

**WEST WHITELAND TOWNSHIP  
Planning Commission  
Agenda  
Tuesday, September 7, 2021  
7:00 P.M.**

*This Meeting will be held in-person and by teleconference via Zoom*

**CALL TO ORDER**

**REVIEW OF MEETING MINUTES**

1. Approval of Meeting Minutes: August 17, 2021

**PUBLIC COMMENT/CONCERNS/QUESTIONS**

**PLANS**

1. Columbia Cottage  
Address: 930 & 936 E. Boot Rd.  
First Review: Conditional Use  
Request: Construction of a 72 bed senior living facility.

**NEW BUSINESS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

**Next Meeting:** September 21, 2021

**Direction to access Zoom meeting:**

Click this link to register:

[https://us02web.zoom.us/meeting/register/tZltfuyqqzovEtPaAbagttACfpSNn\\_Xs4SXh](https://us02web.zoom.us/meeting/register/tZltfuyqqzovEtPaAbagttACfpSNn_Xs4SXh)

Option by Phone:

Register and use your phone and call +1-646-558-8656. When asked, enter the Meeting and Password.

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# MEMORANDUM

**DATE:** September 3, 2021  
**TO:** Planning Commission  
**FROM:** John R. Weller, AICP  
Director of Planning and Zoning  
**SUBJECT:** Columbia Cottage at Boot Road  
Conditional use application

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**APPLICANT:** Horst Seniorcare Co.  
320 Granite Run Dr.  
PO Box 3330  
Lancaster, PA 17604

**SITE ADDRESS:** 930-936 E. Boot Rd.  
West Chester, PA 19380

**TAX PARCELS:** 41-6-95 and 41-6-95.1

**ZONING:** NC, Neighborhood Commercial

**DESCRIPTION:** Construction of a 72-unit personal care facility, including reconfiguration of lot lines to create a 6.40-acre lot for the said facility and a 1.77-acre lot for an existing multi-tenant commercial building, which is to remain. Conditional use review is required pursuant to §325-124.A(1) of the West Whiteland Township Zoning Ordinance (“Zoning”) for the construction of a non-residential<sup>1</sup> use with more than 20,000 sq.ft. of floor area.

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## Background

The subject tract consists of two contiguous lots with a total gross area of 8.17 acres along the south side of Boot Rd. near the intersection of Ship Rd. at the border with West Goshen Township. The smaller property at 930 E. Boot Rd. is occupied by a multi-tenant commercial building and is partially wooded; the larger property at 936 E. Boot Rd. is vacant and almost entirely wooded. The tract is nearly level to gently sloping and has no significant steep areas; there are no streams or FEMA-designated flood hazard areas.

The Applicant is proposing construction of a personal care facility with 72 units: 50 assisted living accommodations and 22 memory-care units. The plan also reconfigures the lots to enlarge the property for the care facility and to reduce the size of the lot with the existing commercial building; no changes are proposed to the existing building.

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<sup>1</sup> While the facility occupants could be considered “residents,” the use is institutional and the occupants are there to receive care, not necessarily in a permanent living arrangement; thus, the use is “non-residential,” much like a hospital or hotel.

The Township classifies personal care facilities as a type of institutional use allowed in the Institutional District (“IN”) overlay pursuant to §325-45.B(13) of the Zoning; the IN overlay may be applied to this location in the Neighborhood Commercial (“NC”) zoning district pursuant to §325-14.B(6) of the Zoning. The existing commercial building is a use-by-right in the NC district, pursuant to §325-14.B(1) of the Zoning. Note that for institutional uses, the area and bulk provisions of the IN overlay found in Article X of the Zoning will preempt those of the underlying district; the new lot for the commercial building must still comply with area and bulk standards for the NC district.

The building envelope shown on Lot 1 does not match the shape of the lot and the setbacks shown for that lot may not be correct. This must be corrected to confirm that Lot 1 and the existing building to remain on that lot will comply with the requirements of the NC district. The proposed development on Lot 2 appears to comply with the provisions of the IN overlay; however, the parking spaces around the circle near the memory care section must be posted for pick-up and drop-off only in order to assure compliance with the minimum parking setback required by §325-45.C(5) of the Zoning. The Zoning Officer is otherwise satisfied that the project as shown complies with the applicable Zoning regulations.

Tonight is the first presentation of this conditional use application to the Planning Commission.

#### **Criteria for approval of a Conditional Use**

The criteria for Conditional Use approval are found in §325-124.C(1) of the Zoning:

- (a) The proposed use shall meet all of the specific standards and regulations for eligibility which appear in the section of the Zoning Ordinance authorizing the proposed conditional use.

**Conditional use review is required solely due to the size of the proposed facility. There are no applicable standards or regulations other than the area and bulk provisions in §325-14.C and §325-45.C of the Zoning, applicable to Lot 1 and Lot 2 respectively. The appropriate zoning data are correctly shown on Sheet 1 of the plan set, and it appears likely that the design shown complies with applicable standards, subject to the clarifications described above in the Background section.**

**These criteria have been met.**

- (b) The size, scope, extent, and character of the exception desired is consistent with the plan for future land use in West Whiteland, and with the spirit, purpose, and intent of the Zoning Ordinance.

**The future land use map in the Township Comprehensive Plan (“Plan”) includes this site in the Medium-Density Residential category. The Plan does not provide much detail about this classification, other than to note that it is for higher density development than what is provided for in the more rural areas, but less dense than in the Town Center area. As already noted, the site is in the NC zoning district, so there is a discrepancy between the Plan and the Zoning. In such cases, the Zoning controls: the Plan is a policy statement while the Zoning is an ordinance with the force of law.**

**Staff suggests that this particular use has points of compliance with both the Plan and the Zoning. As an institutional use, it is consistent with the Zoning,**

**but the occupants will be able to enjoy the more residential setting envisioned by the Plan during their time at the facility. Staff is therefore satisfied that the use is consistent with the “...spirit, purpose, and intent...” of the Zoning.**

**Staff is of the opinion that this criterion has been met.**

- (c) The suitability of the property for the use desired and the new or expanded use, if approved, will be susceptible of regulation or restriction by appropriate conditions and safeguards.

**The Board of Supervisors has the right to attach reasonable conditions to any conditional use application and to make provisions for the enforcement of those conditions. This criterion has been met.**

- (d) The public interest in, or the need for, the proposed use or change, and the proposal will serve the best interest of the Township, the convenience of the community (where applicable), and the public health, safety, morals, and general welfare.

**The Township Comprehensive Plan establishes what is meant by “the best interest of the Township,” and §325-2.A of the Zoning states that its overall purpose is to promote, protect, and facilitate the public health, safety, morals, and general welfare. Based upon our conclusion above in (b), Staff is of the opinion that this criterion has been met.**

- (e) Where pertinent, the effects of the proposal with respect to congestion on the roads or highways; the most appropriate use of land; conserving the value of buildings; safety from fire, panic, and other dangers; adequacy of light and air; the prevention of overcrowding of land, congestion of population, and adequacy of public and community services will not have a substantially adverse effect thereon.

**These criteria are largely satisfied by Zoning compliance, although such compliance does not directly address the issue of traffic congestion. While the proposed facility will obviously generate more traffic than the existing vacant lot, the attached review from McMahan Associates (“McMahon”) advises that the traffic impact study provided by the Applicant is not sufficient for them to determine the full extent of the impact of the project upon road congestion.**

**Until McMahon is satisfied with the traffic impact study, Staff advises that these criteria have not been met.**

- (f) The proposed change is reasonable in terms of the logical, efficient, and economical extension of public services and facilities including, but not limited to, public water, sewers, police and fire protection, transportation, and public schools.

**The plan shows that the project has access to public sewer service and water supply from existing mains in Boot Rd. Fire suppression sprinklers will be required, and the Fire Marshal has not expressed any concern regarding any undue burden upon the Fire Department, although she has directed placement of an additional fire hydrant and documentation that emergency vehicles will be able to circulate through the site. There will be no impact upon the number of students in the public school system.**

**Facilities of this type raise a concern regarding impact upon the local ambulance service providers: the higher level of demand for such service that one would normally expect from a facility that serves the elderly and those with limited abilities is often exacerbated by inadequate staffing. In the past, we have directed developers of care facilities such to meet with the first response fire company and ambulance service provider (Good Fellowship Ambulance in this case) to get their input and discuss the design and operation**

of the facility. We have also required contributions to the ambulance provider and that the facility maintain an active membership in the ambulance company for each unit in the facility.

The questions of emergency vehicle circulation and support for the local ambulance service must be resolved for these criteria to be met.

- (g) The natural features and processes characterizing the proposed site and its surroundings shall not suffer unmitigated degradation; that the management of stormwater, the provision of water and/or sewer service, and any other alterations to the site's predevelopment conditions shall be consistent with Township goals, practices, and plans in these regards and that demand for water and energy by the proposed use shall be minimized to the optimal extent.

