



DLHowell

Civil Engineering & Land Planning
www.DLHowell.com

December 30, 2020

Westtown Township
Attn: John Altshul, Township Manager
1039 Wilmington Pike
West Chester, PA 19382

RE: Westtown Thornbury Elementary Building Extension
Preliminary/Final Land Development Application
Albert Federico Consulting, LLC. Review dated December 1st, 2020

Dear Mr. Altshul

Enclosed is the revised Preliminary/Final Land Development plan for your review. The plan has been revised in accordance with the review letters prepared by the Township and Township Consultants. We offer the following response to the comments received in the review letter prepared by Albert Federico Consulting, LLC. dated December 1st, 2020 and also discussed during the December 2020 Planning Commission meeting.

1. Interior drives shall be designed so as to prevent blockage of vehicles entering or leaving the site. Areas provided for loading and unloading shall be so arranged that they may be used without backing out into a street. {§ 170-1513A(2)}
 - a. As noted in the Zoning Officer's report and confirmed by recent field observations vehicles back into Westbourne Road during periods of peak site traffic. The Applicant should identify and implement physical and/or operational improvements to maximize on-site stacking and throughput during peak periods.

DLH Response: We have included with the revised submission the exhibit plan that was presented at the December 2020 Westtown Township Planning Commission Meeting. This exhibit demonstrates the efforts that the West Chester Area School District has taken to improve traffic flow within the school parking areas and along Westbourne Road. By lengthening the internal pick up line, there is now more queuing length within the school parking lot and thus minimizing backup onto Westbourne Road. In addition, the WCASD has moved students to a location closer to the pickup location to expediate the pick up times and minimize time spent waiting for a student to walk to the pick up line. The WCASD plans to continue to monitor the effectiveness of these changes and adjust as needed.

1250 Wright's Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

We appreciate your time and consideration. Please do not hesitate to contact me at 610-918-9002 with any questions.

Sincerely,
D.L. HOWELL & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Justin W. Brewer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Justin W. Brewer, P.E.
Project Engineer