



December 15, 2023

Ms. Mila Carter
Director of Planning and Zoning, Asst. Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

RE: Westtown School – Oak Lane Project
Land Development Plans
Review Response (AFC Review Letter dated Nov. 15, 2023)

Dear Ms. Carter:

On behalf of the Westtown School, we offer the following responses to Albert Federico Consulting's (AFC) review letter dated November 15, 2023. AFC's review comments appear below in regular typeface and our responses immediately follow each review comment and appear in **bold italics**.

Conditional Use Approval:

1. Truck Turning Templates Demonstrating Emergency Access (#4).

Satisfied. The submitted Land Development plan includes turning exhibits.

Noted. No action required by the Applicant.

2. Oak Lane and Westtown Road Sight Distance (#6).

In progress. The development plans should be revised to reflect sight distances consistent with the November 3rd Sight Distance Diagram. Further, as discussed with the Applicant continued coordination is required to develop a long-term plan to improve the alignment of Westtown Road in the vicinity of Oak Lane.

The land development plans have been revised accordingly. The Applicant has expressed their willingness to participate in continued dialogue relative to future improvements to the alignment of Westtown Road in the vicinity of Oak Lane.

3. Oak Lane Flashing Signal (#7).

In progress. PennDOT has approved Westtown School's request to remove the Flashing Signal and the permit has been voided. The plans indicate the removal of the flashing warning device. However, the removal can move forward independently of the site work.

Noted.

Land Development Plans:

4. As previously noted, ensure that the turning areas along the proposed paths are graded to provide a compliant level area, specifically the 90° turns along the bituminous pedestrian path between Oak Lane and the playing fields. Supplemental grading details may be warranted..

The land development plans have been revised to include additional clarity with respect to spot grades, demonstrating compliance with the ADA and IBC (as applicable), at level areas along the bituminous pedestrian path where 90° turns will occur.

Waivers/Modifications Request:

5. Westtown Road is classified as a Collector; the Board may require dedication of additional right-of-way along the site frontage. {§149-903C.1} The Applicant has requested a partial Waiver to defer dedication of half of the required right-of-way, along the east side of Westtown Road only, until there is plan for the improvement of Westtown Road at Oak Lane. There is no objection to the request. However, in consideration of 1) the existing house along the west side of Westtown Road, and 2) the applicant controlling the land on both sides of Westtown Road, it is recommended that offer of dedication include an option that to provide the full 27' of right-of-way along the outside of the curve if requested by the Township..

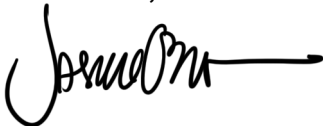
This matter has, since the date of AFC's review, been settled by the Board of Supervisors, who approved the requested waiver during their November meeting. No further action is required by the Applicant.

6. A minimum 35-foot radius curb return should be provided for Oak Lane at Westtown Road. {§149-907F} The Applicant has requested a Waiver to maintain the existing radius and avoid impacts to the adjacent wall. There is no objection to this waiver provided the plans and exhibits are revised to clearly demonstrate that the wall does not obstruct the required sight distance.

The land development plans demonstrate that the existing stone wall does not obstruct the required site distance at the Westtown Rd/Oak Lane intersection. The Board of Supervisors, in their November meeting, voted to approve this waiver request, and no further action is required by the Applicant.

Please let us know if you have any questions. Thank you.

Sincerely,
ELA GROUP, INC.



Jason C. Best, RLA
Senior Project Manager
Corporate Office

Attachments

\\1091-001 Oak Lane Project\Project Files\Project Documents\Land Development\2023-12-15 resp ltr to AFC review.docx