Most of the site is undeveloped woodlands, although surrounded by residential and commercial development. Comment #6 of the review by Theurkauf Design and Planning ("Theurkauf") expresses concern in that there is no analysis of the wooded areas from the perspective of how the Applicant intends to satisfy the compensatory planting requirement of §281-34.G of the Subdivision and Land Development Ordinance ("S/LDO").

The Commission will recall that we require that conditional use applicants demonstrate the feasibility of their stormwater management strategy, although final design is not required until the land development phase. Comment #15 of the attached review by Spotts, Stevens and McCoy ("SSM") indicates that the application is satisfactory on this point, but the memo from the Director of Public Works adds that this is a particularly serious concern in this case due to flooding issues on properties west of the site.

Given the proximity to existing water and sewer mains, provision of these utilities to the site should be minimally disruptive.

Staff is of the opinion that the matter of compensatory planting needs to be addressed for these criteria to be satisfied.

- (h) The character and type of development in the area surrounding the location for which the request is made and the proposed change or modification, if permitted, will constitute an appropriate use in the area and will not substantially injure or detract from the use of surrounding property or from the character of the neighborhood.

While the project site is largely vacant, it is zoned for commercial use and is near lots developed for single-family and multi-family residential use, a variety of commercial uses, and a small office building. As noted above, Staff finds the proposed care facility to be suitable for this location, as we expect that it will have less impact on neighboring residents than a typical commercial use while being more appropriate for this location along a busy road than a low density residential use. We cannot discern any way in which this project will injure or detract from the use of surrounding property or the character of the neighborhood.

Staff is satisfied that this criterion has been met.

- (i) Development of highway frontage insofar as possible has been designed so as to limit the total number of access points, reduce the need for on-street parking, and encourage the frontage of buildings on parallel marginal access roads or on roads perpendicular to the highway.

The project will have a single access drive onto Boot Rd. The required off-street parking has been required, and the main building entrance is set well back from the road.

Staff is satisfied that these criteria have been met.

- (j) The probable effects of proposed development on highway congestion have been considered, and adequate access arrangements are provided in order to protect major highways from undue congestion and hazard.

The Applicant has submitted a traffic impact study, but comment #1 of the McMahon Associates (“McMahon”) review states that more analysis is required before a determination can be made regarding this issue.

This criterion has not been met.

- (k) The impact upon on-site and adjacent historic resources of the Township has been mitigated.

The site is across the road from the William Everhart House at 1300 Ship Rd., a Class I historic resource on the National Register of Historic Places (Township Site #046); the plan correctly shows that it is currently owned by the Devereux Foundation. The application will be reviewed by the Township Historical Commission on September 13, 2021, and the review by the Township’s historic preservation consultant is attached as an informational item. Our consultant advises that the project site is somewhat isolated from the Everhart House and that the architecture and landscaping proposed by the Applicant for their project are appropriate. They also note that there may be artefacts on the property related to the Battle of the Clouds, a 1777 Revolutionary War event.

Staff suggests that a determination on this criterion is premature until the Historical Commission has advised on the matter.

- (l) Where the property or a portion of the property that is the subject of the application is improved at the time of the conditional use application, the Township may require that any existing development and/or uses on the property comply with all previous conditions of approval of a land development, subdivision, conditional use, special exception, zoning variance, or waiver of any provision of Chapter 281, Subdivision and Land Development, previously granted for the property.

There are no such conditions relative to the existing development on the subject property; this is a moot issue.

## Consultant Reviews

No lighting plan was included with this application, so there is no review from our lighting consultant. Commonwealth Heritage Group is our historic preservation consultant, and they provide project reviews for our Historical Commission. We have attached their review as an informational item but have not commented upon it.

- **SSM review dated August 31, 2021.** Comments 1 through 11 address Zoning compliance. Comments #2 and #5 both question the matter of building coverage. As described above, the IN requirements supersede those of the underlying district when the use is permitted under the IN regulations. Therefore, the 20% building coverage limit in the NC district is replaced by the 50% lot coverage limit in the IN district (which does not regulate building coverage separately). The remaining comments in

this section describe points where compliance will need to be made clear on the land development plan; it appears that compliance is feasible in all cases.

The inadequate right-of-way for Boot Rd. and lack of sidewalks (comments #12 and #13) are also noted by our traffic consultant in their review. Regarding the latter, we note that the adjacent Whiteland Enterprises property and the Corner Park apartment complex across the street are the only properties in the immediate area that have sidewalks. The Township's Bicycle and Pedestrian Plan does not call for sidewalks along this frontage, but §281-31 of the S/LDO allows the Township to require them. The Commission may wish to discuss this point with the Applicant. Please note that no open space is required for this project (comment #14), as the proposed use is institutional and not residential, commercial, or industrial.

Conditional use applications do not require fully engineered stormwater management plans, only a demonstration of feasibility of whatever approach is proposed. Comment #15 indicates that SSM is satisfied on this point, although they cite information that will need to be provided with the land development plan.

- **Theurkauf review dated August 31, 2021.** Comment #1 expresses concern about the intensity of the proposed development, noting that landscaping will mitigate the impact of the project upon neighboring uses. Detailed landscaping plans are not required for conditional use applications, but the Applicant must at least show that it is possible to accommodate all required landscaping. Comments #3 through #9 review the project from this perspective and express concerns regarding buffer widths, parking lot landscaping, and site element screens (as would be required for a trash dumpster, but none is shown on the plan). Comment #6 notes that the compensatory planting requirement has not been addressed; this may be a significant issue for this property, given the extent of the wooded area.
- **McMahon review dated August 31, 2021.** Comment #1 advises that the traffic study provided with the application is not sufficient; additional analysis is required regarding the impact of the proposed development. Comments #3, #6, #7, and #9 all note that various PennDOT requirements are likely to affect the design of the development and that those requirements should be considered while the Applicant is still early in the design process. Similarly, comment #4 recommends the provision of turning templates to demonstrate that larger vehicles can circulate through the site and that the access drive be wider. Comment #8 suggests that the Applicant reach out to the owner of the adjacent property at 940 E. Boot Rd. to determine the possibility of providing an emergency access through that site. Finally, comment #10 observes that this site is within the Township's transportation service area, so a traffic impact fee will be required as part of land development approval.
- **Public Works Director memorandum dated September 1, 2021.** Mr. Otteni requests clarification about how the sanitary sewer connection will be made and notes that additional stormwater runoff must be managed to assure that existing flood issues on properties to the west are not made worse.
- **Fire Marshal memorandum dated August 31, 2021.** Ms. Guarnere raises the same concern about the ability of larger vehicles to maneuver through the site as noted in the McMahon review; she also directs the provision of an additional fire hydrant. We note that the comments regarding street width and names are standard items and are not applicable to this project as no new streets are proposed.

## Staff Comment

The application is consistent with the design provided in 2020 when we were evaluating the Zoning amendment to permit uses of this type in the NC zoning district. However, four of the conditional use criteria have not been met in the opinion of Staff, and a determination on a fifth is premature pending review by the Township Historical Commission. Staff is of the opinion that these items should be more fully resolved before the Commission takes any action on the application.

While Staff does not advise action at this time, the Commission could have productive conversation with the Applicant on several points:

- Our most serious concern is the impact upon the ambulance service provider, which will be Good Fellowship. The Commission may recall that during the review for the Arbor Care facility on Lincoln Hwy., the applicant met with the ambulance provider (Uwchlan in that case), provided them with a one-time donation of \$30,000, and committed to purchasing an annual individual membership in the company for each unit in the facility. The Commission should confirm with the Applicant their willingness to agree to similar conditions and may also wish to discuss what measures the Applicant could take to mitigate the demand upon this service.
- Given that this is a wooded site, we suggest that the Applicant advise as to how they intend to comply with our compensatory planting requirement and to address Theurkauf's concerns more generally.
- Several of our consultants have expressed concern about the adequacy of the Boot Rd. right-of-way and the lack of sidewalks. The Applicant should advise regarding the status of any discussions with PennDOT to date and the possible impacts of those discussions upon the design; the Commission should provide guidance regarding the provision of sidewalks.
- The Commission and the Applicant should discuss the desire for and feasibility of providing an emergency access through the neighboring property.

## Attachments

1. SSM review dated August 31, 2021.
2. Theurkauf review dated August 31, 2021.
3. McMahon review dated August 31, 2021.
4. Commonwealth Heritage Group review dated August 31, 2021.
5. Public Works Director memo dated September 1, 2021.
6. Fire Marshal memo dated August 31, 2021.
7. Plan set dated June 28, 2021, no revision date.

Plans\ABC\Columbia Cottage\PC memo - 210903.doc





August 31, 2021

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

RE: Columbia Cottages at Boot Road  
Conditional Use Application  
SSM File 101008.0354

Dear Mr. Weller:

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

- Columbia Cottage at Boot Road Conditional Use Plans (4 Sheets), prepared by EB Walsh & Associates Inc., dated June 28, 2021.
- Post-Construction Stormwater Management Feasibility Report for Columbia Cottage at Boot Road prepared by EB Walsh & Associates Inc., dated June 22, 2021

Horst Seniorcare Company is proposing to retain the existing commercial building on the site and develop the remainder of the property as a Personal Care Facility to include an Assisted Living and Memory Care section. The site involves two parcels 41-6-95.1 (Lot 1) and 41-6-96 (Lot 2). Lot 1 is 2.323 acres and is where the existing one and one-half (1 ½) story commercial building is located. Lot 2 is 5.472 acres. This plan also proposes related parking, landscaping, lighting, and other infrastructure improvements.

