



## *Carroll Engineering Corporation*

November 1, 2018

William Ethridge, AICP  
Director of Planning & Zoning  
Westtown Township  
P.O. Box 79  
Westtown, PA 19395

Dear Wil:

Subject: Westtown School Oak Lane Fields

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

1. Westtown School is proposing improvements to the Oak Lane area of the property (Oak Lane Improvements). The improvements include renovation of athletic fields and relocation of a mini farm, along with related work such as storm water management and lighting. The athletic field improvements include a support building that will include a concession stand and restrooms. The relocated mini farm will include two new shed buildings, one or both of which will have restrooms.
2. We have been in contact with Township Staff to determine if Westtown School has purchased sufficient capacity in the Township's wastewater treatment plant to handle additional flow from the proposed improvements. Township records indicate that Westtown School purchased 34,980 gallons per day (GPD) of capacity and is currently using between 17,000 and 19,000 GPD.

The Applicant's consultant provided a letter stating that the proposed field house (support building) will not increase sewer capacity, because the facility will only serve the students, and spectators would use portable facilities. No mention is made of the restrooms in the proposed mini farm sheds. We do not agree with this conclusion, because it is our understanding that part of Westtown School's proposal is to rent out use of the athletic fields to outside groups. It is reasonable to assume that the proposed restrooms will be used during these events as well as the concession facilities. However, we believe that Westtown School owns more than sufficient capacity to accommodate additional flow from the proposed Oak Lane Improvements.

*Today's Commitment to Tomorrow's Challenges*

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3. The Conditional Use Order should include a condition that prior to the Applicant submitting for land development approval, documentation be provided in a format satisfactory to the Township that justifies the proposed wastewater flow for the Oak Lane Improvements as well as projections for future improvements at the Westtown School.

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

Very truly yours,

CARROLL ENGINEERING CORPORATION



William N. Malin, P.E.

WNM:cam

cc: Patrick McKenna, Esquire, Solicitor  
Kevin M. Matson, P.E., McCormick Taylor