



October 27, 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 Resubmission (No. 3) – 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”).<sup>1</sup>

Applicant submitted a Preliminary/Final Land Development Application to the Township on August 3, 2023 for improvements to the existing athletic facilities on the Property. Applicant submitted responses to The Township’s consultants review letters of the Application, along with revised plans and materials on September 28, 2023. The Township’s consultants have issued some additional review letters in response to the September 28, 2023 resubmission of the Application. Accordingly, the Applicant is herein enclosing the following responses to those review letters and updated plans and materials to address the review letter comments.

Please find enclosed the following materials:

1. Eight (8) 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 October 27, 2023;
2. One (1) copy of an Erosion and Sediment Control Report prepared by ELA Group, Inc., dated January 27, 2023, last revised October 27, 2023;
3. One (1) copy of a NPDS PCSM Module 2/Post Construction Stormwater Management Report for Westtown School oak Lane Project, dated January 27, 2023 and last revised October 27, 2023;

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<sup>1</sup> Approximately 113.55 acres of the Property is leased for farming.

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4. Eight (8) copies of a Response Letter from ELA Group, Inc., dated October 27, 2023, to CEG Review Letter of October 23, 2023; and
5. Eight (8) copies of an Opinion of Probable Cost for Public Improvements prepared by ELA Group, Inc., dated October 27, 2023.

Please forward the Application and enclosed documents for review by the Township consultants, Planning Commission and Board of Supervisors. We look forward to discussing this project with the Township Board of Supervisors on November 6, 2023.

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.)