

GINA M. GERBER
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Extension 207



August 3, 2023

via Hand-Delivery and Email

Mila Carter
Director of Planning and Zoning/Assistant Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382
lcarter@westtown.org

Re: Westtown School – 975 Westtown Road
Land Development Application – Oak Lane

Dear Mila:

As you know, this firm represents Westtown School (“Applicant”), the owner of approximately 579.61 acres of land located at 975 Westtown Road in Westtown Township, within the A/C Agricultural Cluster Residential District, which is further identified as UPI Nos. 67-2-19, 67-2-24, 67-2-24.2, 67-2-25, 67-2-25.1, 67-2-25.2, 67-2-25.3 and 67-5-27 (“Property”).¹

Applicant is proposing improvements to the existing athletic facilities on the Property which includes the replacement of 2 existing grass athletic fields with multi-purpose synthetic turf fields, introduction of permanent lights for one of the turf fields, converting an existing gravel/lawn parking area into a paved parking area with 93 parking spaces, introducing a support building with ADA access between the new parking area and the athletic fields, introducing walking paths, relocating/reconstructing the softball fields with dugouts and providing attendant stormwater management facilities and landscaping.

Applicant received conditional use approval for the introduction of the permanent exterior lighting for one athletic field by way of a Decision and Order dated June 19, 2023. Applicant herein submits a Preliminary/Final Land Development Application for the proposed athletic facility improvements.

Enclosed in connection with the Preliminary/Final Land Development Application are the following materials:

1. Sixteen (16) copies of the Westtown Township Application for Approval of Preliminary/Final Plan signed by Applicant/Owner;

¹ Approximately 113.55 acres of the Property is leased for farming.

2. Sixteen (16) copies of Westtown Township Subdivision and Land Development Information Sheet;
3. Sixteen (16) copies of Review Fee Agreement signed by Applicant;
4. Sixteen (16) copies of County of Chester Subdivision/Land Development Information Form;
5. Sixteen (16) copies Chester County Act 247 Referral Form;
6. Sixteen (16) copies of a Waiver/Modification Request Letter prepared by ELA Group, Inc., dated August 1, 2023;
7. Two (2) copies of a NPDS PCSM Module 2/Post Construction Stormwater Management Report for Westtown School Oak Lane Project, dated January 27, 2023 and last revised March 17, 2023;
8. Sixteen (16) copies of NPDES Permit No. PAC 150337;
9. Sixteen (16) copies of a Sewer Capacity Verification from Westtown Township, dated January 24, 2019;
10. Sixteen (16) copies of a Preliminary/Final Land Development Plan for Westtown School – Oak Lane Project prepared by ELA Group, Inc., dated January 27, 2023 and last revised August 1, 2023 (48 sheets);
11. Sixteen (16) copies of a Lighting Plan prepared by Musco Lighting, dated August 3, 2023;
12. Sixteen (16) copies of a Noise Propagation Survey prepared by Everbach Acoustics Consulting, dated August 1, 2023;
13. Sixteen (16) copies of a Transportation Operational Analysis prepared by Traffic Planning and Design, Inc., dated March 14, 2023 and last revised July 27, 2023;
14. Sixteen (16) copies of Product Specification Sheets for Proposed Scoreboards
 - a. Daktronics MS-918
 - b. Daktronics SO-918
15. A check in the amount of \$125.00 made payable to Westtown Township for the Application filing fee;
16. A check in the amount of \$2,500.00 made payable to Westtown Township for the Application escrow fee; and
17. A check in the amount of \$574.00 made payable to the County of Chester for the Act 247 fee.

Electronic copies of the Application materials will be delivered via email. The Applicant requests that the combined Preliminary/Final Land Development Application be reviewed for final approval by the Board of Supervisors in accordance with § 149-600.C. Applicant requests a waiver from Section 149-700.A. to permit a combined Preliminary and Final Land Development Application review and approval due to the limited nature of the proposed improvements.

Applicant grants permission to the Township, its officials, staff and designated agents to access the Property for the purpose of conducting an on-site walk of the Property provided that Applicant is given at least 72 hours advance notice of any request for access.

Please forward the Application and enclosed documents for review by the Township consultants, Planning Commission and Board of Supervisors. Kindly advise as to when this matter will be reviewed by the Township Planning Commission and when a hearing will be scheduled before the Board of Supervisors on the Application. It is my understanding that the Township

Mila Carter
Westtown Township
Page 3 of 3

handles all applicable notice requirements. If that is not the case, please let us know and we will make appropriate arrangements.

Please forward the Application and enclosed materials for review by the Township consultants, Planning Commission, Board of Supervisors and County Planning Commission. Kindly advise as to when this matter will be reviewed by the Township Planning Commission. It is my understanding that the Township handles all applicable notice requirements. If that is not the case, please let us know and we will make appropriate arrangements.

As always, please feel free to contact us with questions. Thank you for your attention to this matter.

Very truly yours,



GINA M. GERBER

GMG

Enclosures

cc: Kate Donnelly (via email, w/encl.)
Chris Benbow (via email, w/encl.)
Carolyn Hapeman (via email, w/encl.)
Jason Best (via email, w/encl.)
Alex Meitzler (via email, w/encl.)
Mike Rufo (via email, w/ encl.)
John Fitzgerald (via email, w/encl.)
E. Carr Everbach (via email, w/encl.)
Bob Zoeller (via email, w/encl.)