

CHAPTER V
IDENTIFICATION OF FUTURE DEVELOPMENT
AND GROWTH AREAS

A. DEVELOPMENT AND GROWTH AREAS

1. Existing Developments and Plotted Subdivisions

Information regarding existing developments and plotted subdivisions can be found on Map V-1 and in Table V-1.

2. Existing Land Use and Future Growth

The Township Comprehensive Plan, at p. J-6, presents a compilation of the various land uses existing in Westtown in 1985. This information is presented graphically in the plan's Existing Land Use map.

The types and respective amounts of land use existing in 1985 were as follows:

Land Use Type	Acres	% of Township
Residential	2,401	42.6
Retail/Office	54	0.9
Public	150	2.7
Institutional	375	6.7
Recreation/Public Open Space	305	5.4
Roads/Rights-of-Way	332	5.9
Agriculture	1,850	32.9
Vacant/Private Open Space	163	2.9

In these figures, 200 acres of Westtown School land was classified as agriculture. Also, the Chesterfield multi-family residential development and other office development along Rt. 3 were approved but not yet constructed at that time, and were not included in those categories of developed uses. It is also apparent that almost all the potentially developable land in the Township was considered in agricultural use at that time.

Since 1985, several of the vacant/agricultural tracts around the Township have been converted to developed uses, or are in that process. Most of the balance of open land is in public ownership, protected by Township environmental regulations, or included within the Westtown School holdings. Of the remaining sizable tracts available for development, most are zoned Agricultural/Cluster or R-1. In either case, future development would have the opportunity to use the cluster or flexible development options in the zoning ordinance, either of which carries a need for centralized wastewater facilities.

Map V-1 (return to the Act 537 Plan page of the website to view this map)

TABLE V-1

EXISTING DEVELOPMENTS AND PLOTTED SUBDIVISION

Development Name	EDUs
Avon Lea	34
Barnview Lane	7
Butternut Lane	17
Caleb Smith	11
Carolyn Drive	60
Carrie Lane	10
Chateau Drive	13
Chesterfield Townhouses	208
Coventry Village	162
Crestwyn	17
Dogwood Lane	45
Dunning Drive	8
Edgewood Chase	65
Gages Lane	10
Grandview Acres	140
Green Lane Village	96
Heather Glen	86
Hummingbird Farm	41
Hunt Drive	21
Jefferson Apts.	252
Jeroma Lane	11
Kilduff Circle	6
Kolbe Lane	19
Land Grant Farm	66
Osbourne Hill	78
Pennwood	48
Pennwood 17.8	17
Pennwood ES	16
Pennwood ES 8.25	8
Pennwood Park	110
Pennwood South	87
Pleasant Grove	317
Pleasant Grove 14	14
Plumly Farms	104

Development Name (cont.)	EDUs
Rollinwood	111
S. Concord Road	20
Serpentine Acres	25
Shiloh Hills	18
Shenandoah	21
Snowdrop Hill	98
South Hills Park	83
Stanton Ave. / Walnut St.	33
Station Way	10
Tanglewood	6
Thorne Drive	31
Trapper's Lane	4
Tyson Drive	46
W. Lynn Area	70
Wedgewood Park	56
West Glenn	52
West Wynn I	59
Westcroft Place	12
Westmont	82
Westover Farms	28
Westtown Country Estates	29
Westtown Farms	71
Westtown Hillside	50
Westtown Mews	94
Westtown Park	119
Westtown Woods	40
Westview Acres	52
Wild Goose Farms	57
Windemere Apts.	180
Wood Lane	20
Total	3781

As noted earlier, current estimates and projections of future population indicate the Township's major residential growth period is behind it. In addition to guiding the possible development of the few remaining large tracts, wastewater planning will need to address potential areas of minor infill development and extending service to areas with on-site failures.

3. Regulations Protecting Water Resources

Township Regulations

Section II-B, above, describes provisions in the Westtown Township Zoning Ordinance and Subdivision/Land Development Ordinance designed to protect water resources. In its regulation of floodplains, steep slopes, soils with seasonally high water table, and wetlands, the zoning ordinance affords very little opportunity for structures or other activities requiring sewage facilities. Structures permitted in an underlying zoning district may be approved as conditional uses in areas of Precautionary Slope (15-25%), subject to strict impervious surface limits and runoff controls. In soils where the seasonal water table is within one foot of the ground surface, on-site sewer systems and any portion of such systems are prohibited. Wetlands must be identified and are then subject to applicable state and federal regulation.

Water Quality Designations

In 1937, Pennsylvania passed the Clean Streams Law (Act 394), which enabled the state through its agencies to protect the quality of water. With amendments in 1972 to the Federal Water Pollution Control Act, which established uniform standards on effluent limitations for "point sources" of water pollution, came amendments to Act 394 to regulate discharges into state waters.

