



EDWARD B. WALSH & ASSOCIATES, INC.
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January 30, 2019

Mr. Will Ethridge, AICP
Director of Planning and Zoning Administrator
Westtown Township
1039 Wilmington Pike
West Chester, Pa. 19382

Re: Malvern School Conditional Use Plan
Westtown Township
EBWA No. 4432

Dear Will;

The following letter is being written to accompany the resubmission of the above referenced project. We have revised the plans in accordance with the January 17, 2019 letter from McCormick Taylor and the comments received from Bill Malin, P. E. regarding the sanitary sewer. This letter's enumeration follows that of the McCormick Taylor's letter.

McCormick Taylor Review Comments

Waivers

1. A waiver request from Section 149-911.B to not require vertical curbs along the East Pleasant Grove road frontage. This waiver request is consistent with the previously approved plan for the site. The reason for the waiver is that the drainage along East Pleasant Grove flows into a swale along the side of the road. We want to maintain that swale and keep the stormwater off of the roadway.

Zoning

9. The truck turning templates were submitted and reviewed with the Conditional Use plans. In conversation with you and Kevin Mattson and we determined that this requirement has been met and nothing further is required.

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10. We have modified the net area calculations to show each deduction as required. The steep slopes on site are not natural steep slopes they were created when the former user constructed their facility. As such they are not regulated. However we have added them to the plan set and deducted them from the net area.
11. The handicapped access is provided along the entire area in front of the building. There are no ramps proposed as the sidewalk and entrance grades are compliant with ADA regulations. The extent of the access is 40 feet long. Additionally the slopes in the driveway and parking areas are within ADA requirements.
12. We have revised the parking lot grading so that is 5% slope or less.
13. The note referencing the sign was a hold over note from a prior submission. It is has been removed and we added a note on sheet 3 stating that signage must comply with Article XVIII.

Subdivision and Land Development Standards

14. The location of the driveway has been set since the previously approved land development plan. However, we have added the sight distances for the driveway to the landscape plan.
15. We are still requesting the waiver on sheet 1.
16. We believe that we have shown that the access for Emergency Vehicles is adequate and that this requirement was satisfied during the Conditional Use process.
17. The tabulation of landscape requirements has been modified.
18. The Landscape plan has been modified to incorporate the additional plantings.

Stormwater Management

19. The Infiltration bed is located at least 8' below the finished floor elevation of the building and the building will not have a basement.
20. We have added the manhole labels to the plans.
21. We added two inlets to the stormwater management system along East Pleasant Grove road. These manholes are being added to collect the water into the existing stormwater system that is being modified as a result of the driveway access. We believe that they will collect and convey the existing stormwater along the roadway and no flow will be diverted onto the roadway.
22. We added the profile for yard drain 2 to the plan set.
23. We have added the name of the responsible party to the plan and the certification will be completed with the signature set of plans. An O&M agreement will be included with the submission of the signature set for final approval.

General

24. A legal description has been included with this submission.
25. Verbal agreements have been obtained from the Archdioceses for the grading easement. A copy of the executed agreement will be provided by others once it is finalized.
26. No bollards are proposed. The Malvern School does not believe they are necessary.
27. We added a detail for the proposed fence to the plan. This is the same fence that the Malvern School utilizes within their other facilities and has proven to be effective.
28. The cut and fill requirement has been satisfied. The site grading is dictated by the need to have ADA accessible entrances and reasonably sloped, not exceeding 5% grade drive and parking lots. It is predominately in a cut situation and that is unavoidable. The contractor will follow all township and DEP requirements for the disposal and removal of excess fill.
29. We have added more elevations along the small retaining wall.
30. Building plans will be provided by others.
31. The 55 gallon drum which is marked and has been determined to not contain 'Hazardous Waste', will be removed and disposed of during the demolition process in accordance with all state and local requirements.
32. We have modified the paving section as requested and added a restoration paving section to the detail sheet.
33. We believe that testimony was given during the Conditional Use Hearing regarding school buses on site and that it was testified that no buses will permanently remain on site.
34. Similarly to 33 above. The school is looking into having additional offsite parking available for special events. But nothing has been finalized as of yet. The director also testified that they have the ability to stagger events so that parking can be accommodated and so that not everyone will be there at the same time.

I believe we have incorporated all of the concerns and issued raised and discussed within this submission. Should you have any questions or need any additional information please contact me.

Very Truly Yours
Edward B. Walsh and Associates, Inc.



Andrew Eberwein
Enc.