum Land Development Personal Care Facility
- CPC Westrum Land Development Reimbursement Agreement
- CPC Westrum Land Development Review (Fire), dated 08/23/2022
- CPC Westrum Land Development Zoning Hearing Board Decision
- CPC Westrum Land Development Sewage Facility Planning
- Renderings of the previously submitted 2021 Westrum Mercer Hill Community in Doylestown, PA. Represented as the exterior design for the West Whiteland Township Westrum facility.

Historic Resources Impacted by the Proposed Project

In accordance with Section 325-92.A of the Township Zoning Ordinance, historic resources listed on the West Whiteland Township inventory that are located within the boundary of a proposed project site, or within 300-feet of the property boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following listed historic resources as potentially effected by the proposed project:

Historic Resources located within the boundary of the proposed Project Site – Structures located on the subject property that are listed on the Township's Inventory of Historic Sites:

- **Site #156.01**– 60 W. Boot Road. Dwelling, Greenway. Federal style stone house. Previous Classification - Class II, Historical Architectural Significance.
 - Contributing
- **Site #156.02**– 60 W. Boot Road. Storage Building, Greenway. One-story frame storage building. Built pre-1951.
 - Non-Contributing
- **Site #156.03**– 60 W. Boot Road. Classroom Building, Greenway. One-story stucco classroom building. Built between 1951 and 1968.
 - Non-Contributing

Adjacent Historic Resources within 300 feet of the proposed Project Site – Structures located within 300 feet of the subject property that are listed on the Township's Inventory of Historic Sites:

- **None**

Description of the Proposed Undertaking:

The proposed Westrum Personal Care Facility at 50-60 W. Boot Road is comprised of a single H-shaped, four (4) story building located at the rear (south) portion of the 6.83-acre property. The building's overall dimensions are approximately 328 feet (north to south) x 250 feet (east to west). The elevations illustrate the building is four (4) stories with a gabled roof above. The building area at the first through third floors is 54,390 SF, plus the 40,795 SF ground floor parking garage. This calculates to a total potential floor area of 203,965 SF. The first floor contains the entrance lobby and support facilities. It is assumed the upper two floors contain residential units, with support and communal areas. 66 additional surface parking spaces are provided adjacent to the building. The building's height is indicated to be 41.6-feet, 5.6-feet taller than the allowable 35-foot allowable height requirements. The Zoning Hearing Board granted variances for the height and site setbacks.

Two existing structures are located at the north side of the property, directly adjacent to Boot Road. Both are former single-family residences that have been converted to office use. Historic Resource #156.01, 60 W. Boot Road, Greenway, is a dwelling located at the northwest corner of the property. Greenway is a distinguished three-story Federal style stone house. Greenway retains much of its original exterior character. Overall, the building has been well maintained in good condition. An existing rear addition is sympathetic to the original structure. However, two adjacent one-story structures, a freestanding frame Storage Building (Site #156.02) east of Greenway and an attached masonry Classroom Building (Site #156.03) west of the Greenway, are both contemporary and inappropriate to the historic resource. The submitted plans indicate both one-story structures will be demolished. A new 11-space surface parking lot is proposed at the west side of Greenway.

A non-historic existing structure is located at the northwest corner of the property, 50 W. Boot Road. This building appears to be a mid-twentieth century, Cape Cod style masonry house with later modern additions. The building is in good condition. No changes are currently proposed for the building.

A common asphalt parking lot spans between Greenway and the adjacent Cape Cod style house. Access to the existing parking lot is from a single entrance/exit on Boot Road. The proposed design eliminates the existing shared parking lot and entrance from Boot Road. The parking lot is to be replaced with a stormwater detention basin and landscaping. The proposed site entrance into the Personal Care Facility and the two existing office structures is now from the west side of the property via the adjacent Darlington Drive, the entrance drive to the Township's Boot Road Park-South. The proposed west entrance connects to a new internal driveway located between the rear (south) side of Greenway (Site #156.01) and the front (north) side of the proposed Personal Care Facility. The internal driveway provides access to the new parking lots, a main lobby drop off loop, and the lower-level parking garage entrance at the east side of the new Personal Care Facility building.

Review of the Potential Effects on Historic Resources:

Commonwealth's review is limited to the potential for effect on the above-mentioned historic resources. Commonwealth visited the site of the historic resources twice to evaluate the potential effect of the proposed project. Our comments herein are limited to the potential for adverse effect related to the proposed undertaking, and recommendations for treatment and/or mitigation.

The proposed work at Greenway (Site #156.01), is an improvement to this historic resource. The removal of the two non-contributing structures, Storage Building (Site #156.02), and Classroom Building (Site #156.03), as well as the existing central parking will remove elements that currently detract from Greenway's historic character. The future treatment of the Greenway building is not described. The owner has maintained Greenway in good condition. Any future alterations to the building exterior will require review by the Historical Commission.

The previous site design has been modified to provide a 10-foot separation between Greenway (Site #156.01) and the new parking lot. The parking lot has also been moved south, to not project beyond Greenway's front façade. The landscape plan indicates three existing trees at the northwest corner of the Greenway site are to be retained. Larger new Willow Oaks and Red Sunset Maples are proposed along Boot Road, in front of Greenway. New plantings are also provided to screen the front (north) and west sides of the new Greenway parking lot.

The proposed three-story Personal Care Living Facility (PCLF) is a large building, 54,390-square feet per floor and 41.6-feet tall. The H-shaped configuration and gabled roof design should visually reduce the structure's scale and mass. The existing site does drop to the rear (south) side of Greenway (Site #156.01). Grade elevation at the front of Greenway is 529.00-feet, while the finished first-floor elevation at the front of the PCLF is 522.00-feet, 7-feet lower. The lower grade elevation will reduce the visual impact of the new building from Boot Road. Screening vegetation for the project consists primarily of deciduous trees with clusters of smaller evergreen trees. When mature, the trees should provide adequate screening of the PCLF from Boot Road.

Conclusion: Overall, the proposed design is appropriate to the site. The removal of the two structures adjacent to Greenway (Site #156.01) and the central parking lot is a benefit to the historic property. The proposed site design is an improvement for the Greenway building. The applicant's current design responds to previous comments of the Historical Commission. We find no adverse effect and recommend Land Development approval.

Should you have any questions or comments please do not hesitate to contact me by cell at 610-350-9564 or e-mail at pyocum@chg-inc.com.

Regards,

A handwritten signature in black ink, appearing to read "Philip Yocum". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Philip Yocum, AIA, LEED AP
Preservation Architect

cc: Caroline O'Connor – WWT
Justin Smiley – WWT
Candice Strawley- CHG

MEMORANDUM

DATE: September 14, 2022
TO: John Weller, Director of Planning and Zoning
FROM: Theodore D. Otteni, P.E.
Director of Engineering



**SUBJECT: CPC Westrum Personal Care Facility
Land Development Plan Review**

I have reviewed the Land Development Plan (13 sheets) for the proposed CPC Westrum personal care living facility, with a plotted date of August 23, 2022. I offer the following comments:

1. Please show the proposed sanitary sewer connection (lateral) from the existing structure at 50 Boot Road to the proposed sanitary sewer line.
2. It is understood that both existing structures (50 and 60 Boot Road) will be connected to public sewer via the new sanitary sewer line and that their respective on-site septic systems will be abandoned. A tapping fee will be paid for each of these structures. It should be memorialized that should either or both of these buildings be subdivided from the parcel they shall have the right to maintain connection to the "private" sanitary sewer line and that their tapping fees have been paid. The Township does not intend to accept dedication of the proposed sanitary sewer system constructed by this plan.
3. If the proposed sanitary sewer is redesigned to follow Boot Road, the Township would likely accept dedication of the sanitary sewer system.
4. The sidewalk along Boot Road seems to move closer to the curb line (the grass utility strip is reduced) as it heads toward the western property line. Where feasible, set the sidewalk such that a 4.0 ft minimum offset is provided from the curb to the near edge of the sidewalk and aligns with the terminus of the existing sidewalk on the Park parcel. If moving the sidewalk onto the applicant's side of the ROW line compromises the impervious area calculations, I recommend a waiver be provided as the 4.0 ft. offset provides pedestrians a level of comfort and safety, particularly along Boot Road with the many vehicles and significant truck traffic.



101 Commerce Drive Exton, Pennsylvania 19341 Tel: (610) 363-9525

Date: August 24, 2022

To: John Weller/Director of Planning and Caroline O'Connor/ Assistant Township Planner

From: Marie Guarnera, Director Code Enforcement / Fire Marshal / Assistant Zoning Officer

Re: CPC Westrum SP Conditional Use – Fire Marshal Review

I have reviewed the following revised plan(s) dated 8/23/2022 prepared by EB Walsh & Assoc. Inc. the following comments remain:

1. **Emergency Access Road**
 - a. The plan proposes pervious emergency access lane on the rear of the building. During the Land Development process, attorneys shall work out a long-term maintenance protocol for the long-term maintenance and winter maintenance of the pervious 20' wide lane to maintain emergency access throughout the year.
 - b. "No Parking Fire Lane" shall be posted. Signs shall be international type, double-sided, mounted perpendicular to the cartway and spaced a maximum of 150 feet on center.
2. Fire Hydrant (1) required to be added within the interior parcel, west side of the building.
 - a. Location to be shown on grading and utility sheet and submitted for review and approval.
3. Fire Department connection (FDC) to be identified and located within 150' of the Fire Hydrant.
4. Auto Turn Analysis – to be calculated on the largest Fire Department apparatus of 42.25'.
 - a. Turning plan to be included in plan set and submitted for review and approval.
5. Porte Cochere to be at a minimum height of 13'6" for emergency vehicle access.
6. ADA Signage p.12 required to identify and post applicable fines

Marie Guarnera
Director Code Enforcement / Fire Marshal / Assistant Zoning Officer
Cell: 267-542-0445 mguarnera@westwhiteland.org



MEMORANDUM

DATE: September 16, 2022
TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning

SUBJECT: Whitford Road Wawa
Land development plan

APPLICANT: Whitford Property, Inc.
444 Egypt Rd.
West Norriton, PA 19403

SITE ADDRESS: 401-403 W. Lincoln Hwy.
Exton, PA 19341

TAX PARCELS: 41-5-4 and 41-5-4.1

ZONING: O/C, Office/Commercial¹

DESCRIPTION: Consolidation of two (2) parcels and demolition of existing Sunoco/Welsh Automotive building and a portion of existing office building to accommodate construction of a 5,585 sq.ft. Wawa convenience store and gas station on a lot of 3.24 acres. The Board of Supervisors approved the conditional use application for this project on June 8, 2022.

