



DLHowell

Civil Engineering & Land Planning
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December 4, 2020

Westtown Township
Attn: Mila Robinson, Interim Zoning Officer
1039 Wilmington Pike
West Chester, PA 19382

RE: Westtown Thornbury Elementary Building Extension
Preliminary/Final Land Development Application

Dear Mila,

Enclosed is the revised Preliminary/Final Land Development plan for your review. The plan has been revised in accordance with the review letter prepared by Westtown Township Planning dated November 25, 2020. The following explains how each comment has been addressed.

- The setback areas identified on the plan shall be corrected to properly label the appropriate front and side yards for this corner lot, pursuant to the definition of "lot, corner" in §170-201.
DLH Response: The plans have been revised to indicate two (2) front yards along Westbourne Road and the two (2) remaining sides as side yards.

- §149-602.B(9) and §149-702.B(9) require that the preliminary and final plans include indication of locations of precautionary and prohibitive slope areas as defined by Chapter 170, Zoning.
 - The applicant failed to identify precautionary and prohibitive slope areas on the plan sheets.
DLH Response: The plans have been revised to show areas of steep slopes on the 'Existing Conditions – Conservation Plan'. It has also been noted that these areas are man-made slopes resulting from the construction of the school and associated improvements.

- §149-602.B(10) and §149-702.B(10) require that the preliminary and final plans include indication of locations of wetlands or certification that none are present, as well as indication of soil types.
 - The applicant failed to address those items on the plan sheets.
DLH Response: The soil types have been added to the 'Existing Conditions-Conservation Plan'. Also, a note that no wetlands have been located on the site has been added. There is only a small area of hydric soils located on the property which is outside of any proposed disturbances.

- §149-602.D and §149-702.D require that the applicant include submission of a Conservation Plan.
 - The applicant failed to include a specifically identified Conservation Plan (§149-801), although most of the requirements are included on the submitted Existing Conditions Plan, the Grading and Utilities Plan and the Erosion Control Plan; notably excluded were identification of wetlands (if any) and soil types; it also is not clear that specimen trees have been identified or if all significant features within fifty (50) feet of the tract boundary have been identified per §149-801.C.

DLH Response: All on-site trees were located and are shown on the 'Existing Conditions-Conservation Plan'. This includes trees over 18 inches which according to §170-1617 of the Township Zoning Ordinance are identified as 'specimen trees'. Also, a Tree Protection Management Plan as detailed in §149-924.D of the Township Subdivision and Land Development Ordinance is not required as the proposed project will impact 10 trees with a dbh greater than 6 inches (required if greater than 10 trees will be potentially impacted). Lastly, all erosion and sediment control measures are shown on the Erosion & Sediment Control Plan, sheet 6 of the plan set, and a note has been added to the Erosion and Sedimentation Control General Notes, Note 29, indicating the applicant's responsibility to install and maintain the controls until the closeout of the escrow account.

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.



Justin W. Brewer, P.E.
Project Engineer