The project is located in the NC – Neighborhood Commercial zoning district. The property is also situated in the IN – Institutional Overlay District. The proposed land development consists of fifteen (15) or more residential dwelling units and thus is permitted by Conditional Use under the Township Zoning Ordinance. We have the following comments.

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

#### **COMPLIANCE WITH CONDITIONAL USE STANDARDS**

1. The Plan shall note the size of the proposed buildings, Section 325-124.A(2).
2. The proposed use shall meet all of the specific standards and regulations for eligibility which appear in Section 325-124.C(1)(a). The proposed building coverage for lot 2 is listed on the plan as 24.9%. The Zoning Ordinance limits the building coverage to 20%.
3. The application shall demonstrate the architectural compatibility of the proposed Personal Care Facility via submission of architectural building plans with renderings, Section 325-124.C(1)(h).
4. The Board of Supervisors may impose additional conditions that are reasonably necessary to assure that the intent of the Zoning Ordinance is complied with, Section 325-124.C(2).



## **COMPLIANCE WITH ZONING ORDINANCE**

5. As noted above, the proposed building coverage for lot 2 is listed on the plan as 24.9%. The Neighborhood Commercial Zoning District lists the maximum building coverage at 20%, Section 325-14.C(2). As stated in Section 325-45.A, the regulations in the Institutional Overlay District shall supplement the regulations otherwise applicable in the underlying zoning district. The Institutional Overlay District does not list a maximum building coverage so it appears the underlying district regulations apply. The Zoning Officer may need to offer a decision on this matter.
6. All uses within this district shall be subject to a requirement that connection is made to public water and sewage disposal, Sections 325-14.D(4) and 281-12. The applicant will need to provide letters from Aqua Pennsylvania, Inc. and West Whiteland Township stating that water and sewer service, respectively, can be provided.
7. The building and parking setbacks need to be shown for the Institutional District for lot 2, Section 325-45.C(5).
8. For parking areas of more than 20 cars, a minimum of 10% of the parking lot shall be devoted to interior parking lot landscaping, exclusive of any other landscaping or buffering requirements. The minimum dimension of a planting island shall be 9 by 18 feet. The plan shall list the amount in square footage the 10% equates to and demonstrate compliance with this requirement, Section 325-45.C(7). Theurkauf Design and Planning should also comment on this issue.
9. Loading and unloading areas shall be provided where deemed necessary and shall be located to the rear of the proposed use and effectively screened from abutting residential districts as set forth in Section 325-33, Section 325-45.E(1). This area(s) shall be indicated on the plan.
10. The plan shall indicate the location of the container for disposal of solid waste material. All solid waste shall be stored in covered containers. 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).
11. The plan shall demonstrate that an adequate number of handicapped parking spaces will be provided. Based on the number of off-street parking spaces proposed, a minimum of three handicapped parking spaces are required, Section 325-39.F(5).

## **COMPLIANCE WITH LAND DEVELOPMENT ORDINANCE**

12. The right-of-way width for collector roads is to be a minimum of 60 feet, Section 281-25.A(2). The right-of-way width proposed to be dedicated to the Township is only 25 feet from centerline of the road.
13. Sidewalks are required for all residential and nonresidential development. Locations of sidewalks are subject to approval by the Board of Supervisors, Section 281-31. It appears sidewalk is proposed along Boot road but the plan does not clearly label it as sidewalk.
14. The plan is subject to the Community Facilities regulations of Section 281-47.

## **COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE**

15. The submitted documentation provides sufficient proof that the design concept can meet the requirements of Sections 270-19 & 22 (water quality and peak rate requirements, respectively). We



note, however, for the designer's benefit, that the Preliminary Land Development Plan shall include the following:

- a. Additional soil testing near TP #4 to verify the infiltration rate at the design basin bottom elevation and to verify there is at least two feet of soil between the basin bottom and any limiting zone, Sections 270-27.B and C.
- b. Drainage area plans for the overall stormwater management area, off-site area contributing to pre- and post-construction runoff and the drainage areas used to compute the inflow hydrograph to the detention facility and bypass runoff, Section 270-32.B(12).
- c. The pre- and post-construction time of concentration flow paths shall be delineated on the Existing Features Plan and the Grading/Stormwater Plan, Section 270-32.B(14). The calculations do not appear to correspond to the drainage area characteristics. The pre-construction time of concentration shall be computed all the way to the Baldino property line.
- d. The level spreader design should be based on the design procedure outlined in the PaDEP Erosion and Sediment Pollution Control Program Manual. The proposed level spreader length is significantly shorter than required.

#### GENERAL

16. It appears lot 1 will be subdivided and the subdivided area will be annexed to lot 2. A statement of intent in this regard shall be provided on the plan. The amount of property subject to this subdivision and annexation shall be listed on the plan and included in the Parcel Areas Table on sheet 1.
17. The plan involves a proposed driveway onto Boot Road which is a state road. A Highway Occupancy Permit will be required from PennDOT.
18. The Conditional Use Application for Hearing submitted with the plan packet lists lot 2 on the site as 936 East Boot road and the plan lists lot 2 as 920 East Boot Road. The correct address shall be clarified and the appropriate document revised.
19. The southernmost 40 feet of lot 2 lies within West Goshen Township. The plan shall be submitted to West Goshen Township for review and comment. Copies of their review shall be forwarded to West Whiteland Township upon receipt.

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 a light blue horizontal line.

Kent D. Morey, P.E., CBLP  
Senior Engineer  
[kent.morey@ssmgroup.com](mailto:kent.morey@ssmgroup.com)

cc: Mark Stabolepszy, P.E.



MEMORANDUM

TO: John Weller, AICP, West Whiteland Township Director of Planning and Zoning  
Justin Smiley, AICP, West Whiteland Township Planner  
Andy Eberwein, P.E., Edward B. Walsh & Associates, Inc.

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

DATE: August 31, 2021

SUBJECT: **REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD  
CONDITIONAL USE PLAN DATED 6-28-21**

Please note our review comments pertaining to the following documents that we received on 8-11-21 and to a site visit on 8-19-21:

- Conditional Use Plan consisting of 5 sheets;
- Site Rendering consisting of 2 sheets; and
- Conditional Use Application dated 8-11-21 by Buckley, Brion, McGuire & Morris LLP

**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD  
CONDITIONAL USE PLAN DATED 6-28-21**

August 31, 2021

1. Conditional Use Requirements – Section 325-124.A of the zoning ordinance (ZO) requires that the conditional use plan demonstrate feasibility of compliance with all pertinent requirements, including buffering and screening, pedestrian access, and landscaping. Further, the following specific standards apply:
  - a. The proposed use shall constitute an appropriate use in the area and shall not substantially injure or detract from the character of the neighborhood. The plan shall demonstrate feasible compliance with buffer width and planting requirements to mitigate negative visual impacts on adjacent residential properties.
  - b. The natural features on the site shall not suffer unmitigated degradation. The plan shall demonstrate feasible compliance with compensatory planting requirements.
  - c. The effects of the proposal with respect to the most appropriate use of land, the prevention of overcrowding of land, congestion of population and adequacy of public and community services will not have a substantially adverse effect thereon. The overly intense development program results in significant instances of ordinance noncompliance.
  - d. The proposed use shall be reasonable in terms of public services, including pedestrian accommodation. The plan shall provide a sidewalk along Boot Road.
2. Nonconformities on Existing Developed Lot Caused By Proposed Subdivision – The plan proposes a subdivision with changes to east (Columbia Cottage/institutional use) and west (Janiec Associates/flex use) parcels. The proposed subdivision results in the following instances of ordinance noncompliance for the west parcel:
  - Screen buffers
  - Street trees
  - Sidewalk

Although the west parcel is currently developed, the Township should determine whether the subdivision should invoke ordinance requirements for the lot.

3. Screen Buffer – Section 281-35.A of the subdivision and land development ordinance (SLDO) requires 50-foot-wide vegetated screen buffers between the proposed institutional use and adjacent flex, commercial, residential, and historic uses.

The plan proposes screen buffers not meeting the 50-foot width requirement as follows:

**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD  
CONDITIONAL USE PLAN DATED 6-28-21**

August 31, 2021

- Historic use – The plan proposes parking in the screen buffer required for the Everhart House, a Class I historic resource. Proposed parking limits buffer width to 30 feet.
- Townhouse Residential use – The plan proposes parking in the screen buffer required for an adjacent townhouse development, indicated on the plan as the “Chester County Mall” property. Proposed parking limits buffer width to 40 feet.
- Single-family Detached Residential use – The plan proposes parking, service drive, and loading area in the south buffer adjacent to single-family detached residences. Proposed improvements limit buffer width to 25 feet.

