

September 29, 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 September 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. There are 486,376 SF of Precautionary Steep Slopes, which is less than 25% of the Gross Tract Area (2,829,474 SF x 25% = 707,368).
2. Acknowledged. No revision necessary.
3. The soils, including any agriculturally suited soils, are shown on both the **Existing Resources Plan** and **Grading Feasibility Plan**. The soils listing on these plans now note 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 are included in this resubmission.

- B. The open space plan tabulation has been updated accordingly. Please note, bonus area B5 has been updated to provide a contiguous area of at least 0.5 acres.
- C. Please note, infiltration testing locations are shown on the plan in addition to tested elevations and any limiting zone elevations, and drainage area plans now also provide the Time of Concentration linework and area labels to match the Preliminary Stormwater Report. Basins have been adjusted as needed to allow for underground stone trenches that maintain the necessary 2' foot vertical separation between the bottom and any limiting zone. However, as previously stated, 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.
- II. No response necessary.
- V. Sight distance calculations for vertical curves are provided on the profile sheets. All crest and sag curves are confirmed to meet the requirement provided within the ordinance and noted in AFC's review.
- VI. Sight triangles have been added as required and landscaping adjusted as necessary.
- E. The proposed lighting has been increased as noted, in addition to revising the notes as suggested in the review comment.
- F. No response necessary.
- G. 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 Section 170-907.A(5)(e), open storage and settling ponds may be included as part of the base open space where accessory to the subsurface infiltration.
- H. The open space plan has been updated accordingly. See response to #4.B.
- J. Acknowledged. No revision necessary.
- 13.
- Lots 68 and 69 are proposed to utilize the existing access easement which is shown on the plan. The additional easements needed for Lot 68 to cross through Lot 69 is also shown. These proposed easements will be further detailed during land development.
 - Acknowledged. No revision necessary.

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