



DLHowell

Civil Engineering & Land Planning
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July 12, 2019

Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317
Attn: Mr. Michael O'Brien

RE: **Smith Property**
Preliminary Land Development Plan

Dear Ms. Hicks,

Attached, please find revised plans for your review. The plans have been revised in accordance with the review letter from Kennett Township Internal Review dated May 30, 2019. The following explains how each comment has been addressed.

1. A parking tabulation has been added to sheet C02.1 Site Design and Layout Plan.
2. Fire hydrants have been shown on sheet C04.1 Improvement Construction Plan.
3. Rolled curbing has been added to prevent emergency vehicles from driving over curbing at corners.
4. Note 11 under General Notes on sheet C02.1 Site Design and Layout Plan describes the ownership of all roads within the property.
5. All decks are inset within the footprint.
6. The three way stop intersections located at Internal Drive A and Drive 2 and at Internal Drive B and Drive 2 will provide internal traffic calming. In addition, the eastern internal drive will have traffic calming from the horizontal geometry of the road.
7. A Lighting Plan has been requested and has been included with the resubmitted plan.
8. The appropriate signage has been added to sheet C02.1.
9. A looping sidewalk has been added for easier access to the mailbox pavilion.
10. Snow stockpiling will be provided in the cul-de-sacs and other open areas within the site.

We trust that the above information and the attached revised plans satisfactorily address the concerns as stated in the review letter. If you have any questions, or require additional information, please contact me directly in our West Chester office at 610-918-9002.

Sincerely,

D.L. HOWELL & ASSOCIATES, INC.

Justin W. Brewer, P.E.

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