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

<u>Buffer/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>
Everhart House/ 177 LF	Shade Trees	4
	Evergreen Trees	7
	Large Shrubs	18
East (Commercial)/ 174 LF	Shade Trees	4
	Evergreen Trees	7
	Large Shrubs	17
Southeast (Townhouses)/ 152 LF	Shade Trees	3
	Evergreen Trees	6
	Large Shrubs	15
South (SF Residential)/ 768 LF	Shade Trees	15
	Evergreen Trees	31
	Large Shrubs	77
West (Commercial)/214 LF	Shade Trees	4
	Evergreen Trees	9
	Large Shrubs	21
Northwest (Flex)/470 LF	Shade Trees	9
	Evergreen Trees	19
	Large Shrubs	47

The plan indicates screen buffers along the east, west, and northwest site boundaries of the assisted living use that could feasibly accommodate the required plantings. Revisions to address non-compliant buffers are required as follows:

**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD  
CONDITIONAL USE PLAN DATED 6-28-21**

August 31, 2021

- a. Everhart House buffer – Given that the Everhart House property is in institutional use, the Township could consider a waiver on screen buffer width if the required buffer plantings are provided.

Available planting area in the buffer is limited to 20 feet wide by an underground stormwater management system and would not accommodate required plantings. The plan shall revise the stormwater system in order to facilitate buffer plantings as required.

- b. Townhouse buffer – The required 50-foot screen buffer shall be provided.
- c. South buffer – The plan proposes a service drive, loading area, and parking lot directly adjacent to residential properties. Site inspection confirms that these incompatible features would be prominently visible to residences, and yet the plan proposes inadequate buffer space to separate them. Moreover, the under-width buffer would not accommodate required buffer plantings.

The plan shall be revised to remove all non-permitted improvements from the south screen buffer in order to accommodate buffer plantings as required.

Feasible compliance with screen buffer requirements has not been demonstrated for conditional use purposes. The plan shall be revised to indicate 50-foot-wide screen buffers as required.

4. Parking Lot Landscaping – In accordance with section 281-37.B.4 (SLDO), each parking lot landscape island shall contain one shade tree.

The proposed underground stormwater facility does not allow planting areas for required trees in seven (7) of the parking lot planting islands. The plan shall be revised per the following to accommodate the required trees:

- Redesign the stormwater system to allow for required island plantings; or
- Specify sufficient soil depth above the stormwater vaults to accommodate the required trees.

Feasible compliance with parking lot landscaping requirements has not been demonstrated.

5. Pedestrian Accessibility – Section 281-31 (SLDO) requires sidewalks for all development. Section 325-37.A.7.a (ZO) requires pedestrian facilities that logically link existing facilities and provide access to public transportation.

**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD  
CONDITIONAL USE PLAN DATED 6-28-21**

August 31, 2021

The plan does not provide a sidewalk along Boot Road. The office property to the east of the site has a sidewalk along Boot Road that ends approximately 60 feet east of the Columbia Cottage property line. A bus stop for SEPTA Route 92 is located at the intersection of Boot Road and Phoenixville Pike, approximately 700 feet to the east in West Goshen Township. West Goshen Township proposes to extend a sidewalk along Boot Road from the Township boundary to Phoenixville Pike in its 2019 Comprehensive Plan, which would connect the site with the Route 92 bus stop.

The plan shall indicate a sidewalk along the site’s Boot Road frontage. This would leave approximately 60 feet of sidewalk left to be constructed on the adjacent office property.

The plan shall be revised to indicate the required sidewalk.

6. Tree Protection and Compensatory Planting – Section 281-34.A (SLDO) requires that every effort be made to preserve mature trees, significant existing vegetation and other natural features on a development site and to incorporate them into an overall planting design. Section 281-34.G (SLDO) requires compensatory plantings for mature trees that are removed.

The plan does not survey existing trees on site, thus feasible compliance with compensatory planting requirements cannot be determined. The plan shall be revised to include an inventory of trees to be removed by size, species, and condition.

7. Site Element Screens – Section 281-35.G (SLDO) requires vegetated screening for elements within 200 feet of a property or right-of-way line. Site element screens may be eliminated if they are adjacent to screen buffers, when the screen buffer effectively screens views of the site element. In addition, section 281-35.B.6 (SLDO) requires that all loading be fully screened from view from adjacent streets or residences. Site element screens are required as follows:

<u>Site Element</u>	<u>Required Screen</u>
East Parking Lot	Low
Building Entrance Parking	Low
Loading Area	High
Dumpster Enclosure	Low/High

The plan does not specify whether a dumpster enclosure is to be provided. Adequate space for required site element screens is provided.

Feasible compliance with the site element screen requirement is demonstrated for conditional use purposes. The land development plan shall provide specifications for the trash area and indicate the required site element screen.



**REVIEW COMMENTS – COLUMBIA COTTAGE AT BOOT ROAD  
CONDITIONAL USE PLAN DATED 6-28-21**

August 31, 2021

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

<u>Façade/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>
Memory Care East/52 LF	Shade Tree	1
	Small Shrubs	5
Memory Care North/30 LF	Shade Tree	1
	Small Shrubs	3

The plan indicates adequate space for the required landscaping. Feasible compliance with building façade landscaping requirements has been demonstrated.

9. Street Trees – Section 281-36 (SLDO) requires one street tree in the right-of-way per 50 linear feet of road frontage, in addition to required buffer plantings. Street trees shall be located within the right-of-way or in a planting strip between sidewalk and curb. Street trees are required as follows:

<u>Frontage/Length</u>	<u>Required Qty.</u>
Boot Road/ 622 LF	12

The plan indicates adequate space for the required street trees. Feasible compliance has been demonstrated.

10. Conclusion – The following shall be resolved prior to conditional approval:

- Nonconformities of existing developed lot caused by subdivision
- Screen buffers
- Parking lot trees
- Tree protection and compensatory plantings
- Boot Road sidewalk

Please call if there are further questions.

August 31, 2021

Ms. Mimi Gleason, Township Manager  
West Whiteland Township  
101 Commerce Drive  
Exton, PA 19341

RE: Traffic Engineering Review  
Columbia Cottage at Boot Road Assisted Living Facility  
West Whiteland Township, Chester County, PA  
McMahon Project No. 821711.11

Dear Ms. Gleason:

McMahon Associates, Inc. completed a traffic review of the proposed Columbia Cottage at Boot Road assisted living facility located on the south side of Boot Road (S.R. 2020) just west of Ship Road (S.R. 1001). The site consists of a 72-bed assisted living facility with access provided via a full-movement, unsignalized access along Boot Road. Our traffic review is based on the following documents.

- *Traffic Engineering Investigations of 936 E. Boot Road*, prepared by F. Tavani and Associates, Inc., dated August 9, 2021.
- *Conditional Use Plan for Columbia Cottage at Boot Road*, prepared by Edward B. Walsh & Associates, Inc, dated June 28, 2021.

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

1. ZO Section 325-124.C(1)(e), (f), (i) and (j) – The traffic study provides an evaluation of the trip generation differences between the proposed 72-bed assisted living facility, and potential by-right uses on the site, including a 51,000 square-foot office building, a 5,000 square-foot bank with drive-through services, and a 10,000 square-foot restaurant. The traffic study concludes that these by-right uses of the property generate less traffic than the proposed 72-bed assisted living facility. However, the traffic study does not include an evaluation of traffic conditions with the proposed assisted living facility. As such, in order to determine whether the proposed use will have an adverse impact on traffic conditions, and whether adequate access arrangements are provided for the site, we recommend the traffic study should be revised to include traffic analysis of the proposed site access intersection, as well as the intersection of Boot Road and Ship Road. The traffic analysis should include capacity/level-of-service analysis for the weekday morning (7:00 AM to 9:00 AM) and weekday afternoon (4:00 PM to 6:00 PM) commuter peak hours, evaluate the need for auxiliary turn lanes at the site access intersection, and evaluate the available sight distances at the proposed site access intersection. Since Boot Road (S.R. 2002) is a state road, this information will also be required as part of the Highway Occupancy Permit (HOP) application process for the proposed site access intersection.