The Clean Streams Law is administered by the Pennsylvania Department of Environmental Protection (DEP). The various rules and regulations that DEP is required to follow are contained in chapters that specify the procedures to be utilized. Chapter 93, Water Quality Standards, contains designations for most of the State waterways plus standards that place limitations on the amount of dissolved solids that can be discharged into the various waterway segments. The waterway designations, contained in Chapter 93, are based on uses which are to be protected such as aquatic habitats, water supplies, and recreational activities. There are also special designation categories for waters of special quality or environmental importance, called high quality (HQ) or exceptional value (EV).

The classification system is divided into four separate categories based on continued support of aquatic life and biological processes unique to water composition. They are (1) Cold Water Fishes (CWF), (2) Warm Water Fishes (WWF), (3) Migratory Fishes (MF), and (4) Trout Stocking Fishes (TSF). These classifications require that the temperature and dissolved oxygen levels be maintained at levels adequate to support the various fish species indigenous to these waters, as well as, the flora and fauna necessary to support these species. Chapter 93 also contains a list of allowable loading levels of various pollutants for the various designation categories. Not all

potential pollutants are listed but the Act states that unlisted substances which are harmful to the designated use will be regulated by the DEP.

For the waterway segments identified as high quality or exceptional value, special protection measures are taken including, the requirement to submit a Social and Economic Justification Report to demonstrate why the benefits of a new discharge would outweigh the potential problems as a result of these additional loadings.

As mentioned above, the regulation of new or expanded stream discharges is controlled by the DEP through the Clean Streams Law. It is however, important for local municipalities to be actively involved in review of these permit applications or renewals, as provided by Act 394. Through this participation, local governments can help ensure that these resources are not degraded due to contamination problems, as a result of system malfunction or overloading of contaminants.

Table V-2 lists the designations for the appropriate river and stream segments Westtown Township. For the most current pollutant loading criteria and other requirements, a copy of Chapter 93 standards can be obtained from the DEP office in Conshohocken.

TABLE V-2

WESTTOWN TOWNSHIP WATER QUALITY DESIGNATIONS

Waterway	Segment	Chapter 93 Designation¹
East Branch Chester Creek	Basin, Goose Creek to Rocky Run	TSF
Radley Run	Entire Basin	WWF, MF

1 Designations: TSF - Trout Stocking Fishes
 WWF- Warm Water Fishes
 MF - Migratory Fishes

4. Sewage Planning Needs for Study Areas

Given the nearly built-out nature of the Township, the impacts of population growth for the next five and ten years on sewage facilities in the Township are not overly large. As such, the primary wastewater need in Westtown Township is the provision of wastewater facilities to existing problem areas as indicated in Chapter IV, in addition to the limited new development potential that exists within the Township. Within each of the study areas, the alternatives analyses forthcoming in this plan will focus on providing sewer service through the use of either a centralized sewer system, community system, or the continued use of on-lot systems, where appropriate. The feasibility of a community system will be evaluated in conjunction with future development of the undeveloped land in the Route 202 Study Area.

Regarding the provision of centralized treatment and disposal, the following facilities will be evaluated:

- Westtown-Chester Creek treatment plant
- West Goshen treatment plant
- Borough of West Chester Goose Creek treatment plant

Regarding Westtown-Chester Creek plant the analysis will determine to what extent the currently permitted capacity of the treatment plant (495,000 gpd) can accommodate the needs of the Chester Creek Study Area. Where increased capacity is needed, this plan will also evaluate alternatives to upgrade the treatment plant to accommodate the needs of the study area.

Regarding the West Goshen and Borough of West Chester treatment plants, this plan will analyze the available capacity of the treatment plants in relation to the wastewater needs of the West Goshen and Route 202 Study Areas.

The alternatives analyses regarding the use of these plants will also include analyses of collection and conveyance system alternatives.

Once an alternative has been selected for collection, treatment and disposal within a given study area, the provision of wastewater service throughout the unsewered portions of that study area will be prioritized using a combination of the following factors:

1. Severity, extent and concentrations of on-lot problem areas*
2. Proximity to an existing and viable conveyance system
3. Costs of providing new collection and/or conveyance system
4. Existing and/or future capacities of the treatment plant and associated costs
5. Financial ability of the Township to provide centralized service

*To be determined by Township-wide survey as well as by an on-going management program that requires certification of on-lot systems.

Any areas exhibiting a public health hazard will receive priority in consideration of new wastewater service.

As mentioned above, those areas not served with centralized sewer will be subject to a management program. The Management Program is discussed in more detail in Chapter VI.

5. Future Wastewater Flows

As noted above, the vast majority of future wastewater flows will emanate from existing dwellings. Map V-2 and Table V-3 (return to Act 537 Plan page of website to view these items) depict the future wastewater flows from the various study areas.

Due to the mixed use potential of the Crebilly Farm in the southern portion of the Route 202 Study Area, no wastewater flows have been assigned. This area will be addressed in more detail later in this Plan.

Additional future potential wastewater flow was also considered for undeveloped parcels greater than five acres at one EDU per acre.