EXPIRES: November 14, 2022

Background

The subject tract consists of two contiguous lots with a total gross area of 3.24 acres at the northwest corner of the intersection of Lincoln Hwy. and Whitford Rd. The property at 401 W. Lincoln Hwy. is shared by a Sunoco gas station and Welsh Automotive Specialties, an automobile service and repair business. The larger, L-shaped lot at 403 W. Lincoln Hwy. surrounds the lot at 401 and is occupied by a multi-tenant office building. The tract is nearly level; there are no significant woodlands, nor are there any FEMA-designated flood hazard areas.

The Applicant is proposing to consolidate the two lots into a single parcel and to demolish the Sunoco/Welsh building and the north wing of the office building; the south wing of the office building will remain. The Applicant plans to construct a 5,585 sq.ft. Wawa convenience store

¹ A small area at the northeast corner of the lot is in the R-2 Residential zoning district. The only improvements proposed in the R-2 area are stormwater management facilities and a portion of an entrance drive. The Zoning Officer has determined that the zoning district line is irrelevant to the project; no zoning relief is required relative to this issue.

and gas station with a canopy sheltering eight gas pumps. The accesses to Lincoln Hwy. and Whitford Rd. will be revised, and there will be a new access to Waterloo Blvd.

The convenience store and office building are permitted by right in the Office/Commercial zoning district. Gas stations are not permitted, but the existing Sunoco station is legally non-conforming, so the use may continue and, under §325-105.B(2) of the Township Zoning Ordinance, it may be expanded up to 50%² by conditional use. The Zoning Officer determined that the proposed expansion was more than 50% and that the Applicant needed variance relief from the Zoning Hearing Board (“ZHB”) to proceed. The ZHB granted this relief (along with other relief relative to signage and placement of the trash enclosure) following a hearing on June 24, 2021. The ZHB’s Order appears on the cover sheet of the plan set. The Planning Commission reviewed the conditional use application for this project on March 15, 2022, and the Board of Supervisors approved the application pursuant to a Decision and Order (“D&O”) passed on June 8, 2022. The D&O included four conditions; Staff has provided an analysis of how this plan addresses those conditions as an attachment to this memo.

Tonight is the Applicant’s first appearance before the Planning Commission to present the land development plan.

Consultant Reviews

- **Spotts, Stevens and McCoy (“SSM”) review dated August 31, 2022.** The first five comments review requested waivers. While SSM does not object to any of them, they note that other consultants should also provide guidance. Staff notes that the information required in the carbonate district report (comment #7) is typically included with land development applications; we suggest that the Applicant contact SSM to resolve any outstanding items on this point. Comments #8 through #18 describe various plan details, supporting documentation, and other information required by our Subdivision and Land Development Ordinance that have not been provided. While this must be addressed, Staff notes that the nature of the information is such that it will not result in any changes to the site design.

Comments #19 through #44 address the stormwater management provisions. While the overall strategy was deemed acceptable during the conditional use review - a point reiterated in comment #24 - SSM raises numerous concerns about the details provided here, including delineation of drainage areas, application of the proper design criteria, and missing details and supporting calculations.

Comments #45 through #50 review the lighting plan. Staff is particularly concerned by comment #45, which states that the lighting provided “far exceed[s] the allowable illuminance level.” Although this may be allowed by the Board of Supervisors, the Applicant should provide satisfactory justification for such a high level of illumination.

The remaining comments direct minor additions and corrections to the plan.

- **Theurkauf Design and Planning (“Theurkauf”) review dated August 30, 2022.** While this review is lengthy, relatively few changes are directed. We note:

² Since the tract accommodates both conforming and non-conforming uses, and since §325-102.B(2) specifically refers to “the AREA devoted to the non-conforming use” (emphasis added), the Zoning Officer used the area of the canopy over the pumps as a proxy for the area devoted to the sale of gasoline. The existing canopy over the four Sunoco pumps is approximately 1,700 sq.ft., and the canopy proposed by Wawa to cover eight pumps is approximately 7,150 sq.ft., making an increase of over 300%.

- Comments #1 through #4 and #6 review the proposed landscaping for compliance with our requirements. Theurkauf indicates support for a number of waivers to allow the design as shown (most of which were discussed during the conditional use review), but in some cases additional information is requested (comment #2) and in others (comments #3a, #3c, #4a) modifications are recommended. The Commission should review these with the Applicant to confirm support for the waiver requests and to consider the feasibility of the modifications.
- Comment #5 indicates that the tree protection plan is incomplete.
- Comment #7 recommends an adjustment to avoid a utility conflict.
- Comments #8, #9, and #10 suggest changes to some of the selected species.

The remaining comments are administrative items.

- **McMahon review dated August 31, 2022.** Comment #1 notes that one of the conditions attached to the conditional use approval was to coordinate with SEPTA regarding a bus stop along the Lincoln Hwy. frontage. The Applicant should advise the Commission as to the status of such coordination and identify a potential location based upon SEPTA’s most recent standards.

Comments #2 and #3 note the need for additional labels and details. Comments #4 through #10 advise additional signage and note other issues related to signage. Comment #11 recommends that, due to the extent of the improvement along the Whitford Rd. frontage, the Applicant should be required to restore the full width of the road. Staff agrees.

Comment #12 states that the project is subject to payment of a traffic impact fee of \$36,225.00.

- **Director of Engineering memorandum dated August 31, 2022.** Similar to comment #11 of the McMahon review, comment #1 advises that the Applicant should be required to resurface the full width of Whitford Rd. along that frontage of the property. Comments #2 and #3 raise questions about the width and alignment of the Whitford Rd. right-of-way: we recommend that additional right-of-way be provided to include the full width of the cartway and the new sidewalk. Comment #4 requests a dedicated left-turn lane on Waterloo Blvd. for the driveway into the site, and comment #5 requests the addition of license plate reader cameras to the pedestrian signals at the intersection of Lincoln Hwy. and Whitford Rd. The attached memo from Capt. Matthew Deceder of the Township Police Department supports this request.
- **Fire Marshal memorandum dated August 31, 2022.** Sheet 14 of the plan set documents that West Whiteland fire apparatus will be able to navigate the site, but the locations of “No Parking Fire Lane” signs need to be added to the plan.
- **Chester County Planning Commission review dated September 2, 2022.** The County advises that the plan is consistent with Landscapes3, the County Comprehensive Plan, and supports the provision of sidewalks and a bus shelter. The review notes a variety of administrative requirements but does not suggest any changes to the design.

Staff Comment

Staff is of the opinion that Commission action on the plan is premature. We are particularly concerned by the extent of SSM’s comments regarding the stormwater management facilities, as well as by the amount of additional information and supporting documentation directed by

several of our consultants. Finally, one of the conditions in the conditional use D&O has not been addressed to our satisfaction.

Although we do not favor Commission action, there are issues that the Commission should discuss with the Applicant and provide guidance:

- The status of discussion with SEPTA regarding the provision of a bus stop shelter along the Lincoln Hwy. frontage, pursuant to D&O condition #1.
- The issues related to the Whitford Rd. improvements (right-of-way width, repaving, LPR cameras) raised by McMahon, the Director of Engineering, and the Police Department.
- The desire for a dedicated left-turn lane on Waterloo Blvd. to accommodate westbound traffic entering the site.
- Whether the Applicant intends to revise the landscaping plan as recommended in the Theurkauf review or if they will be requesting additional waivers.
- The need for lighting that so far exceeds the limits in our regulations.

It has already been established that the Applicant will pay a traffic impact fee of \$36,225. There is no open space requirement for this project since, for non-residential development, the requirement is based upon the increase in the building footprints, and this project will reduce the building footprint area on the tract.

Attachments

1. SSM review dated August 31, 2022.
2. Theurkauf review dated August 30, 2022.
3. McMahon review dated August 31, 2022.
4. Director of Engineering memo dated August 31, 2022.
5. Fire Marshal memo dated August 31, 2022.
6. Police Department memo dated September 2, 2022.
7. Chester County Planning Commission review dated September 2, 2022.
8. Plan set dated August 5, 2022, no revision.

Plans\U thru Z\Wawa - Whitford\PC memo - 220902.doc

**WHITFORD PROPERTY, INC.
COMPLIANCE WITH DECISION AND ORDER**

September 2, 2022

Staff has prepared the following analysis of the conditions established by the Decision and Order (“D&O”) granting conditional use approval on June 8, 2022 for the development of the property at 401-403 W. Lincoln Hwy. The conditions of the D&O are shown verbatim in *italics*; Staff evaluation of compliance with the condition immediately follows and is shown in plain text; our conclusion is in **bold**.

1. *All remaining consultant concerns as set forth in the review letters and memoranda admitted into the record of the Hearing shall be resolved to the satisfaction of the Township, all in accordance with the applicable law.*

It appears that the consultant issues raised during the conditional use review have been resolved, but there are new concerns regarding the current land development plan, which is to be expected given the higher level of detail such plans require.

This condition has been met.

2. *The Applicant shall discuss with SEPTA and the Township regarding improvements to the bus stop located along the Lincoln Hwy. frontage, pursuant to comment #1 of the Township Traffic Engineer McMahon and Associates review letter dated April 22, 2022.*

The Planning Commission should discuss this condition with the Applicant, as the status is unclear.

Staff is not satisfied that this condition has been met.

3. *No signage is approved as part of this Application. All signage shall comply with Article XVII of the Township Zoning Ordinance, except where the Zoning Hearing Board granted relief to such provisions at its hearing held on June 24, 2021, in which case the signage shall be consistent with such relief.*

Signage is typically approved during construction and not as part of the land development approval.

This condition should be carried forward as a condition of final plan approval.

4. *Payment of a traffic impact fee in the amount of \$36,225 is warranted for this project, pursuant to Comment #4 of the McMahon review dated April 22, 2022.*

Traffic impact fees are typically paid when application is made for the first building permit for a project.

This condition should be carried forward as a condition of final plan approval.

This concludes the conditions attached to the D&O.

SUMMARY and CONCLUSION

In the opinion of Staff, of the four conditions attached to the D&O:

- One has been met to our satisfaction,
- Two should be carried forward as conditions of final plan approval, and
- One has not been met to our satisfaction.