2. ZO Section 325-39.G – The parking supply for the site is noted as 68 parking spaces; however, only 61 parking spaces appear to be provided. Regardless, the proposed parking supply exceeds the Township’s parking supply requirement for a nursing home (48 parking spaces). Furthermore, the proposed parking supply exceeds parking demand estimates by the Institute of Transportation Engineers for this land use. As such, the proposed parking supply is sufficient.
3. SALDO Section 281-28.F – During land development, the available sight distances should be labeled on the plans, and a PennDOT-style sight distance note stating the required sight distances should be included on the plan.
4. Turning templates should be provided for the largest anticipated delivery trucks and the Township’s emergency response vehicles to verify the adequacy of the internal site circulation and the access design. Site layout and access design revisions may be required during land development at the discretion of the Township to ensure safe and efficient access and circulation. Accordingly, as a curbed driveway, the access width should be expanded to at least 26 feet wide.
5. SALDO Section 281-31 – Sidewalk should be provided along the Boot Road site frontage, and this sidewalk should connect to the existing sidewalk on the property to the east of the site.
6. SALDO Section 281-25.A – Boot Road appears to provide a 41-foot wide existing right-of-way along the site frontage, which does not meet the Township’s right-of-way requirement for a collector road of 60 feet. The plans show a 25-foot half-width proposed right-of-way; however, the plans should be revised to show a 30-foot half width ultimate right-of-way along the Boot Road site frontage to meet the requirements for a collector road. In addition, the following note should be provided on the plan:  
  
“The Record Owner and its successors and assigns in ownership of Tax Parcels 41-06-95.1 and 41-06-96 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.”
7. SALDO Section 281-25.B – A portion of the site frontage provides an approximate 22-foot cartway width, which does not meet the Township’s 28-foot cartway width requirement for a collector road. As such, we recommend Boot Road should be widened to provide a minimum half width for a 14-foot eastbound travel lane along the site frontage, subject to review and approval by PennDOT.
8. SALDO Section 281-50 – Access to the development is proposed via a single unsignalized site access along Boot Road. We recommend the development should provide an emergency access to serve this land use. This could be provided through the existing office building parking lot to the east, which appears to provide a stub access connection at the western edge of the office property.
9. Since Boot Road (S.R. 2002) is a state road, the proposed site will require a Highway Occupancy Permit from PennDOT. Please copy the Township on all PennDOT submissions.
10. 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. Based on the traffic study, the proposed 72-bed assisted living facility will generate 19 new weekday afternoon peak trips, and the resultant Transportation Impact Fee is **\$27,531.00**.

11. 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.
12. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

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

Sincerely,

A handwritten signature in black ink that reads "Christopher J. Williams". The signature is written in a cursive style with a large initial "C".

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



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

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

August 31, 2021  
WC-461

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

**Re: Conditional Use Application  
Columbia Cottage at Boot Road  
Senior Care Facility  
930 & 936 E. East Boot Road  
Exton PA., 19341**

Dear Mr. Weller,

A Conditional Use Application has been submitted by Horst Seniorcare Company for construction of a residential senior care facility, at 930 & 936 E. Boot Road. The applicant proposes to subdivide an existing 8.396-acre property, located along the south side of Boot Road, to form two lots. The 1.594-acre west lot contains an existing commercial building that will remain. The 6.802-acre east lot is currently undeveloped and will be the site of the proposed senior care development. The project site is located within West Whiteland Township's NC-Neighborhood Commercial Zoning District.

In accordance with the West Whiteland Township Zoning Ordinance, Article XVI: Historic Preservation, Commonwealth Heritage Group (hereinafter Commonwealth) has reviewed the proposed undertaking for potential impacts to the Township's designated historic resources. For this review Commonwealth utilized the following submission documents:

- Application for Hear (Conditional Use), by Buckley, Brion, McGuire & Morris LLP, dated 8/10/2021.
- Conditional Use Plans, Drawings 1 thru 5, by E.B. Walsh & Associates, Inc., dated 6/10/2021.
- Building Elevations and Site Rendering, Drawings 1 & 2, dated 8/3/2021
- Traffic Engineering Investigations, by F. Tavani & Associates, dated 8/9/2021.
- Post-Construction Stormwater Management Report, by E.B. Walsh & Associates, Inc., dated 6/10/2021.

### **Historic Resources Impacted by the Proposed Project**

In accordance with Section 325-92.A of the Township Zoning Ordinance, Class I, II, or III historic resources listed on the West Whiteland Township inventory that are located within the boundary of a proposed project

#### **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

site or within 300-feet of the boundary of a proposed project site shall be reviewed for potential adverse effect. Commonwealth's review has determined the following historic resources are subject to review.

Listed Historic Resources located within the boundary of the proposed Project Site:

None

Listed Adjacent Historic Resources within 300 feet of the proposed Project Site:

- **Site #046**– S. Ship and E. Boot Road. William Everhart House. Built c. 1810 by William Everhart, major developer of West Chester's southwest quadrant. This house was used until c. 1817 as a storekeeper's house. Everhart lived here until c. 1824. House is the only survivor of the thriving 19<sup>th</sup> century community associated with the Boot Tavern.
  - Class I Historic Resource, Listed on the National Register of Historic Places.

**Description of the Proposed Undertaking:**

The proposed Columbia Cottage at Boot Road senior care facility is a Personal Care Facility comprised of a 22 bed Memory Care unit and a 50 bed Assisted Living facility. A single 76,794 SF one-story structure contains both care units. The care units are in two separate courtyard wings, linked by an entrance lobby, corridors, offices, and common spaces. The proposed building will occupy roughly the western 60 percent of the property. The eastern 40 percent of the site, closest to the Ship and Boot Road intersection, will be a landscaped parking lot providing 68 parking spaces. The parking lot contains wide landscape islands within the parking lot. The perimeter buffer along the south side of Boot Road is currently shown as 45-feet. However, it appears Boot Road may be widened, and the perimeter buffer reduced to 30-feet. The drawings reviewed did not contain proposed landscaping or vegetative screening information.

**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 conducted a field review at the site of the historic resources to evaluate the potential effect of the proposed project. Our comments are limited to the potential for adverse effect, and recommendations for treatment and/or mitigation.

The proposed Columbia Cottage site design locates the new building on the western section of the property. This is respectful of the existing historic resource, Site #046 which is located on the north side of Boot Road, opposite the new parking lot to the east. There is an opportunity to provide substantial landscaping in the perimeter buffer space and parking lot islands. This should be robustly developed, including deciduous and evergreen trees and shrubbery for year-round screening. The design of the one-story facility as illustrated in the submitted rendering is residential in style. The pitched roofs at the building's perimeter and traditional architectural details are appropriate. The design and scale are compatible with the neighborhood and sympathetic to the William Everhart House.

One area of concern at the proposed Columbia Cottage site is the potential for disturbance of archeological resources related to the Revolutionary War Battle of the Clouds, as well as potential Native American settlement activity. Historically this was a busy crossroads intersection, probably long before European settlers arrived. The Battle of the Clouds occurred on September 16, 1777, as the British moved north from Chadds Ford in multiple lines. Skirmishes erupted before a late day storm ended the battle. Some of the heaviest fighting was in the vicinity of the present-day Everhart House. Refer to the attached excerpt from

Mr. John Weller, AICP

August 31, 2021

Page 3

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the *Chester County Technical Report on the Battle of the Clouds: Skirmish Near the Boot Tavern*. It is not known if archeological resources may be discovered. The Township should be alerted if historic material is uncovered or if human remains are encountered, which is unlikely but not impossible.

**Conclusion:** The building proposed at the Columbia Cottage at Boot Road senior care facility is relatively isolated from the historic resource, Site #046, the William Everhart House. The care facility's site layout and architectural design per the site plans and elevation rendering are appropriate. The landscaping design must be developed to provide adequate screening for the existing historic resource. Commonwealth concludes there is no adverse effect for the Columbia Cottage at Boot Road development.

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](mailto:pyocum@chg-inc.com).

Regards,

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

Philip Yocum, RA, LEED AP  
Preservation Architect

cc: Justin Smiley – WWT  
Candice Strawley- CHG

# Battle of the Clouds

## Technical Report

**County of Chester, Pennsylvania**

**ABPP Grant Number GA-2255-12-005**

**Chester County Board of Commissioners**

Ryan Costello  
Kathi Cozzone  
Terence Farrell

**Department of Computing and Information Services**

Glenn E. Angstadt, CIO  
Sean Moir, Project Director

**Chester County Planning Commission**

Ronald T. Bailey, Executive Director  
David Ward, Assistant Director  
Carol Stauffer, Director, Planning Services Division  
Karen Marshall, Historic Preservation Officer

**John Milner Associates, Inc.**

Wade Catts, Associate Director, Cultural Resources  
Robert Selig, PhD, Historical Consultant  
Tom McGuire, Historical Consultant

**Record copies of this document can be obtained from**

Kristen L. McMasters  
National Park Service  
American Battlefield Protection Program  
1201 Eye Street NW (2287)  
Washington, DC 20005

*This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.*

**October 25, 2013**



# Battle of the Clouds Technical Report

## The Battle of the Clouds Phase 2 : Skirmish Near the Boot Tavern

Maxwell was positioned on the Pottstown Pike, near Colonel Richard Thomas' Mill, while Potter's Militia Brigade lined up behind the Boot Tavern, which was located at the intersection of Boot and Ship Roads in West Goshen Township.<sup>35</sup>

