

August 27, 2021

Mr. Jon Altshul, Township Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

**RE: Stokes Estate  
Conditional Use Traffic Review  
Westtown Township, Chester County**

Dear Mr. Altshul:

This letter is in response to the June 16, 2021 Albert Frederico Consulting, LLC (AFC) review of the above referenced conditional use application.

Listed below are our responses to the concerns identified in their review of the conditional use application. Also, enclosed for your review are copies of the updated plans. Where applicable, D. L. Howell & Associates, Inc. has addressed each of these comments indicating what action has been taken to resolve the issues. **Any comments that are statements and do not require any action have been omitted in the list of responses.**

1. a. i. Stopping sight distance exhibits are now provided in the plan set in accordance with PennDOT standards for Shiloh Road at Road "A". Similarly, an exhibit is also provided for the existing off-site intersection of Shiloh Hill Drive at Little Shiloh Road.  
  
ii. The land development plans show in greater detail the revised connection of the Vanscovich property to Shiloh Hill Drive (extended) and will provide a zoning compliant driveway.
- b. i. The development proposes to extend existing local road Shiloh Hill Drive, which is not a collector street. The property is not adjacent to two collector streets such that there can be a continuous collector street as per the Ordinance. The proposed local road extension to service the proposed development is of the same roadway classification as the other roadways (e.g. Hunt Dr/Carolyn Dr; Hummingbird La; Tyson Dr; Sage Rd) in the residential area.  
  
ii. The applicant is willing to further discuss trail connections.
- c. i. Road C (formerly Road B) is the same or greater width than Shiloh Hill Drive.  
  
ii. Cul-de-sac A has been removed and C has been lengthened to meet the required minimum.  
  
iii. No response necessary.

- iv. The cul-de-sac design has been revised to meet the required standards.
  - v. Acknowledged. No plan revision necessary.
  - vi. The vertical curves have been revised to meet the required sight distance. Calculations for sight distance are now provided on the profile sheets.
  - vii. Leveling areas as required by the ordinance are now provided.
  - viii. The block created by Road C (formerly Road B) and D does meet the requirement of Section 149-913.B which specifies minimum block length, not minimum block width, which is what AFC's comment is referring to.
  - ix. Lot 68 is no longer in the previous location due to the revised road alignment. All lots provide sufficient room to achieve the necessary sight distance based upon final driveway locations which will be determined during land development.
  - x. Appropriately designed curb ramps and cross walks will be provided to meet the applicable accessibility standards, which will be designed during land development. Please note the roadway where the proposed crosswalks are located are designed to be 2%.
- 2.
- a. A stopping sight distance exhibit is now provided in the plan set in accordance with PennDOT standards for Shiloh Hill Drive at Little Shiloh Road.
  - b. No response necessary.
  - c.
    - i. The applicant will seek a waiver.
    - ii. The trip distribution was analyzed with a cordon-line trip distribution model. In response to the review comment an additional 10% of site traffic was assigned to both Oakbourne Road and north Westtown Road routes, for a total site assignment of 120%. The level of service at both the Shiloh Road/Oakbourne Road and Little Shiloh Road – Falcon Lane / Westtown Road intersections was reanalyzed for the 2031 with development scenario with an added 10% site traffic at both intersections. The level of service at both intersections remains relatively unchanged.

I trust that all comments have been addressed adequately. Please do not hesitate to contact me at 610-918-9002 with any questions.

Sincerely,  
D.L. HOWELL & ASSOCIATES, INC.



Denny L. Howell, PE  
President



David W. Gibbons, PE  
Senior Engineer