August 31, 2022

Mr. John R. Weller, AICP
Director of Planning and Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

RE: Whitford Properties Wawa
Preliminary/Final Land Development Plan
SSM File 101008.0355

Dear Mr. Weller:

We have reviewed the above-referenced submission consisting of the following:

- Whitford Property, Inc. Prel./Final Subdivision and Lan Development (28 Sheets), prepared by Landcore Engineering Consultants, P.C., dated August 5, 2022, and;
- Whitford Property, Inc. Lot Consolidation Plan (1 Sheet), prepared by Blue Marsh Associates, Inc., Dated June 22, 2022, and;
- Whitford Property, Inc. Stormwater Management Report, prepared by Landcore Engineering Consultants, dated August 5, 2022.

Whitford Property, Inc. is proposing to combine two adjacent parcels along West Lincoln Highway into one lot for the purpose of constructing a Wawa and related improvements. These parcels total 3.24 acres and are located on the northwest corner of the intersection of Lincoln Highway (SR 3070) and Whitford Road (SR3069). The plan proposes to remove the existing Sunoco convenience store and remove a portion of the existing office building. The remaining portion of this building will remain in office use.

The proposed 5,585 square foot Wawa will be a convenience store with a vehicle fueling area including a canopy. A total of 8 fuel pumps with 16 fueling stations are proposed. Access drives are proposed from Lincoln Highway, Whitford Road and Waterloo Boulevard. Most of the tract is in the Office/Commercial (OC) zoning district, but a small portion at the northeast corner is zoned R-2 Residential. Both buildings will utilize public water and public sewer. We have the following comments.

Issues regarding landscaping and buffering, traffic and pedestrian circulation, will be addressed by Theurkauf Design and Planning, McMahon Associates, Inc., respectively.

WAIVERS REQUESTS

1. Section 281-36.B - Street trees shall be located within a planting strip located within the right-of-way, between the edge of pavement, or back of curb and the sidewalk, or right-of-way (ROW). A partial waiver is requested for the street trees planted along Whitford Road and Lincoln Highway frontages to allow for these trees to be planted outside the ROW to avoid their potential conflict with existing improvements within the road ROW. Theurkauf Design and Planning should review this request.
2. Section 281-37.B(1) - Within parking areas, one 9' wide planting island is required, spaced not more than 135' apart or every 15 parking stalls, in single or double bays. Based on the angled nature of the row of 10 parking stalls east of the office, a waiver is requested to permit the row of



10 angled stalls to have endcap islands spaced 145' apart. Whereas this is an improvement of the existing condition (18 spaces over 170'), we have no objection to the request, however Theurkauf Design and Planning should also review this request.

3. Section 281-37.B(3) - The last parking stall in a row shall be separated from drive aisles by a planting island, a minimum of nine feet in width. In the southern office parking area, a waiver is requested to permit the landscape islands, proposed on each endcap for the row of 3 stalls, to be 5' wide, in lieu of the required 9'. Relief is being requested in the consideration that the Lincoln Highway frontage is being enhanced through the removal of existing pavement from this area.

In the Wawa parking area, a waiver is requested to permit the northern row of 8 stalls and southern row of 9 stalls (both rows nearest to the building) to have a 9' wide landscape island on the eastern endcap of each row to separate it from eastern drive aisle and for the striped loading areas on the west sides of both rows of parking to satisfy the parking/drive aisle separation requirements of this ordinance section. We have no objection to the request but suggest bollards be placed between the western most parking stall and the loading/unloading area. Theurkauf Design and Planning should also review these requests.

4. Section 281-37.B(4) - Each planting island shall contain one shade tree plus shrubs, ground cover, perennials and/or mulch to cover the entire area at maturity. At least 50% of the proposed shade trees shall be native to the region. Shrubs shall not exceed two feet in height.

A waiver is requested to replace the shade tree planting requirements in the proposed 5' wide and existing 7' wide landscape islands in the office parking lot, with understory plantings in the consideration of the reduced island size (i.e. less than 9' wide) providing limited available soil for the shade trees to thrive. Theurkauf Design and Planning should review this request.

5. Section 281-37.D. - Plantings shall be placed between parking lots and buildings to break up long stretches of facade and provide a more comfortable pedestrian environment.

A partial waiver is requested to relocate the requisite shade tree (Wawa south façade) to the landscape island on the southeast corner of the building. Similarly, a partial waiver is requested to relocate the requisite shade tree (Wawa north façade) to the landscape island on the northeast corner of the building. Theurkauf Design and Planning should review this request.

COMPLIANCE WITH ZONING ORDINANCE

6. An updated Traffic Impact Study (TIS) has been submitted, Section 325-28.2.B. The TIS should be reviewed by McMahon Associates, Inc.
7. The project is located within the Carbonate Area District as defined by Article XV of Section 325, Zoning. Therefore the applicant shall address the standards as outlined in Section 325-77 and provide the information noted in Section 325-78.A.

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

8. Reverse subdivisions. Where adjacent lots are in common ownership and the owner of said lots desires to consolidate them into a single lot, making no changes to any of the constituent lots other than the elimination of the property line(s) dividing them, such consolidation shall not require land development review or approval as otherwise required by this chapter, and may instead be executed by recording a deed describing the lots as a single parcel, subject to administrative review by the Township Planning and Zoning Department ("Department"), Section 281-8.D and in compliance with the following:



- a.) The applicant shall submit to the Department a copy of the deed executing the consolidation; and a plan drawing prepared, signed, and sealed by a registered professional land surveyor showing the metes and bounds of all lot lines (including those to be eliminated), gross lot area and net lot area of the consolidated lot, and other information as the Department may deem necessary, Section 281-8.D(1).
 - b.) The deed shall include a statement establishing that it is a deed of consolidation intended to merge specific lots and that any future independent use of those lots will require subdivision approval in compliance with the provisions of this chapter. Section 281-8.D(2).
 - c.) Upon recordation of the deed, the lots constituting the consolidated lot shall lose their separate identity for all purposes, Section 281-8.D(3).
9. The drawings shall include the following at a minimum:
 - a. Certification by the engineer or land surveyor who prepared the plan stating that the plans are in conformity with applicable Township ordinances and regulations. For any aspects of nonconformity, the plan shall include a list of waivers, variances, or any other form of relief needed to allow the plan as submitted, Section 281-16.B(9).
 - b. The following if the plan is being considered a Final Plan:
 - i. An affidavit of ownership by the landowner(s), Section 281-16.B(10)(a).
 - ii. Space for the signatures of all three members of the Board of Supervisors, Section 281-16.B(10)(c).
 - iii. Space for the signature of the Chair of the Planning Commission, Section 281-16.B(10)(d).
 - iv. Space for endorsement by the Chester County Planning Commission, Section 281-16.B(10)(e).
 - v. Space for acknowledgment by the Chester County Recorder of Deeds, Section 281-16.B(10)(f).
 - c. The zoning applicable to the tract to be developed. Required and proposed area and bulk regulations shall be provided in tabular form, Section 281-16.C(4). The area and bulk requirements shall be clearly labelled for the O/C District. In addition, a note on sheet 5 refers the reader to sheet 4 for the zoning information when said information is on sheet 5.
 - d. The source of title, Section 281-16.C(13)(a).
10. Where development activity is proposed within the Carbonate Area District, as defined by Article XV of Chapter 325, Zoning, the plan shall include the information by that article, Section 281-16.C(11)(c).
11. Copies of approvals, plans and permits required by other governmental regulatory agencies, including but not limited to PaDEP and the Chester County Conservation District shall be provided before the Township endorses the plan, Section 281-16.K(2).
12. Sidewalks shall be constructed on a minimum four-inch depth of AASHTO No. 57 (PennDOT 2B) coarse aggregate, Section 281-31.B.
13. Curbs shall be constructed to the shapes and sizes as shown in Appendices D and E. Base under curbs shall be a minimum four-inch depth of 2A aggregate. Curbs shall have joints formed by a steel template with one layer of building paper on each side at intervals of not more than 10 feet.



At intervals of not more than 100 feet, expansion joints shall be formed using approved premolded expansion materials. If the curb is placed by slipforming, saw-cut joints may be used, subject to the approval of the Township, Section 281-32.C.

14. The plans shall note that curbs shall be sealed with AC-20 or other Township-approved sealer; the seal material shall extend out a minimum of 12 inches from the face of the curb and a minimum two inches up the face; and the roadway and curb face shall be properly cleaned prior to sealing to provide for maximum adherence of the sealing materials, Section 281-32.E.
15. Parking areas and access driveways shall be constructed of a minimum of eight inches of 3A modified aggregate, two inches of ID-2 binder course and 1 1/2 inches of ID-2 wearing course. Since ID-2 materials are generally no longer available, their Superpave equivalents should be proposed on the Asphalt Pavement (WAWA) detail. All construction shall conform to PennDOT Publication 408, latest edition, Section 281-45.B. The plans shall indicate where the Asphalt Pavement, Heavy Duty Asphalt Pavement and Asphalt Pavement (WAWA) details are applicable and if required, updated to meet these standards.
16. All utilities, including but not limited to sanitary sewers; stormwater sewers; stormwater conveyance, drainage and infiltration swales, basins and areas; electric; gas; water; telephone; and cable shall be located in easements over private property. All such areas and easements shall be clearly depicted on and identified by notes on the plans. The deeds for private properties subject to utility easements shall contain a specific reservation for the easements, in form and substance satisfactory to the Township. The Township may require such deeds to be provided for review prior to or as a condition of Final Plan approval. The perpetual maintenance, repair, and replacement of all utilities not accepted for dedication by the Township or other entity acceptable to the Township shall be the responsibility of individual or an association of private property owners. An agreement memorializing the foregoing responsibility, in form and substance satisfactory to the Township, shall be submitted for review prior to or as a condition of Final plan approval and recorded in the Office of the Chester County Recorder of Deeds with the approved plan, Section 281-51.A.
17. The contractor shall request a job conference with the Township prior to the start of construction and three sets of complete and signed plans shall be given to the Township representative, Section 281-53.B. We recommend that this be noted on the plan.
18. Financial security shall be provided in accordance with Section 281-54.

COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE

19. The applicant shall provide the Township with the “letter of adequacy” from the Chester County Conservation District for the E&S Plan prior to the Township endorsing the plan, Section 270-17.A(1)(a).
20. The applicant shall provide the Township with a copy of the required NPDES Permit prior to the Township endorsing the plan, Section 270-17.A(1)(b).
21. There are several points of interest (POI), point of discharge from a watershed, for this project. Pre-developed drainage area A1 has been analyzed as a single POI along Waterloo Blvd. However, it drains to two different POIs, two inlets along Waterloo Blvd. and therefore shall be analyzed as two separate drainage areas.

22. The limits of pre-developed drainage area A1 are not clear. It appears that it includes the area at the intersection of Whitford Rd. and Waterloo Blvd. as well as the area directly next to Waterloo Blvd. The limits of this drainage area shall be clearly delineated.

23. The design engineer has applied the standards of redevelopment to the design of the stormwater management system of this project. The strict interpretation of new development and redevelopment, by definition, would require that in order for a project to be considered redevelopment, no new impervious area could be placed over existing pervious areas. The Township has recognized that this is very restrictive and therefore applies the following slightly less restrictive policy that apply the standards in a way that upholds the underlying goals of the ordinance, is practical, and encourages responsible reuse of formerly developed sites.

The definition of the term "Redevelopment" shall be interpreted to include all modifications to a previously developed site as long as the total area covered by impervious surfaces for final proposed configuration of the site is no more than five (5) percent more than the total area covered by impervious surfaces for the existing condition.

In Section 270-20.C. the term "all Proposed Impervious Surfaces" shall be interpreted to mean the net increase in impervious surface area on the site, taking into account the twenty (20) percent reduction to be applied to existing impervious areas that will be disturbed, as required by Section 270-23.D.2.c

The existing impervious area is 2.04 acres (w/o applying the 20% reduction) and the proposed impervious area is 2.53 acres or an increase of 24%. Therefore, the design standards of new development shall be applied to this project. In accordance with Section 270-22.A the Post Developed 2-year storm event shall be reduced to the pre-developed 1-year storm event.

24. A geologic investigation (with infiltration testing) has been conducted and confirmed that infiltration is not feasible. Therefore, the Managed Release Concept (MRC) outlined by PaDEP is proposed. We note that the issuance of an NPDES permit for this project will satisfy Section 270-19 in this regard.

25. The applicant shall submit designs for water quality facilities to the Township for review and approval. Such designs shall achieve the water quality objectives through a combination of BMPs. The use of multiple, small, unconnected BMPs on a site, rather than one large stormwater management facility, shall be required, Section 270-27.K(1). The plans shall indicate the type of Water Quality Structures will be placed in the storm sewer structures D301, D400, D100 and D701. Details of these structures shall be provided and they shall be listed in the O&M section of the stormwater facilities.

26. The cutoff trench detail on sheet 28 of 28 shall be revised as follows. The key trench shall extend at least two feet into undisturbed subsoil (below topsoil layer). The minimum bottom width of the trench shall be six feet and the minimum top width of the core shall be four feet. The side slopes of the compacted core and trench shall not exceed one horizontal to one vertical, and the top elevation of the core shall be set at or above the twenty-five-year design water elevation, Section 270-29.A(4)(d).

27. The maximum hydraulic conductivity for the clay liner shall be indicated on the plans.



28. Six inches of freeboard shall be provided between the crest of the primary outlet structure and the invert of the emergency spillway, Section 270-29.A(5)(b).
29. Emergency spillways shall be constructed in undisturbed earth wherever possible. When constructed in fill, sod, precast concrete paving blocks, concrete, or permanent erosion control matting shall be used. Design calculations shall be submitted demonstrating that the specified material can withstand velocities based on the one-hundred-year design storm event. When using sod, it shall be applied along the inside slope above the twenty-five-year water surface elevation, along the face and sides of the spillway, and down the outside slope to the existing grade. Emergency spillways shall be designed to convey safely the one-hundred-year basin inflow hydrograph through the basin assuming the principal outlet is completely blocked and the basin water surface elevation is equal to the spillway invert elevation, Section 270-29.A(5)(c). Design calculations appeared to be missing from the report and a detail of the emergency spillway has not been provided on the plans.
30. Emergency spillways shall be designed with a minimum of one foot of freeboard, Section 270-29.A(5)(d).
31. All storm sewer utilities beneath a paved surface shall be bedded and backfilled with PennDOT No. 2A stone. This backfill shall be placed in six-inch lifts and solidly compacted to the satisfaction of the Township, Section 270-29.E(4).
32. Headwalls, endwalls, or end sections shall be required on all open pipes, shall be of concrete construction, and shall be set on a minimum of 12 inches of AASHTO No. 57 (PennDOT 2B) coarse aggregate, Section 270-29.E(6). The end section detail shall indicate this requirement.
33. Roof drains shall be shown on the storm drainage plans, Section 270-29.F(2). Roof drains are shown at the rear of the Wawa but not at the front. If the building will drain to the rear, the drainage plan shall indicate this. If it will be split between the front and back, this shall be indicated on the drainage plan and the front roof drains shall be shown.
34. The applicant statement of Section 270-32.A(3) and the design engineer signature block of Section 270-32.A(4) shall be noted on the plans and signed prior to the Township endorsing the plan.
35. The O&M plan (sheet 26 of 28) shall include all of the items in Section 270-42.B.
36. A stormwater operation and maintenance agreement shall be provided, Section 270-43. The agreement should list the O&M requirements on sheet 26 of 28 (NP) or as a minimum refer to this drawing. However, the following changes shall be made to these notes:
 - a. The level spreader notes shall be removed.
 - b. Any references to infiltration basins shall be removed or revised as appropriate.
 - c. Where notes refer to the use of herbicides, it shall also indicate that they shall be applied by a licensed applicator certified in PA Category 09: Aquatic Pest Control.
37. The O&M plan shall include requirements of Section 270-45.B through D.
38. We are concerned that the roots of the shrubs proposed in MRC #6 may damage the clay liner located only 2' below the bottom of the basin. Theurkauf Design and Planning should review and comment on this element.



39. The plan proposes the use of a seed mix on the bottom MRC #6. Although the seed mix proposed is appropriate for the location, seed mixes can be difficult to establish due to the location, inside a stormwater basin. The use of seed mixes requires intensive maintenance for the first five growing seasons. We recommend that the use of plugs or if the applicant maintains to use seed mix, that escrow be held in place for a period of five years or sooner if determined by the Township that the seed mix has properly been established and maintained.
40. Spot elevations may be required in order to demonstrate that the following inlets are in a sump; D101, D104 and D401.
41. The storm sewer calculations shall demonstrate that the proper tailwater elevations have been applied.
42. Several dimensions on the outlet structure details do not match those in the routing calculations. The details shall be revised accordingly.
43. An amended soils specification shall be provided on the plans.
44. The stormwater report/narrative shall indicate how the dynamic tailwater was applied to the basin routings. The printouts indicate that the tailwater is zero which does not seem appropriate.

LIGHTING

45. The illuminance levels identified immediately around the building perimeter far exceed the allowable illuminance level criteria and are considered to be permitted only with the approval of the Board of Supervisors, Section 281-48(C)(1).
46. Fixtures selected for building wall mount façade are not “Full Cut-off” and are not in compliance but may be considered to be permitted only with the approval of the Board of Supervisors, Section 281-48(C)(2).
47. Unless otherwise permitted by the Board of Supervisors, lighting shall be controlled by automatic switching devices such as timers, motion detectors and/or photocells, to extinguish offending sources between 11:00 p.m., or one hour following close of business, whichever comes first, and dawn to mitigate glare and sky-lighting consequences. Where all-night safety or security lighting is deemed necessary, the lighting intensity levels shall generally not exceed 25% of the levels normally permitted by this chapter, but in no case shall they be less than the minimum levels for safety or security as invoked by IESNA, Section 281-48(C)(3)(c). No added Lighting control intent has been identified on the drawings in order to be in compliance.
48. The illuminance levels identified under the Canopy in the statistical summary exceed the allowable illuminance level criteria, Section 281-48(C)(3)(g).
49. LED sources exceed 3000K and are not acceptable as specified, Section 281-48(C)(3)(i).
50. Substitution of light fixtures, mounting height, or revised locations at the time of construction shall result in the need for a revised point-by-point illuminance grid plot for review and approval by the Township prior to installation. This should be noted on the plan.

GENERAL

51. The applicant information should be updated to provide an individual(s) representative name and phone number.



52. The plans provide sign compliance information; however, the provided information is not supported with any associated sign details. Sign information should be reviewed by the Township Zoning and/or Codes office.
53. Words such as should, may, etc. that are used as directives must be replaced with “shall” or “will” as appropriate.
54. Sheet 25 of 28 PCS is labelled as Sheet 05 of 28.
55. Any notes that indicate “Preliminary Not For Construction” shall be removed from the plans.
56. The attached West Whiteland Township standard notes shall be added to the plan.

If you have any questions please feel free to call me.

Sincerely,
Spotts, Stevens and McCoy

A handwritten signature in blue ink, appearing to read "Kent D. Morey", is written over the typed name.

Kent D. Morey, P.E., CBLP
Senior Engineer
kent.morey@ssmgroup.com

Enclosure

cc: Mark Stabolepszy, P.E.

Standard Plan Notes for West Whiteland Township

The following notes have been established by West Whiteland Township as standard language for plan drawings where warranted by the design. The Township deems these notes to be a minimum standard; Applicants may include additional plan notes when necessary, but such notes may not contradict the notes below; all plan notes shall be subject to review by the Township Engineer, Staff, and the various Boards and Commissions of the Township, including but not limited to the Board of Supervisors.

HISTORIC PRESERVATION NOTES:

If evidence of archaeological resources is discovered during construction, the Township shall be notified and representatives of the Township Historical Commission shall be given the opportunity to photograph said archaeological resources in situ and shall be permitted to remove said archaeological resources in conformance with applicable law.

LIGHTING NOTES:

- A. All exterior lighting, whether free-standing or mounted on a structure, shall be full-cutoff.
- B. The Township reserves the right to conduct a post-installation nighttime inspection to verify compliance with Township lighting standards. If said inspection reveals a violation of said standards, the Township shall direct corrective action, which shall be executed by the property owner at no expense to the Township.
- C. Post-approval alterations to lighting plans or substitutions for approved lighting equipment shall be submitted to the Township for review and approval prior to construction or installation.