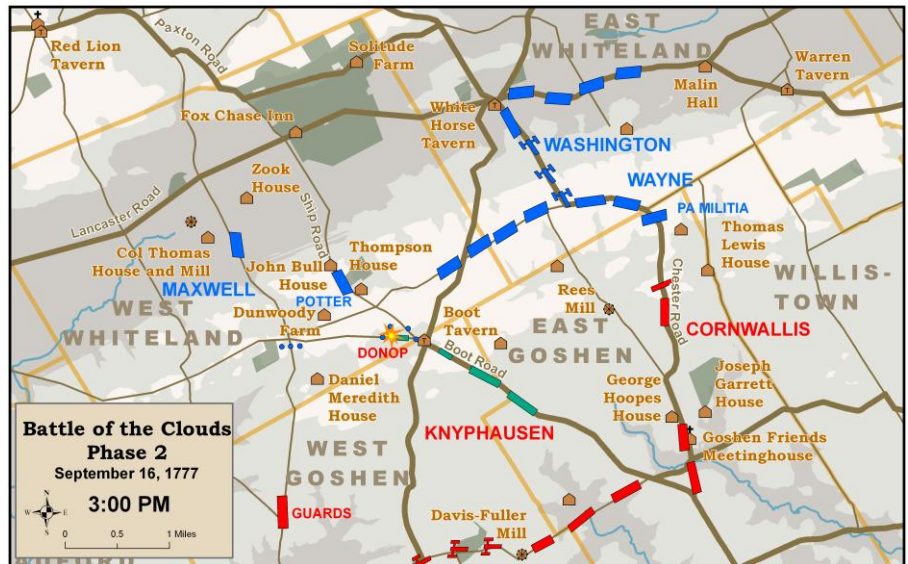
Around 3:00pm, while the bulk of the Crown Forces remained near the Goshen Meetinghouse,

a detachment of Hessian Jaegers, along with Hessian Grenadiers and the Leib Regiment plunged forward with Colonel Carl von Donop leading the way.

Donop, who came from a Hessian noble family, requested to command the Jaegers in America, with the ambitious dream of widening the war to "seize the wealth of Mexico and Peru."<sup>36</sup> After suffering humiliation at Trenton in January, Donop was eager to find an opportunity for revenge against the Americans. This eagerness may explain why we found himself so far ahead of the rest of his column.<sup>37</sup>

According to Howe's aid-de-Camp, Fredrieich von Munchhausen, Donop may have "advanced a little too impetuously," because he soon found himself cut off from the rest of his detachment and "almost surrounded" by Potter's men who saw an opportunity to catch the Hessians out of position.<sup>38</sup> Map 6a depicts Donop's close call at the Boot Tavern.

Summoning his determination, Donop, "decided to break through with the horsemen," in order to reunite with the rest of Knyphausen's column that was approaching from the east.<sup>39</sup>



[MAP 6a] Battle of the Clouds, Phase 2

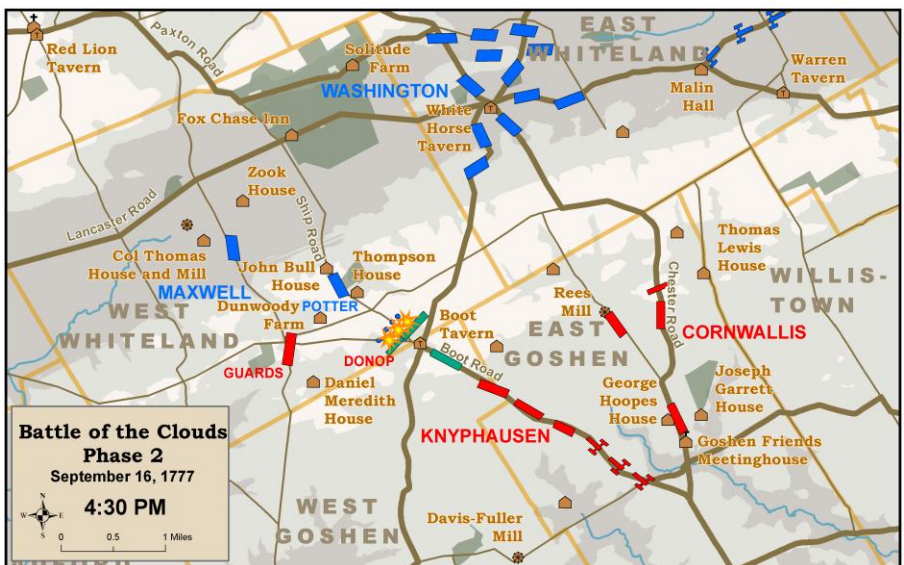
## Battle of the Clouds Technical Report

While Donop was maneuvering by the Boot Tavern, the main army on King Road between Maxwell and Wayne was still not in formation, the rain was starting to fall more steadily, and the only avenues of retreat back to the Great Valley (modern day Ship Road, Phoenixville Pike, Planebrook Road, and Pottstown Pike) were deteriorating quickly.<sup>40</sup> Washington and his officers were considering, “whether we should receive the British on the ground then occupied by our troops, or retire beyond a valley in their rear.”<sup>41</sup> Pickering’s opinion was, “The order of the battle is not completed. If we are to fight the enemy on this ground, the troops ought to be immediately arranged. If we are to take the high grounds on the other side of the valley, we ought to march immediately, or the enemy may fall upon us in the midst of our movement.”<sup>42</sup> “Let us move,” was Washington’s response, and the army turned back toward the White Horse Tavern in the valley.<sup>43</sup>



[Figure 2] Count Carl Emil Ulrich von Donop

As the storm worsened, weapons on both sides began to misfire, and the Jaegers drew their hunting swords forcing Potter’s men to “quit the field.”<sup>44</sup> Map 6b depicts this scene which represents the last time patriot blood was spilled in the Brandywine Valley.



[MAP 6b] Battle of the Clouds, Phase 2

The episode by the Boot Tavern saw five Jaegers killed and seven wounded<sup>45</sup>, about eight to eleven Americans killed, and a number of prisoners captured.<sup>46</sup> According the Futhey and Cope, “the killed were buried near to the dwelling of Daniel Meredith, and the wounded taken to the house of Daniel Thompson, a short distance north of

## Battle of the Clouds Technical Report

Meredith's, which was used as a hospital.”<sup>47</sup> Immaculata University on King Road has a gravesite on its campus that is traditionally believed to contain soldiers killed in the battle.<sup>48</sup>

### Rainsoaked Roads and Ammunition

By today's standards this storm would probably be known as a tropical storm or hurricane, reminiscent of Hurricane Floyd which hit southeastern Pennsylvania on September 16, 1999.<sup>49</sup> Even modern society, with paved roads and abundant shelter, has a difficult time functioning during such weather events, but for these Eighteenth century armies, there were only dirt paths, quickly turning to mud, and a few scattered farmhouses that would have been quickly snatched up by the officers. Most men on both sides were left to remain out in the open fields with only their weapons and provisions.

By about 5:00pm, the Crown Forces were forced to call off the attack. Even the Jaegers, charging with their hunting swords, were stopped in their tracks by mud up to their calves.<sup>50</sup> Apart from the severely degraded road system, one of the primary concerns for both armies was the state of their ammunition, particularly the cartridge boxes. These boxes were carried by soldiers on both sides to store cartridges consisting of a musket ball and powder wrapped in paper. They were constructed using a wooden box and covered with a leather flap.



[Figure 3] Cartridge Boxes : Continental versus British

Figure 3 shows samples of a Continental cartridge box (the two on the left), and a British cartridge box on the right. Better construction of the British boxes, particularly with a larger leather flap, as well as double flaps, gave them an advantage in wet situations.<sup>51</sup> Nobody put it more plainly than Brigadier General





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# MEMORANDUM

**DATE:** September 1, 2021  
**TO:** John Weller, Director of Planning and Zoning  
**FROM:** Theodore D. Otteni, P.E.  
Director of Public Works



**SUBJECT: Columbia Cottage at Boot Road (Senior Living)  
Conditional Use Plan Review**

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I have reviewed the plans (5 sheets) for the proposed Columbia Cottage Senior Living with a plotted date of June 23, 2021, and offer the following comments:

1. Sanitary Sewer
  - a. Will the connection to the main be with a manhole or with a lateral connection. Please clarify on Land Development submission.
2. Stormwater
  - a. The residents along the east side of Country Lane experience flooding in their back yards. As Land Development plans progress, it will need to be verified that the flooding conditions are not exacerbated.



