

August 27, 2021

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

**RE: Stokes Estate
Conditional Use Review
WTT-21-228**

Dear Mr. Altshul:

This letter is in response to the June 17, 2021 Cedarville Engineering Group, LLC (CEG) review of the above referenced Plans by D.L. Howell and Associates, Inc.

Listed below are our responses to the concerns identified in their review of the plans. 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.**

Zoning Comments

1. Section 170-402.D.(3)(f) applies to existing natural resources, therefore it has been applied only to the overall lot. It does not apply to the post construction subdivision or the proposed individual lots. Calculations are now provided on the cover sheet showing that the amount of precautionary slopes do not exceed 25% of the overall lot area.
2. Acknowledged. No revision necessary.
3. The soils, including any agriculturally suited soils, are shown on both the existing conditions plan and grading utility plan. The soils listing on the plan now notes any soils that are agriculturally suited. Please note that single family residential development is a use permitted in this zoning district and on this property, and it is not possible to develop this use on this property without placing structures and paving within areas of agriculturally suited soils. Single family home lots are allowed by zoning and are not considered an agriculture use.
4. A. Typical footprints and elevations will be provided as part of the testimony during the Conditional Use hearing. An area suitable for active recreation is provided on the open space plan. Detailed improvements for the active recreation areas are not required under the Ordinance. Maintenance notes for the open space areas have been added to the plan.

- B. The open space plan has been updated to provide a tabulation and proper depiction of areas designated as base open space and then areas utilized incrementally toward the bonus open space. Areas utilized as part of the bonus open space exclude the certain areas not allowed to count toward bonus open space as listed in the ordinance Section 170-904.A(3)(a)[2].
 - C. Pursuant to Section § 170-2009B(3)(d), a Conditional Use application shall include sufficient information, e.g., preliminary site grading and road profiles, preliminary stormwater management analysis, etc., to preliminarily determine compliance with the Township natural feature, site analysis, conservation design process and density requirements. Detailed grading plans, stormwater calculations, profiles and similar engineering details are not required to be submitted until a preliminary or final plan application is made under Chap. 149, Subdivision and Land Development. The items requested under Comment 4.C. are beyond the scope of the Conditional Use Application requirements and will be provided during Subdivision and Land development. We've provided more than enough preliminary stormwater calculations to show compliance for Conditional Use.
 - D.
 - I. Road C has been extended to meet the minimum length requirement of 350 feet.
 - II. No response necessary.
 - III. Cul-de-sac bulbs and rights of way have been expanded to meet the minimum requirement.
 - IV. Horizontal geometry has been added to the street centerline verifying compliance with Section 149-905.B(1).
 - V. Sight distance calculations for vertical curves has been added to the profile sheets.
 - VI. Sight triangles have been added as required.
 - E. A compliant lighting plan has been added to the Conditional Use Plan set.
 - F. An area suitable for active recreation is provided on the open space plan, which is centrally located, exclusive of prohibitive steep slopes, wetlands, stormwater facilities, etc.
 - G. The open space plan has been updated to label natural open space areas, and the type of maintenance to be provided. The proposed stormwater infiltration basins will provide for subsurface stone trenches to infiltrate runoff, and also utilize open storage accessory to the infiltration facility. Per the Ordinance, stormwater infiltration facilities may be included in calculation of the required Open Space areas.
 - H. The open space plan has been updated to exclude all areas less than 75 feet in width, and less than ½ acre in contiguous area.
 - I. Open space ownership and maintenance responsibilities notes have been added to the Open Space Plan.
 - J. A typical form of homeowners association declaration will be provided during the conditional use hearing. The final form of declaration will be completed during the land development process.
13. The existing structures are proposed to be removed. The applicant will discuss with the Planning Commission a proposed alternative to possibly retain the existing residence on the property.

Subdivision and Land Development Ordinance

- 14. This comment is not applicable to Conditional Use. Also, it is our opinion that since the definition of Lot area states, "For purposes of compliance with minimum lot area requirements, the following shall

be excluded: C. Any area within a permanent drainage easement", this would not be applicable to this subdivision since there are no minimum lot area requirements for single family detached dwellings required under the Flexible Development Procedure.

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