STORMWATER MANAGEMENT FACILITY CONSTRUCTION NOTES:

- A. Only uniformly graded, clean aggregate, free of fines, slate, shale, clay, silt, and vegetative material shall be used. The aggregate shall have a minimum void ratio of 40% and a wash loss of no more than 0.5%. These values apply to both the aggregate within the bed and any aggregate used as a separation layer. The supplier of the aggregate shall provide certification of the void ratio of the aggregate delivered to the site. The design engineer shall verify that the void ratio meets or exceeds the requirements of the design and submit such verification to the Township.
- B. Wherever drainage filter fabric is specified, it shall be placed in accordance with the manufacturer's directions, including pipe penetrations, and shall overlap a minimum of eighteen (18) inches.
- C. Subject areas shall be protected during construction. Sediment shall not be allowed to be washed back into subject areas when the bottom of the facility is open or when the aggregate is in place and exposed. During site construction, all infiltration facility components shall be protected from sedimentation using storm inlet protection in conformance with the Pennsylvania Department of Environmental Protection (DEP)

Chapter 102 Regulations, as amended, and the Erosion and Sedimentation Pollution Control Manual, as amended. Inlet protection shall remain until the contributory drainage area has achieved full stabilization.

- D. If sediment does enter into a subject area, the contractor shall clean out the sediment to the Township's satisfaction. This may require the reconstruction of portions of or the entirety of the system.
- E. A minimum two (2)-foot separation shall be provided between the seasonal high groundwater table or bedrock (whichever is higher) and the bottom of the infiltration facility. If groundwater and/or bedrock are encountered within and/or above this 2-foot zone during construction, the developer, the design engineer, the Township, and the Township Engineer shall be notified in writing within twenty-four (24) hours of such discovery. Upon review of the actual site conditions the design engineer shall submit remedial recommendations to the Township and Township Engineer for review and approval.

TRAFFIC CONTROL NOTES:

- A. Traffic control signs must be posted on PennDOT-approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M.
- B. All traffic control signs shall be posted in accordance with the 2009 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs."
- C. All curb ramps will be constructed in compliance with the most recent version of PennDOT Standards for Roadway Construction, Publication 72M, RC-67M, and PennDOT Design Manual 2, Chapter 6.

When a Highway Occupancy Permit is required:

- D. The Township and Township's traffic consultant shall be copied on all correspondence related to the PennDOT Highway Occupancy Permit plan review and approvals.

UTILITY NOTES:

- A. Public water supply
 - 1. All water mains shall meet the requirements of and be installed in accordance with the specifications, standards and details of the water company that will own the facilities.
 - 2. All water services, including domestic and fire protection, shall meet the requirements of and be installed in accordance with the specifications, standards and details of West Whiteland Township. Shop drawings and/or catalog cuts for all proposed materials shall be submitted to West Whiteland Township as part of the application for a plumbing permit.
- B. Sanitary sewerage

1. All sanitary sewer mains shall meet the requirements of and be installed in accordance with the specifications, standards and details of the West Whiteland Township.
2. All sewer laterals shall meet the requirements of and be installed in accordance with the specifications, standards and details of West Whiteland Township. Shop drawings and/or catalog cuts for all proposed materials shall be submitted to West Whiteland Township as part of the application for a plumbing permit.

C. Other utilities

1. All other utilities (electric, communications, gas, etc.) shall be installed in accordance with the utility company's requirements and shall be installed so as to not conflict with the water, sanitary sewer and/or storm sewer facilities proposed as part of these plans.
2. Backfill of all utility trenches within existing and/or proposed West Whiteland Township rights-of-way shall be done in accordance with the specifications, standards and details of West Whiteland Township and shall be subject to the approval of West Whiteland Township or their designee.

MISCELLANEOUS NOTES:

1. No debris shall be buried on this site. All debris shall be disposed of off-site in accordance with all applicable Township, County, State and Federal laws and requirements.
2. It shall be the responsibility of the owner to comply with all applicable ADA requirements for site access and access to public ways whether shown on these plans or not. It shall be the owner's responsibility to construct said facilities and to maintain said facilities in good condition.
3. The developer shall be responsible for installation of all street monuments, boundary pins and/or monuments and lot corner pins indicated on the plans. All markers must be installed prior to close out of the project with West Whiteland Township.
4. A building permit is required for all proposed retaining walls. Detailed drawings and details and, if applicable, calculations sealed by a Pennsylvania Professional Engineer shall be submitted to West Whiteland Township as part of the building permit application.



August 31, 2022

Mr. John R. Weller, AICP
Director of Planning & Zoning / Zoning Officer
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

RE: Traffic Engineering Review
401 & 403 West Lincoln Highway - Wawa
West Whiteland Township, Chester County, PA
McMahon Project No. 821712.11

Dear Mr. Weller:

McMahon Associates, Inc. completed a traffic review of the proposed Wawa located on the northwest corner of Lincoln Highway (S.R. 3070) and Whitford Road (S.R. 3069). The existing site currently contains a Sunoco gasoline/service station with nine fueling positions and an 18,832 square-foot office building. Access to the Sunoco is provided via Whitford Road and Lincoln Highway, and separate access to the office building is provided via Whitford Road, Waterloo Boulevard, and Lincoln Highway. The proposed redevelopment consists of a 5,585 square foot convenience store with 16 fueling positions, and the existing office space will be reduced to 9,908 square feet. Also, shared access will be provided for the site, and the total number of accesses will be reduced to one access along West Lincoln Highway, one access along Whitford Road, and one access along Waterloo Boulevard. Our traffic review is based on the following documents.

- *Preliminary/Final Land Development Plans for Whitford Property, Inc.*, prepared by Landcore Engineering Consultants, P.C., revised August 5, 2022.
- *Proposed Wawa/Office Transportation Impact Study*, prepared by Traffic Planning and Design, Inc., revised July 22, 2022.

Based on our review of the above documents, we offer the following comments for the consideration of the Township.

1. Conditional Use Order 2 – SEPTA Bus Route 135 (formerly Krapf's Bus Route A) provides bus service along Lincoln Highway along the site frontage. Since new sidewalk is proposed along the site frontage, this could be an opportunity to provide a bus stop along this section of Lincoln Highway. Coordinate with SEPTA and the Township staff to determine if a bus stop is appropriate along the site frontage. If it is ultimately decided to provide a bus stop along the site frontage, we recommend a bus pad should be constructed in conjunction with the sidewalk at a minimum.

835 Springdale Drive, Suite 200, Exton, PA 19341
P: 610.594.9995

mcmahonassociates.com | bowman.com

2. SALDO Section 281-28.F – The available sight distances should be labeled on the plans for exiting and left-turn entering movements, and a PennDOT-style sight distance note stating the required sight distances should be included on the plan.
3. SALDO Section 281-31 – The plans should provide detailed pedestrian curb ramp designs for the curb ramps on both sides of the Whitford Road and Lincoln Highway site access intersections. These designs should include detailed grading plans, including spot elevations at all grade break points, all dimensions and slopes, and labels for the proposed curb ramp types. In addition, all appropriate PennDOT standard curb ramp details should be provided on the plans.
4. Provide a second Do Not Enter sign on the west side of the one-way aisle facing north at the intersection with the east-west drive aisle.
5. A No Left Turn sign should be added to the Whitford Road driveway facing south for northbound Whitford Road traffic.
6. Provide a second No Left Turn sign to the south edge of the Whitford Road driveway channelization island facing west for exiting traffic.
7. Provide a Stop sign exiting the Lincoln Highway driveway.
8. There is a sign that is not labeled within the channelization island at the Lincoln Highway driveway.
9. Label the Stop sign exiting the southern office parking lot drive aisle.
10. There are two signs exiting the northern office parking lot drive aisle which are not labeled. Also, consider whether these signs should be moved in line with the stop bar.
11. As part of the Whitford Road frontage improvements (widening, utility work, new curb installations, and new pavement markings/eradications), the plans should show mill and overlay for the full width of Whitford Road (curb edge to curb edge) between Waterloo Boulevard and Lincoln Highway. Alternatively, this can also be shown on the PennDOT HOP plans, but in this case, please include a note on the land development plans which indicates the mill and overlay of Whitford Road and a reference to the PennDOT HOP plans.
12. Since Lincoln Highway Road (S.R. 3070) and Whitford Road (S.R. 3069) are state roads, a Highway Occupancy Permit is required from PennDOT. Please copy the Township and McMahon on all PennDOT submissions.
13. Chapter 295-12 – The subject development is located within the Township’s Act 209 Transportation Service Area, and as such, is subject to the Township’s Transportation Impact Fee which is equal to \$1,449.00 per new weekday afternoon peak hour trip. Based on the traffic study, the proposed site generates 102 new weekday afternoon peak trips, and the existing site currently

generates 77 new weekday afternoon peak hour new trips. As such the number of new trips subject to the Township's Transportation Impact Fee is 25 new trips (102 proposed new trips – 77 existing new trips = 25 new trips), and the resultant Transportation Impact Fee is **\$36,225.00**.

Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located. Additional comments regarding the traffic improvements and/or plans may follow upon receipt of future submissions.

If there are any questions or if additional information is requested, please contact our office.

Sincerely,



Christopher J. Williams, P.E.
Vice President & Regional Manager – Mid-Atlantic

I:\eng\WESTWHI1\821712 - Whitford Wawa\Reviews\2022-08-31 Review\Review\DRAFT 2022-08-31 Weller Whitford Wawa Review.docx



MEMORANDUM

TO: John Weller, AICP, West Whiteland Township Director of Planning and Zoning
Justin Smiley, AICP, West Whiteland Township Planner
L. Caroline O'Connor, West Whiteland Township Assistant Planner
Ryan T. Whitmore, P.E., LANDCORE Engineering Consultants, P.C.

FROM: Edward A. Theurkauf, RLA, ASLA, APA
Kelsey Stanton Murphy, ASLA

DATE: August 30, 2022

SUBJECT: **REVIEW COMMENTS – WHITFORD PROPERTY, INC.**
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-5-22

Please note our review comments pertaining to the following documents that we received on 8-10-22, and to a site visit on 8-11-21:

- Conditional Use Decision & Order dated 6-8-22;
- Land Development Plan consisting of 28 sheets; and
- Waiver Request Letter dated 8-3-22 by LANDCORE Engineering Consultants, P.C.

**REVIEW COMMENTS – WHITFORD PROPERTY, INC.
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-5-22**

August 30, 2022

1. Basin Perimeter Buffer – Section 281-35.E of the subdivision and land development ordinance (SLDO) requires 25-foot-wide vegetated perimeter buffers around stormwater basins. Per section 281-35.E.2 (SLDO), naturalistic basins that are designed with 100% native plantings and side slopes graded to a maximum 4:1 slope are not required to have buffers.

