

August 27, 2021

Ms. Maggie Dobbs, AICP  
Director of Planning & Zoning  
1039 Wilmington Pike  
West Chester, PA 19382

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

Dear Ms. Dobbs:

This letter is in response to your June 15, 2021 completeness review of the above-referenced conditional use application. Please note that your June 15, 2021 completeness review was beyond the scope of administrative completeness. Rather, your review issued technical comments regarding the conditional use application.

Notwithstanding, 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.**

### **Bonus Density**

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 incrementally 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]. Please note that similar to the Rustin Walk Development and the Crebilly Farm conditional use applications, the proposed stormwater infiltration basins will provide for subsurface stone trenches to infiltrate runoff, and also utilize open storage accessory to the infiltration facility which therefore will not need to be excluded from the Base Open Space areas. Areas utilized incrementally for Bonus open space do not include any stormwater management areas as depicted on the updated Open Space Plan.

### **Open Space Standards**

1. The Zoning Ordinance does not require at least 10% of the open space be active open space. Rather, the Board of Supervisors *may* require the active open space be provided. The Board of Supervisors has not yet made such determination. Notwithstanding, the open space plan has been updated to include

notes the proposed uses of the open space and the maintenance involved with each area. Generally speaking the majority of the open space will be open fields/natural areas.

2. The pump station area has now been excluded from the calculated open space.
3. The typographical error has been corrected.

### **Conservation Design and Historical Resources**

1. The applicable secondary conservation areas including the existing structures are now labeled on the Existing Resources and Site Analysis Map. As determined by the Chester County Court, the scenic views preservation requirement under the Ordinance is unenforceable. There is also now a calculation verifying less than 50% disturbance to the secondary conservation areas. Any disturbance of primary conservation areas is to pursuant to permitted and development related disturbances per the Ordinance.
2. Acknowledged. No response needed.

### **Tract Boundary**

1. Landscaping, such as evergreen trees and shrubs, to provide buffering has been provided between the proposed homes and the Enterprise gasline easement. The landscaping plan has been updated to reflect this.

I trust that all of their 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