



March 24, 2025

John Embick, Esq., Chair  
Westtown Township Planning Commission  
1039 Wilmington Pike  
West Chester, PA 19382

**Re: 1001 S Walnut Street Subdivision - Traffic Review  
Westtown Township, Chester County**

Dear Mr. Embick:

Attached, please find a response letter regarding the comments in the most recent March 10, 2025 AFC letter. The comments have been responded to in a manner as to how they will be addressed on the next submission to the township. For ease of reference, this letter follows the format of the AFC letter.

#### **REVIEW COMMENTS**

##### **Chapter 149 – Subdivision of Land**

1. §149-903C.1 - Oakbourne Road and Walnut Street are classified as Collector and Local Streets, respectively. It is recommended that the Board consider requiring a perpetual offer of dedication of additional right-of-way along the site frontage.

**Howell Response: As discussed with the Township Traffic engineer and the Planning Commission, no additional right-of-way is proposed to be dedicated as traffic along Oakborne road is not increasing nor is there any proposed developments that would require the existing road to be expanded.**

2. §149-915K.5 - Clearly document that the required sight distance can be provided for the driveway accessing Lot #2.

**Howell Response: The required sight distance has been shown on sheet 1 for the conceptual driveway on lot 2.**

3. §149-916 - Sidewalks, bike paths, and other paths may be required to be installed at the discretion of the Board of Supervisors upon the recommendation of the Planning Commission. It is noted currently there are no sidewalks or paths within the vicinity of the subject property.

**Howell Response: A proposed 8' wide sidewalk easement has been added on sheet 1 along the frontage of Oakbourne Road along lot 1 and 2.**

4. The removal of the existing garage and two paved areas on Lot 1 shown on the plans appears to have already been completed. It is recommended that the remaining portions of the garage driveway be removed up to the edge of Walnut Street.

**Howell Response: Comment Acknowledged.**

5. At such time as Lot #2 is developed:

- a. §149-915K.6 – Oakbourne Road is a State maintained roadway. A PennDOT Highway Occupancy Permit will be required to construct the new driveway.

**Howell Response: note added as note 18 on sheet.**

- b. §149-915(J) – The proposed driveway shall be designed and constructed in such a manner as not to interfere with the existing swale along Oakbourne Road.

**Howell Response: note added as note 19 on sheet.**

I trust that all the above responses indicate how comments are to be addressed. Please do not hesitate to contact me at 610-918-9002 with any questions.

Sincerely,  
Howell Engineering



Alex Barlow  
Staff Engineer