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

Date: August 31, 2021

To: John Weller/Director of Planning and Zoning Justin Smiley/Township Planner

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

**Re: Columbia Cottage Conditional Use – Fire Marshal Review**

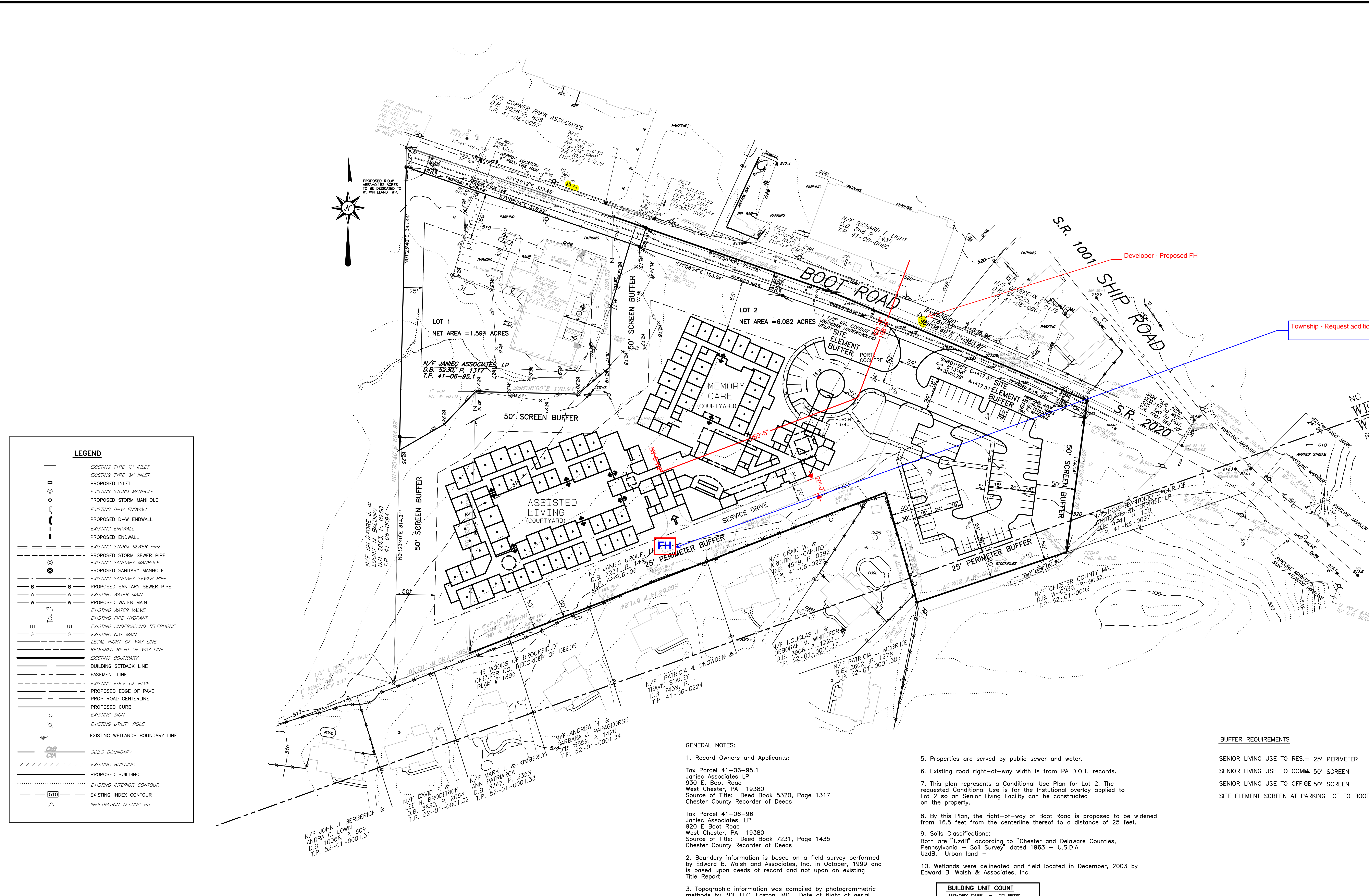
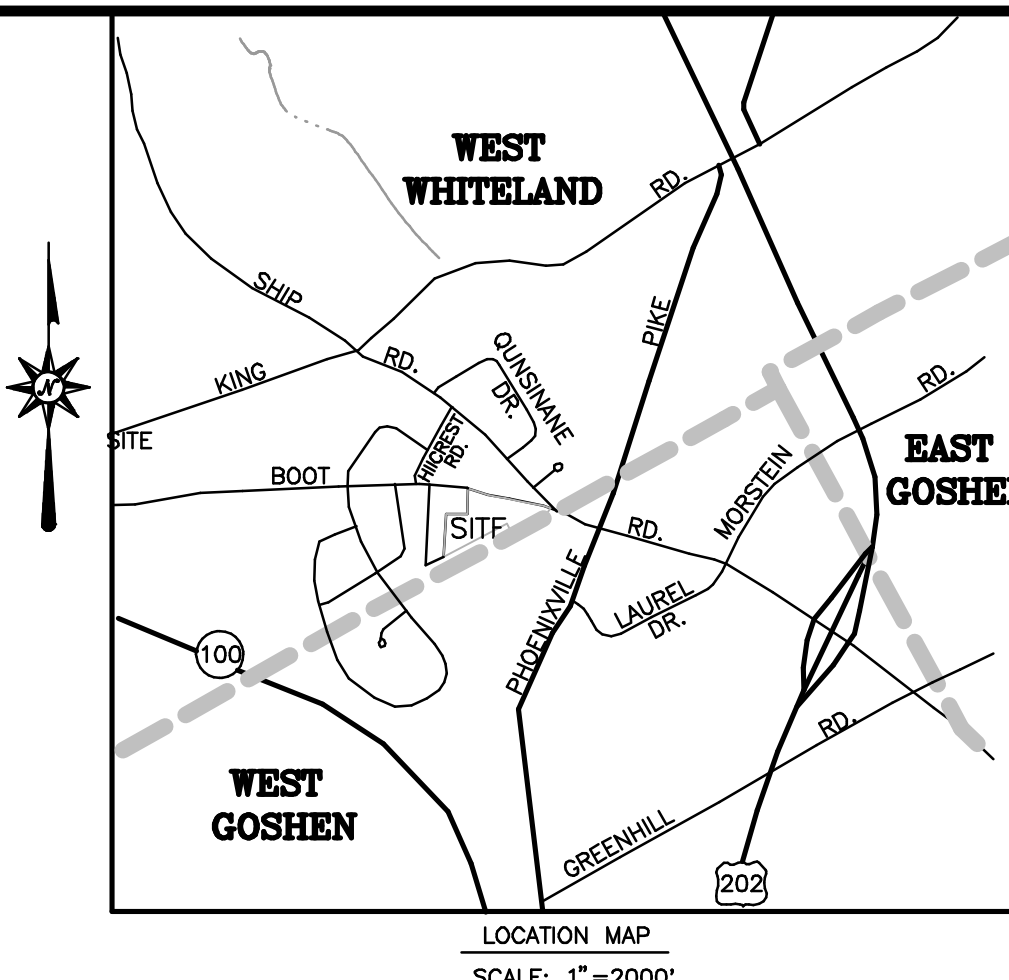
I have reviewed the following plan(s) dated 6/28/2021 prepared by EB Walsh & Assoc. Inc. and have the following comments:

- Apparatus access and turning plan to be submitted. Review plan with the "auto-turn" program to ensure adequate access is provided for the largest fire department apparatus.
- All access roads must be a minimum of 24' wide, preference for 28'
- All streets with widths up to 24 feet shall be posted as "No Parking Fire Lane" on both sides. Streets with widths above 24 feet to 26 feet shall be posted as "No Parking Fire Lane." on at least one side. Signs shall be international type, double-sided, mounted perpendicular to the cartway and spaced a maximum of 150 feet on center.
- Fire Hydrant proposed location (1) per site plan accepted.
- Additional fire hydrant required on service drive across from water line connection as indicated on marked site plan 1 of 5.
- The Township will accept the available fire flow as provided by Aqua PA.
- All proposed street names and addresses must be forwarded to my attention for review and approval in coordination and consultation with Chester County GIS.
- Applicant shall adhere to addressing as approved by the Township and Chester County GIS department

Please let me know if you have additional questions,  
Marie

Marie Guarnere  
Director Code Administration /Assistant Fire Marshal/ Assistant Zoning Officer  
Cell: 267-542-0445 [mguarnere@westwhiteland.org](mailto:mguarnere@westwhiteland.org)





**LEGEND**

Symbol	Description
Circle with dot	EXISTING TYPE "C" INLET
Square with dot	EXISTING TYPE "M" INLET
Circle with cross	PROPOSED INLET
Circle with horizontal lines	EXISTING STORM MANHOLE
Circle with vertical lines	PROPOSED STORM MANHOLE
Circle with diagonal lines	EXISTING D-W ENDWALL
Circle with horizontal lines	PROPOSED D-W ENDWALL
Circle with vertical lines	EXISTING ENDWALL
Circle with diagonal lines	PROPOSED ENDWALL
Circle with horizontal lines	EXISTING STORM SEWER PIPE
Circle with vertical lines	PROPOSED STORM SEWER PIPE
Circle with diagonal lines	EXISTING SANITARY MANHOLE
Circle with horizontal lines	PROPOSED SANITARY MANHOLE
S-S	EXISTING SANITARY SEWER PIPE
S-S	PROPOSED SANITARY SEWER PIPE
W-W	EXISTING WATER MAIN
W-W	PROPOSED WATER MAIN
W-W	EXISTING WATER VALVE
W-W	EXISTING FIRE HYDRANT
UT-UT	EXISTING UNDERGROUND TELEPHONE
C-C	EXISTING GAS MAIN
C-C	LEGAL RIGHT-OF-WAY LINE
C-C	REQUIRED RIGHT-OF-WAY LINE
--- ---	EXISTING BOUNDARY
--- ---	BUILDING SETBACK LINE
--- ---	EASEMENT LINE
--- ---	EXISTING EDGE OF PAVEMENT
--- ---	PROPOSED EDGE OF PAVEMENT
--- ---	PROP. ROAD CENTERLINE
--- ---	PROPOSED CURB
--- ---	EXISTING SIGN
--- ---	EXISTING UTILITY POLE
--- ---	EXISTING WETLANDS BOUNDARY LINE
--- ---	SOILS BOUNDARY
--- ---	EXISTING BUILDING
--- ---	PROPOSED BUILDING
--- ---	EXISTING INTERIOR CONTOUR
--- ---	EXISTING INDEX CONTOUR
--- ---	INFILTRATION TESTING PIT