The approved Conditional Use Plan proposed a naturalistic stormwater basin. The plan has been revised to indicate a basin surrounded by a retaining wall. Thus the basin no longer qualifies as naturalistic, and a 25-foot perimeter buffer is required. Further, buffer plantings are required as follows:

<u>Buffer/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
Basin/250 LF	Shade Trees	3	2
	Evergreen Trees	5	48
	Large Shrubs	13	21*

*Includes value of (16) proposed small shrubs

There is no room for the required 25-foot perimeter buffer. A waiver is required to permit a stormwater basin with no buffer as shown. The plan proposes a well-vegetated stormwater basin, with surplus evergreen trees that surpass the functional buffering requirement of Township standards, and with a native meadow planting on the basin floor that provides water quality benefits. Thus we would not object to a waiver from stormwater basin perimeter buffer width requirement.

2. Site Element Screens – Section 281-35.G.1 (SLDO) requires low vegetated screens for trash enclosures with decorative walls such as brick or split-face concrete block, and high screens for trash enclosures with plain concrete masonry walls. A trash enclosure is proposed adjacent to the office building with no screen. The plan notes that the enclosure will have masonry walls and a decorative gate, but no construction details are provided for either the walls or gate.

A waiver is required to provide no site element screen for the trash enclosure. The plan shall be revised with construction details that show enclosure walls and gate with sufficient visual interest to justify providing no site element screen.

3. Parking Lot Landscaping – Section 281-37.A (SLDO) requires landscaping for parking lots. The following shall be addressed:
 - a. Missing Parking Lot Planting Islands – Section 281-37.B (SLDO) requires planting islands spaced not more than 135 feet apart. A planting island shall also separate the last parking stall in a row from drive aisles. Waivers are requested to provide no islands in the following areas:

**REVIEW COMMENTS – WHITFORD PROPERTY, INC.
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-5-22**

August 30, 2022

- Wawa – The plan indicates (2) missing landscape islands between parking and the loading area near the northwest and southwest Wawa building corners.

A 10-foot by 20-foot area of striped pavement is proposed between parking and the loading area at the northwest building corner. This does not allow for the required shade tree and would provide no barrier between parked cars and trucks accessing the loading and trash areas. The striped pavement area shall be replaced with the required planting island and shade tree.

A planting island cannot be provided at the southwest Wawa building corner without impacting the loading area or removing one of the prime front parking spaces. In order to prevent conflicts/collisions between delivery trucks and parked vehicles, we would support a waiver to provide no planting island if bollards are placed between the loading area and parking at the southwest building corner.

- Office Building – The plan indicates a 145 foot long row of (10) angled parking spaces. A waiver is requested to permit the proposed configuration, to which we have no objection.
- b. Undersized Parking Lot Planting Islands – Section 281-37.B.1 (SLDO) requires planting islands to be a minimum of 9 feet wide.

The plan proposes (2) 5-foot-wide islands in the middle row of parking south of the office building. 9-foot-wide islands could not be provided as required without reducing the number of parking spaces. Since the proposed planting islands facilitate safe vehicular circulation and provide space for the proposed understory trees, we do not object to the requested waiver from the parking lot island width requirement.

- c. Parking Lot Planting Island Shade Trees – Section 281-37.B.4 (SLDO) requires parking lot planting islands to contain one shade tree each. The following shall be addressed:
- A proposed water line in a parking lot planting island east of the office building does not allow the required shade tree. The plan shall relocate the water line in order to provide the shade tree.
 - Understory trees are proposed in three undersized parking lot islands south of the office building. The amount of soil in the undersize islands is insufficient to support growth of shade trees. Therefore we support the requested waiver to permit understory trees in the parking lot planting islands as shown.

**REVIEW COMMENTS – WHITFORD PROPERTY, INC.
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-5-22**

August 30, 2022

4. Building Façade Landscaping – Section 281-37.D (SLDO) requires shade trees and small shrubs/perennial plantings between parking lots and buildings as follows:

<u>Façade/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
Wawa North/85 LF	Shade Tree	2	1
	Small Shrubs	9	21
Wawa South/85 LF	Shade Tree	2	1
	Small Shrubs	9	16
Office Bldg. East/120 LF	Shade Tree	2	1*
	Perennials	120	121**

*Understory tree

**Includes proposed small shrubs and perennials

- a. Wawa Building North Façade – The plan indicates a striped concrete area near the northwest building corner, which does not allow the required shade tree. The plan shall replace the striped concrete with a planting island per comment 4a in order to accommodate the required shade tree.
 - b. Wawa Building South Façade – There is no room for the missing shade tree along the south façade. Providing a shade tree in the parking lot island east of the southeast corner per comment 4c would shade the parking lot. The plan shall indicate the required tree, in which case we would support the requested waiver from the building façade shade tree location requirement.
 - c. Office Building Façade – The plan shall indicate a shade tree in a parking lot planting island east of the office building per comment 4a.
5. Tree Protection – Section 281-34.A (SLDO) requires every effort to be made to preserve mature trees. A tree shall be considered preserved if there is no disturbance within the tree's critical root zone, which extends from the tree trunk a distance equal to 12 times the trunk diameter, or to the tree's dripline, whichever distance is greater. Section 281-34.D.4 (SLDO) requires the erosion and sediment control (E&SC) plan to indicate tree protection fencing outside of the critical root zones of trees to remain. Such fencing shall be installed prior to the start of any clearing or other earth disturbance.

Tree protection fencing and notes are shown on the Landscape Plan instead of the E&SC Plan as required. Further, tree protection notes permit excavation, fill, and trenching within the drip line of trees to remain. The plan shall be revised as follows:

**REVIEW COMMENTS – WHITFORD PROPERTY, INC.
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-5-22**

August 30, 2022

- Revise the E&SC Plan to indicate tree protection fencing, and to require tree protection fencing installed prior to the start of any earth disturbance.
- Revise the Tree Protection Detail to require fencing outside the critical root zone of trees to remain to the extent practical.
- Revise the tree protection notes to prohibit any disturbance within the tree protection area.

6. Street Trees – Section 281-36 (SLDO) requires street trees in the right-of-way (ROW) as follows:

<u>Frontage/Length</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
Lincoln Hwy/ 429 LF	9	9
Whitford Rd/ 361 LF	7	7
Waterloo Blvd/ 314 LF	6	6

Lincoln Highway and Whitford Road street trees are proposed outside of the rights-of-way to avoid conflicts with existing improvements within the ROW. A waiver is requested to permit street trees outside of the ROW as shown, which we support.

7. Landscaping/Utility Conflicts – Section 281-36.D.5 (SLDO) prohibits trees to be planted that interfere with utilities. The plan shall address the following:

- a. Overhead Utility Conflicts – The plan proposes understory species for two Whitford Road street trees that are within 15 feet of existing overhead wires and a traffic signal arm. We find this acceptable.
- b. Underground Utility Conflicts – The plan indicates one Honey Locust tree that is 5 feet from a proposed underground cable utility near the Lincoln Highway property entrance. The tree shall be relocated at least 10 feet from the utility line.

8. Basin Specifications – The basin seed specification shall be revised to reflect the Landscape Plan and manufacturer recommendations as follows:

- Remove the Steep Slope seed mix specified for basin slopes on the E&SC Notes sheet.
- Replace the fertilizer soil amendment spec with leaf compost. Fertilizer is not recommended for native seed mixes as it favors non-native weed growth.
- Revise the basin maintenance specification on the Landscape Details sheet to require mowing once a year in early spring, to a height of eight inches.

9. Plant Cultural Requirements – The plan shall be revised as follows:

**REVIEW COMMENTS – WHITFORD PROPERTY, INC.
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-5-22**

August 30, 2022

- Red Maple and Eastern Redbud are sensitive to deicing salts. The Red Maple street trees directly adjacent to Waterloo Boulevard shall be replaced with a salt-tolerant street tree such as Sweetgum or Kentucky Coffee Tree. The Redbud trees proposed in the office parking lot shall be replaced with a more tolerant understory species like Hawthorn.
 - Sugar Maple and Dogwood are sensitive to heat and drought as well as to deicing salts. The Sugar Maple adjacent to the office building trash enclosure shall be replaced with a more tolerant shade tree species like Sweetgum. The Dogwood along Whitford Road shall be replaced with a more tolerant understory species like Hawthorn.
 - Colorado Blue Spruce is highly susceptible to disease in this region. It shall be replaced with a hardier species such as Serbian Spruce or Concolor Fir.
 - White Oak has a low branching structure and a mature spread of up to 100 feet. It is not recommended as a street tree and shall be replaced with a more suitable species such as Shingle Oak.
10. Tree Species Mix Requirements – Section 281-33.D.7.a (SLDO) states that when 10-49 shade, street, or evergreen trees are required, no more than 50% may be of one species. When 50 or more trees are required, no more than 30% may be of one species. The plan shall address the following:
- American Arborvitae comprises 46.5% (53/114) of evergreen trees. Given the limited availability of compact, hedge-forming evergreen trees, we would support a waiver from the evergreen tree species mix requirement.
 - Red Maple comprises 54.5% (12/22) of street trees. If the plan were revised per comment 10 to specify a different species of street tree along Waterloo Blvd, this issue would be resolved.
 - Honey Locust comprises 32.7% (18/55) of shade trees. The plan shall replace (2) of the Honey Locust with a different shade tree species in order to comply with shade tree mix requirements.
11. Landscape Guarantee – Section 281-33.E (SLDO) requires an 18-month guarantee period for plantings, which shall commence following inspection and approval by the Township. The Landscape Plan indicates a plant material guarantee period of one year following approval by the landscape architect, municipality, or owner’s representative. It shall be revised to require an 18-month guarantee period following Township approval.
12. Landscape Architect Seal – Section 281-33.C.6.g (SLDO) requires landscape plans to have the signature and seal of the Pennsylvania registered landscape architect that prepared them. The required signature and seal has not been provided.



**REVIEW COMMENTS – WHITFORD PROPERTY, INC.
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 8-5-22**

August 30, 2022

13. Cost Estimate – In accordance with section 281-33.C.6.h (SLDO), a cost estimate of the proposed plantings shall be submitted with the final plan application.
14. Conclusion – The noted issues shall be resolved prior to final approval.

