



# WESTTOWN TOWNSHIP

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*VIA EMAIL*

December 7, 2023

Gina Gerber, Esq.  
717 Constitution Drive, Suite 201  
Exton, PA 19341

Re: Westtown School Oak Lane Land Development Plan  
Township Application #2023-01

Dear Ms. Gerber,

The Westtown Township Board of Supervisors, at its meeting of November 20, 2023, approved the Preliminary/Final Subdivision Application for the land development plan titled "Westtown School – Oak Lane Project" on the property located on the southeast side of the intersection of Oak Lane and Westtown Road, Tax ID #67-5-27. The subdivision plans and associated design documents for this development were prepared by ELA Group, Inc. The plans consisted of forty eight sheets, dated January 27, 2023, last revised October 27, 2023.

In addition to the waivers granted as requested in the ELA Group's October 18, 2023 letter, the Board of Supervisors' approval is subject to the following conditions:

1. The applicant shall resolve all outstanding comments highlighted in the Township's engineering consultant letters from Albert Federico Consulting, Inc. dated November 15, 2023, from Cedarville Engineering dated November 16, 2023 and from Systems Design Engineering, Inc. dated October 13, 2023.

Prior to the Board applying their signatures to the final subdivision plans and prior to the plans being recorded with the Chester County Recorder of Deeds, the following administrative items must be received by the Township in acceptable form, as approved by the Township Solicitor and Township Engineer, in accordance with the referenced section of the Code of the Township of Westtown:

1. Subdivision and Land Development Agreement (§149-404);
2. Financial Security Agreement (§149-403);
3. Stormwater Facilities Operation and Maintenance Agreement (§144-703);
4. Legal descriptions for all easements (drainage, stormwater management) and any written deed or deed amendment, if needed.

Please reach out should you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Liudmila Carter".

Liudmila Carter  
Director of Planning & Zoning

cc: Jon Altshul, Township Manager (via email)  
Patrick McKenna, Esq., Township Solicitor (via email)  
Kate Donnelly, Westtown School (via email)