**SOILS CLASSIFICATION:**  
 UzdB: URBAN LAND - URBORTMENTS,  
 LIMESTONE COMPLEX, 8 TO 25 PERCENT SLOPES"

ACT 187 SERIAL NUMBER 0761055  
 Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

- UTILITIES NOTIFIED**
- SUN PIPE LINE COMPANY/SUN COMPANY, INC.
  - AT & T
  - INTERSTATE ENERGY COMPANY
  - BELL ATLANTIC-PA
  - PHILADELPHIA SUBURBAN WATER COMPANY
  - PECO ENERGY
  - PHILADELPHIA SUBURBAN WATER COMPANY
  - TELECOM ENERGY
  - TEXAS EASTERN TRANSMISSION CORPORATION
  - BUCKEYE PIPELINE COMPANY
  - AT&T - LOCAL SERVICES
  - WEST WHITELAND TOWNSHIP
  - ELECTOR INCORPORATED
  - MOBIL PIPE LINE COMPANY
  - TEPCO

Tax Parcel No.	PARCEL AREAS (Acres)	
	Existing	Proposed
41-06-95.1	2.428 (Gross) - 0.105 (R.O.W. 16.5 Ft. from Centerline)	1.769 (Gross) (LOT 1) - 0.175 (R.O.W. 25 Ft. from Centerline)
	2.323 (Net)	1.594 (Net)
41-06-96	5.714 (Gross) - 0.242 (R.O.W. 16.5 Ft. from Centerline)	6.40 (Gross) (LOT 2) - 0.318 (R.O.W. 25 Ft. from Centerline)
	5.472 (Net)	6.082 (Net)

- GENERAL NOTES:**
- Record Owners and Applicants:  
 Tax Parcel 41-06-95.1  
 Janiec Associates LP  
 930 E. Boot Road  
 West Chester, PA 19380  
 Source of Title: Deed Book 5320, Page 1317  
 Chester County Recorder of Deeds
  - Boundary information is based on a field survey performed by Edward B. Walsh and Associates, Inc. in October, 1999 and is based upon deeds of record and not upon an existing Title Report.
  - Topographic information was compiled by photogrammetric methods by SOI, LLC, Easton, MD. Date of flight of aerial photography was March 2, 1999.
  - Site Benchmark: Rim of sanitary sewer manhole 522-11 near centerline of Boot Road, opposite utility pole # PE 51087. Elevation = 513.42  
 Datum: West Whiteland Township Sewer
  - Properties are served by public sewer and water.
  - Existing road right-of-way width is from PA D.O.T. records.
  - This plan represents a Conditional Use Plan for Lot 2. The requested Conditional Use is for the installation overlay on Lot 2 so an Senior Living Facility can be constructed on the property.
  - By this plan, the right-of-way of Boot Road is proposed to be widened from 16.5 feet from the centerline thereof to a distance of 25 feet.
  - Soils Classifications:  
 Both are "UzdB" according to "Chester and Delaware Counties, Pennsylvania - Soil Survey" dated 1963 - U.S.D.A.  
 UzdB: Urban land -
  - Wetlands were delineated and field located in December, 2003 by Edward B. Walsh & Associates, Inc.

**BUILDING UNIT COUNT**

MEMORY CARE	= 22 BEDS
SENIOR LIVING	= 50 BEDS
<b>TOTAL</b>	<b>= 72 BEDS</b>

**PARKING DATA**

SENIOR LIVING	1 SP/ 5 BEDS + 1 SP/ EMPLOYEE
REQUIRED	72/5 = 14.4 = 15 + 10 CONTRACTED EMPLOYEES + 23 EMPLOYEES = 48
PROVIDED	= 68 SP.

- BUFFER REQUIREMENTS**
- SENIOR LIVING USE TO RES.= 25' PERIMETER
  - SENIOR LIVING USE TO COMM. 50' SCREEN
  - SENIOR LIVING USE TO OFFICE 50' SCREEN
  - SITE ELEMENT SCREEN AT PARKING LOT TO BOOT ROAD

**SHEET LEGEND**

SITE PLAN	1 OF
EXISTING FEATURES	2 OF
GRADING /STORMWATER PLAN	3 OF
DETAIL SHEET	4 OF

**CERTIFICATE OF CONFORMANCE**

I hereby certify that to the best of my knowledge, these plans are in conformity with engineering, zoning, building, sanitation and other applicable township ordinances and regulations.

*Adam Brower*  
 Adam Brower P.E.

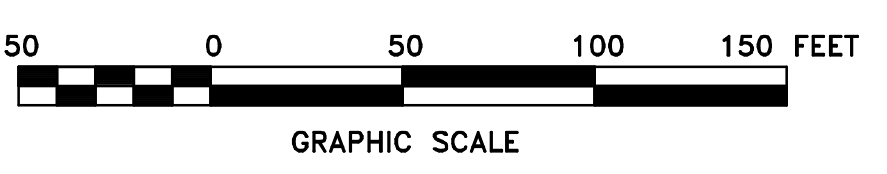
EXISTING ZONING INFORMATION	LOT 1		LOT 2	
	REQUIRED	EXISTING T.P. 41-06-95.1	PROPOSED T.P. 41-06-95.1	EXISTING T.P. 51-06-96
WEST WHITELAND TOWNSHIP				
NC - NEIGHBORHOOD COMMERCIAL DISTRICT				
LOT SIZE (MIN.)	30,000 SQ. FT.	2,323 AC. NET (16.5' R.O.W.)	1,594 AC. NET (25' R.O.W.)	5,472 AC. NET (16.5' R.O.W.)
BUILDING COVERAGE (MAX.)	20%	12,314 SF (12.1%)	12,314 SF (17.7%)	6,480 SF (24.30%)
TOTAL IMPERVIOUS COVERAGE (MAX.)	50%	25,309 SF (24.8%)	25,309 SF (36.4%)	106,230 SF (40.01%)
GREEN AREA (MIN.)	50%	76,578 SF (75.2%)	40,772 SF (63.5%)	3,603 AC. (59.90%)
LOT WIDTH @ STREET LINE (MIN.)	100 FT.	280 FT +/-	297 FT +/-	611 FT +/-
LOT WIDTH @ BUILDING LINE (MIN.)	100 FT.	280 FT +/-	297 FT +/-	611 FT +/-
FRONT YARD SETBACK (MIN.)	60 FT.	40 FT	40 FT	40 FT
SIDE YARD SETBACKS (MIN.)	25 FT.	7.74 FT(E) 132 FT (W)	25 FT	25 FT
REAR YARD SETBACKS (MIN.)	30 FT.	33.61 FT	30 FT	30 FT
BUILDING HEIGHT (MAX.)	2 STORIES OR 35 FT.	1 STORY < 35 FT	1 STORY < 35 FT	2 STORY < 35 FT
LOT COVERAGE (MAX.)				

\* EXISTING NON-CONFORMANCE

**INSTITUTIONAL OVERLAY**

REQ.	MIN. LOT SIZE	PROV. (LOT 2)
MIN. LOT SIZE	4 AC.	6.082 AC
MIN. LOT WIDTH	100'	611'
MAX. LOT COVERAGE	50%	40.60%
MAX. HEIGHT	35'	<35'
MIN. SETBACKS FROM R.O.W.	50'	65'
MIN. SETBACKS FROM R.	50'	55'
INT. DRIVES	15'	15'
MIN. PARKING SETBACK	25'	30'

**EQUITABLE OWNER/APPLICANT**  
 SCG REALTY GROUP, INC.  
 P.O. BOX 176  
 MALVERN, PA. 19355



**SITE PLAN**

**CONDITIONAL USE PLAN FOR COLUMBIA COTTAGE AT BOOT ROAD**

WEST WHITELAND TOWNSHIP & WEST GOSHEN TOWNSHIP  
 CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.  
 CIVIL ENGINEERS & SURVEYORS

125 Doulin Forge Road  
 Easton, Pennsylvania 19341  
 Phone (610) 903-0060  
 Fax (610) 903-0080

Project- 4635  
 Date- 6-28-21  
 Scale- 1" = 50'  
 Drawn- C.E.  
 Checked- A.E.  
 Sheet- 1 OF 5

Plotted: Mon Aug 9, 2021 File: F:\JWB\4635\4635-B1.pro Ver.- 000