Please call if there are further questions.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 2, 2022

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Preliminary/Final Subdivision and Land Development - Whitford Property, Inc.
West Whiteland Township – SD-08-22-17316 and LD-08-22-17313

Dear Mr. Weller:

A Preliminary/Final Subdivision and Land Development Plan entitled "Whitford Property, Inc.", was received by this office on August 11, 2022. We note that the subdivision plan, dated June 22, 2022, was prepared by Blue Marsh Associates, Inc., and the land development plan, dated August 5, 2022, was prepared by Landcore Engineering Consultants, P.C. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

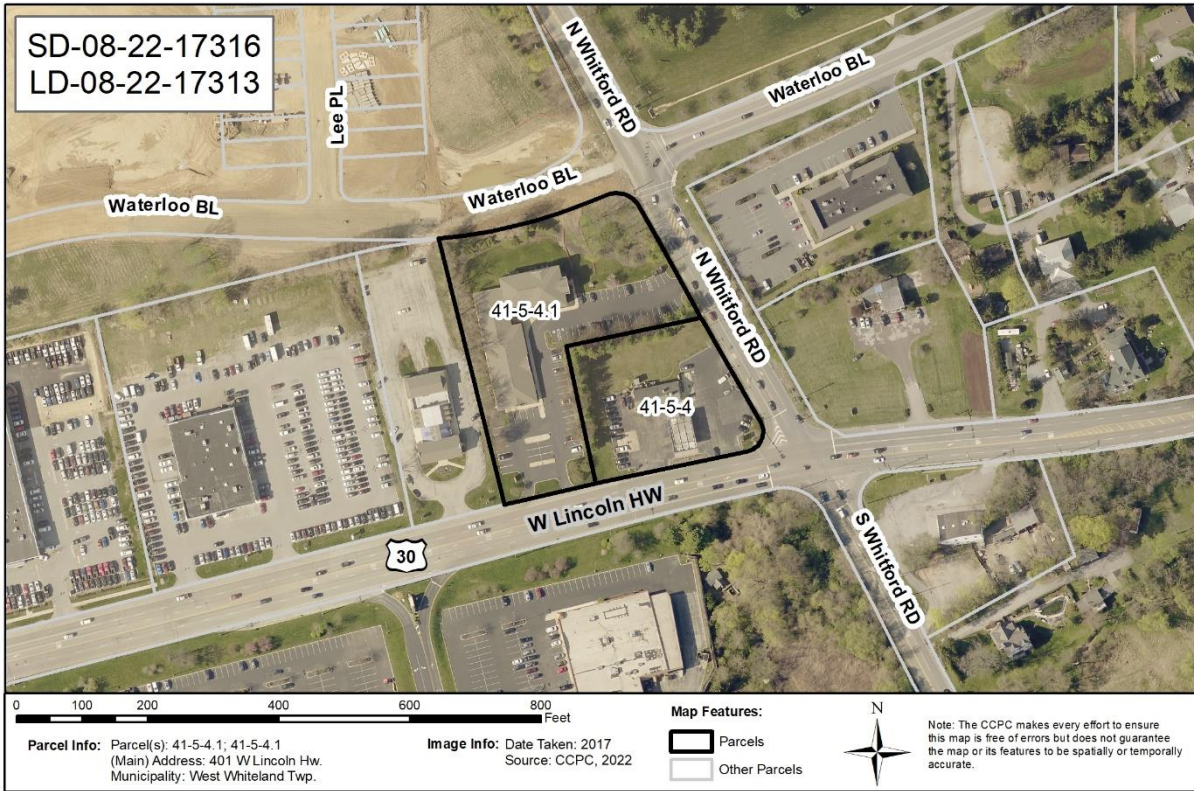
PROJECT SUMMARY:

Location:	the northwest corner of North Whitford Road and West Lincoln Highway
Site Acreage:	3.24
Lots/Units:	2 existing lots, 1 proposed lot
Proposed Land Use:	Proposed 5,585 square foot convenience store; (approximately) 9,910 square foot portion of existing commercial office building to remain
New Parking Spaces:	83
Municipal Land Use Plan Designation:	OCR Office Commercial Retail
UPI#:	41-5-4.1, 41-5-4

PROPOSAL:

The applicant proposes the consolidation of two existing parcels into one 3.24 acre parcel, along with the construction of a 5,585 square foot convenience store with automotive fuel service. An existing gas station/automotive service building, along with an approximately 5,200 square foot portion of an existing 15,110 square foot commercial office building, will be removed. The project site, which will be served by public water and public sewer, is located in the O/C Office/Commercial and R-2 Residential zoning districts. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated August 6, 2021, and last revised July 22, 2022, was included with the plan submission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision and land development plan.



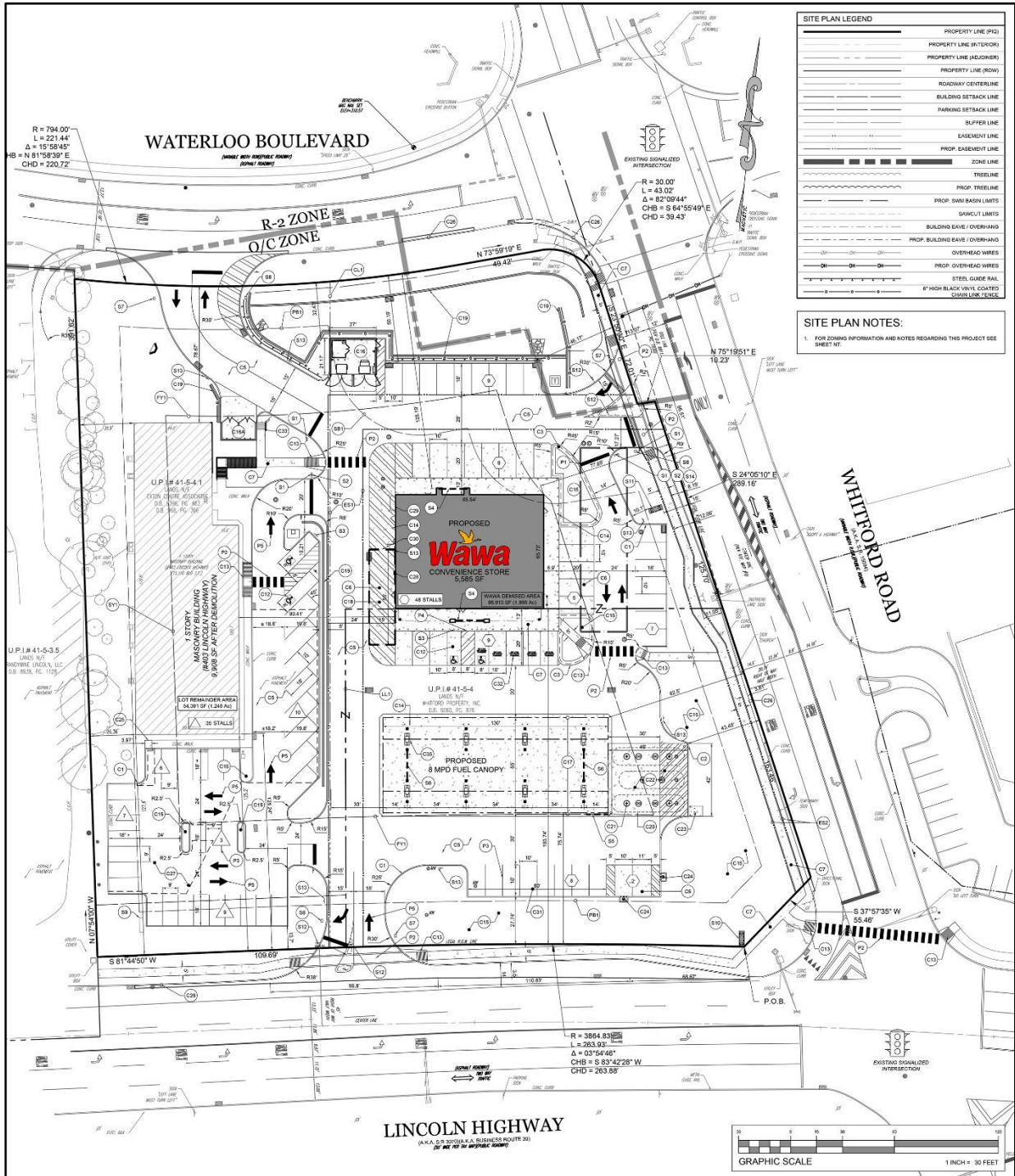
BACKGROUND:

1. Sheet 1 of the land development plan indicates that, on June 24, 2021, the Township Zoning Hearing Board granted five variances for this project, including a variance to permit the area devoted to a nonconforming use to be increased by 321.6 percent, where the area devoted to the nonconforming use shall in no case be increased by fifty (50) percent.
2. Sheet 2 of the land development plan indicates that, on June 8, 2022, the Township Board of Supervisors granted conditional use approval to allow for the expansion of a legally existing non-conforming use, with four conditions of approval. We note that condition #2 of the conditional use decision addresses a potential bus stop along the Lincoln Highway (this issue is further discussed in comment #6).

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed plan submission is consistent with the objectives of the **Suburban Center Landscape**.



Site Plan Detail, Sheet 5, Land Development Plan: Whitford Property, Inc.

WATERSHEDS:

- Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Valley Creek (West) subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

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Re: Preliminary/Final Subdivision and Land Development - Whitford Property, Inc.

West Whiteland Township – SD-08-22-17316 and LD-08-22-17313

PRIMARY ISSUES:

Access and Circulation:

5. We endorse the installation of sidewalks and crosswalk areas along the Lincoln Highway and Whitford Road, which will allow pedestrian access to and from the adjoining parcels, including the existing residential development to the north. Sidewalks are an essential design element in the **Suburban Center Landscape**.
6. It is our understanding that the applicant will coordinate with SEPTA and Township staff to determine if a bus stop is appropriate along the site frontage on the Lincoln Highway. We recommend that, if a bus stop will be provided, the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.

Lighting Plan:

7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

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Re: Preliminary/Final Subdivision and Land Development - Whitford Property, Inc.

West Whiteland Township – SD-08-22-17316 and LD-08-22-17313

12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Whitford Property, Inc.
Whitford Gas Inc. DBA Whitford Sunoco
Landcore Engineering Consultants, P.C.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District

MEMORANDUM

DATE: August 31, 2022

TO: John Weller, Director of Planning and Zoning

FROM: Theodore D. Otteni, P.E.
Director of Engineering

**SUBJECT: Whitford Property, Inc. (Wawa)
Land Development Plan Review**



I have reviewed the Land Development plans (28 sheets) for the proposed Whitford Property, Inc. (Wawa) dated 2022-08-05 and offer the following comments:

1. With the proposed curb work, ramps, pavement widening and utility trench cuts within Whitford Road, in conjunction with the existing patchwork of paving and pavement marking installations currently along this portion of Whitford Road, the road should be milled and overlaid from curb to curb, from Waterloo Blvd to Lincoln Highway, in order to establish clear travel lanes and increase visibility and safety of the new crosswalk.
2. The plan shows a "Proposed 6' Wide Public Sidewalk Easement" for the proposed sidewalk along Whitford Road. Who would be the beneficiary of the easement? The Township generally does not accept sidewalk easements. Baring other justifications, it can be eliminated.
3. The property line along Whitford Road extends into the travel lane. A proposed ROW should be provided to PennDOT that would place the roadway in public domain. Perhaps 18" behind the proposed curb as a minimum.
4. Investigate warrants and feasibility to modify the existing striping of the left turn lane on Waterloo Blvd to provide a two-way left turn lane to accommodate the new driveway.
5. To support law enforcement functions, reduce crime, and enhance public safety it is requested that License Plate Reader (LPR) cameras be installed for the four approaches of the Whitford/Lincoln Highway intersection. This work can be in conjunction with the pedestrian signal components to be installed. The additional monitoring at this prominent intersection using current technology to support the law enforcement network will help to reduce crime in our retail and commercial establishments.



101 Commerce Drive Exton, Pennsylvania 19341 Tel: (610) 363-9525

Date: August 15, 2022

To: John Weller/Director of Planning and Zoning, Caroline O'Conner/Assistant Township Planner

From: Marie Guarnera, Director Code Administration /Fire Marshal/ Assistant Zoning Officer

Re: Whitford Wawa LD – Fire Marshal Review

I have reviewed the following plan(s) dated 8/5/2022 prepared by Landcore Engineering Consultants, P.C and have the following comments:

1. Verify the proposed 2" water line is adequate for fire flow
§ 129-16 Modification of standards.
903.2.7 Group M and Group B: An automatic fire-suppression system shall be provided where any building or structure of Use Group M or Use Group B fire area exceeds 5,000 square feet.
2. Fire Department Connection (FDC) shall be identified

Marie Guarnera
Director Code Administration / Fire Marshal/ Assistant Zoning Officer
Cell: 267-542-0445 mguarnera@westwhiteland.org



101 Commerce Drive
Exton, Pennsylvania 19341

Tel: (610) 363-0200
Fax: (610) 363-6671
www.westwhiteland.org

M E M O R A N D U M

To: Theodore D. Otteni, PE

From: Captain Matthew Deceder

Cc: Chief Ralph W. Benson, III

Date: Friday, September 2, 2022

Subject: Whitford Property, Inc. (Wawa) Land Development Plan Review

In reviewing the plans, the police department would like to request the installation of four (4) License Plate Recognition cameras at the intersection of Whitford Road and Lincoln Highway. The West Whiteland Township Police Department already maintains four cameras at another intersection in the southern portion of the township. These cameras are part of a large network of cameras in the Southeast region of Pennsylvania managed by multiple law enforcement agencies. The West Whiteland cameras have assisted in the prosecution of over fifty criminal cases in the Chester County courts since their installation last year. The cameras are an invaluable asset when it comes to investigating crimes in and around our local businesses and they also assist with locating lost elderly motorists. We believe that covering this intersection with these cameras will enhance the security and safety of the business and customers. The West Whiteland Township Police has initiated this project and is projecting the need for License Plate Recognition cameras encompassing the four geographic sectors (N,S,E,W) of the township. The West Whiteland Township Police are dedicated to keeping all citizens safe that live, work, and visit West Whiteland Township. Our partnerships with businesses and organizations in the township are important to us and we would like to build upon our existing relationship with Wawa as they expand operations within this Township.



MEMORANDUM

DATE: September 16, 2022
TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning
SUBJECT: Weston Property
Sketch plan

APPLICANT: Willow Hill Development Group, LLC
1273 Butler Pk.
Blue Bell, PA 19422

SITE ADDRESS: 1400 Weston Way
West Chester, PA 19380

TAX PARCELS: 41-6-77, 41-6-80, 41-6-81, 41-6-82, 41-6-83, 41-6-84,
41-6-87, 41-6-88.2, and 41-6-88.2A

ZONING: O/L, Office/Laboratory

DESCRIPTION: Subdivision and development of the Weston Solutions
office campus for residential use.

Background

The subject property is the Weston Solutions office campus. The 54-acre site is bound by King Rd. on the north (the principal point of access), on the west by the US Route 202 expressway, and by residential neighborhoods on the south and east. These neighborhoods are characterized by single-family homes on lots ranging in size from about two-thirds of an acre up to one acre. The existing improvements on the property include office buildings, parking lots, and historic resources:

- Resource 001, including the Morstein manor house and gatehouse.
- Resource 003, including the Morstein train station at the southwest corner of King Rd. and Weston Way.

There are no significant steep slope or floodplain areas on the property; the northern section is heavily wooded; two pipeline rights-of-way cross the tract.

Any residential development of this tract will require amending the Zoning Ordinance; the current O/L zoning designation does not allow residential uses.

This Applicant gave an informal presentation to the Commission on August 16, 2022 as a preamble to a more formal discussion planned for the meeting of September 4, 2022. The design presented then featured 102 lots for single-family detached dwellings and about 17 acres of permanent open space; the historic resources would be preserved, but it was not

clear what their uses would be. The Commission agreed that the proposed density was incompatible with the surrounding neighborhood; they also had concerns about the limited open space and the proximity of some of the units to the pipeline easements. It was noted that there is a limited market for single-family homes on 1-acre lots, but the R-1 zoning district allows for cluster-type development whereby the lower density would be preserved but with smaller individual lots (22,000 sq.ft. minimum) and significant permanent open space.

Neighboring residents in attendance agreed that the density was excessive and expressed concerns about the lack of playgrounds, the proximity of some units to the US Route 202 expressway, and the effects of stormwater runoff, noise, and light pollution. The residents and the Applicant agreed that they should meet prior to the Applicant meeting again with the Planning Commission.

Due to the extent of feedback and the desire to meet with the neighbors, the Applicant withdrew from the September 4 agenda.

The Applicant has provided two options for discussion tonight. Staff notes that the Applicant met with the neighbors to review these options on September 13, 2022. Commission member Ray McKeeman is a resident of that neighborhood and was in attendance; he reports that between 20 and 25 households were represented at this meeting.

The Commission will recall that sketch plans are not a required step in the development process and that Applicants have the option of having one or more of our consultants review the plan or proceeding with just a Staff review. This Applicant requested consultant reviews for the original design, but not for the options before us tonight. We have therefore not provided the consultant comments as they are not relevant to these designs.

Staff Comment

Both new options feature a road network similar to the design we saw in August: principal access will be from King Rd. at Weston Way and Lewis La. will be upgraded to provide a secondary access to Old Phoenixville Pk. One of the internal roads from the August plan is now a pair of culs-de-sacs on both new versions. The proposed homes are set back substantially from the homes along Amstel Way and larger setbacks are provided from US 202 and the pipeline easements. There is a multi-use sports field on the part of the tract east of Weston Way and a “pocket park” toward the northwestern corner. Both plans will preserve four of the existing structures (including the manor house), but their uses are not indicated.

Option 1 proposes 129 townhouse units in a “carriage home” configuration (i.e., maximum of 3 dwellings per structure) that appears consistent with what we currently allow in the R-2 zoning district; the existing train station and gate house are labelled as units 1 and 111 respectively. Our principal concern with this option is that it proposes more dwelling units than the plan we reviewed in September.

Option 2 is less dense: the southern part of the tract features 27 new single-family homes on smaller lots (the train station and gate house are labelled as units here too), while the carriage home arrangement from Option 1 is preserved on the northern part. This option provides for 96 new dwellings.

We are pleased to see that the new designs address many of the concerns raised in August. We have been advised that the neighbors prefer Option 2 for its lower density; Staff agrees. We offer the following observations for your consideration:

- While a community of this size should have multiple connections to the road network, we note that Old Phoenixville Pk. is extremely narrow at the point where it will intersect with the enlarged Lewis La. The Applicant may wish to consider widening Weston Way to a boulevard-type design and limiting access to Old Phoenixville Pk. to emergency use in the interest of minimizing the impact upon residents.
- We appreciate the provision of a large recreation area, but its location is not convenient to the southwestern part of the tract. We also question the suitability of a multi-use field: construction will require significant tree removal and we have concerns about the impact upon the N. Tulip Dr. neighborhood and its long-term maintenance. Instead, we suggest a more centrally located area with a playground and open spaces suitable for informal play. The area occupied by units 38 through 49 on Option 2 would be a better location, and it appears that at least some - and perhaps all - of those units could be relocated to where the multi-use field is now shown with less impact upon the neighbors and the wooded area.
- We are pleased to see that both options include preservation of the historic resources, but their proposed use remains unclear. In some cases, there are off-street parking areas for the buildings, suggesting a non-residential use or conversion to multi-unit residential. We do not necessarily object to these uses, but we recommend that the Commission discuss this matter with the Applicant.

As a sketch plan, it is not appropriate for the Commission to make any motion regarding the submission; however, you may wish to summarize your principal concerns and suggestions in the interest of providing useful feedback to the Applicant.

Attachments

1. The Weston Property: Option 1, undated.
2. The Weston Property: Option 2, undated.

Plans\U thru Z\Weston\PC memo - 220916



PENNSYLVANIA STATE HIGHWAY SR0202

The Weston Property

Option 1
 Proposed Residential Community
 West Chester PA, Chester County
 Scale: 1" = 60'

PREPARED BY:



DLHowell
 Civil Engineering, Land Planning, Environmental
 1250 Wrights Lane, West Chester, PA 19380
 Phone: (610) 918-9002 Fax: (610) 918-9003
 (610) 918-9002 www.dlhowell.com



The Weston Property

Option 2
 Proposed Residential Community
 West Chester PA, Chester County
 Scale: 1" = 60'

PREPARED BY:



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