



July 9, 2026

Mr. Max Bustos
Toll Brothers
1140 Virginia Drive
Fort Washington, PA 19034

RE: Route 401 Access Opinion Letter

Bennett Property
West Vincent Township, Chester County, PA
TPD No. TOLB.00047

Dear Max:

As requested and based on previous comments received from the Township and adjacent residents, Traffic Planning and Design, Inc. (TPD) has had an opportunity to review the potential to provide a vehicular access on Conestoga Road/Route 401 (SR 0401) to serve the proposed Bennett Property residential development in lieu of the current access proposed. Please note that the currently proposed development will consist of 48 single-family homes (46 new homes and 2 existing homes to remain), which will be served by two (2) full-access driveways to Chester Springs Road, one (1) of which is located opposite St. Matthews Road.

The following are our thoughts:

EXISTING ROADWAY NETWORK

Roadway Characteristics

The existing roadway characteristics within the study area are summarized in **Table 1**.

TABLE 1
ROADWAY CHARACTERISTICS WITHIN STUDY AREA

Roadway	Ownership	Functional Classification/ Roadway Type	Predominant Directional Orientation	Average Daily Traffic	Posted Speed Limit
Conestoga Road	State (SR 0401)	Urban Minor Arterial	East-West	6,214 ¹	45 mph
Chester Springs Road	Township		North-South	440 ²	25 mph

1 = ADT from PennDOT TIRe (August, 2025)
2 = Assumed based on AM & PM Traffic Volumes

Sight Distance Analysis

In general, recommended safe sight distances depend upon the posted speed limit and roadway grades. The required sight distances needed along Conestoga Road/Route 401 (SR 0401) were determined based on PennDOT's desirable sight distance standard, which is identified in 67 PA Code Chapter 441.8(h), "Access to and

Occupancy of Highways by Driveways and Local Roads."

Table 2 shows the desirable sight distances needed along Conestoga Road/Route 401 based on the posted speed of 45 mph. It should also be noted that due to variable grades along the property's frontage, and for purposes of providing a conservative analysis, it was assumed that the grades along Conestoga Road/Route 401 do not exceed +/- 3.0%, when in fact there are many locations along the property's frontage where the grades exceed +/- 3.0%.

TABLE 2
SIGHT DISTANCE ANALYSIS

	Direction	Speed	Sight Distances (feet)
			DES ¹
Conestoga Road/Route 401 (SR 0401)			
Exiting Movements	To the left	45	635'
	To the right		570'
Entering Left Turns	Approaching same direction		N/A
	Approaching opposite direction		445'

DES = PennDOT Desirable Sight Distance

1 = Based on Posted Speed

Based on the PennDOT desirable sight distance calculations listed in **Table 2** above, and assuming the vehicles along Conestoga Road/Route 401 (SR 0401) in the vicinity of the properties frontage are travelling at the posted speed limit, achieving the PennDOT desirable sight distance for a proposed full-access driveway to/from Conestoga Road/Route 401 (SR 0401) will be challenging due to travel speeds as well as the significant vertical curves which currently exist.

It should be noted that the Bennett Property residential development is currently proposed to be served by two (2) full-access driveways to Chester Springs Road, one (1) of which is located opposite St. Matthews Road. Based on the sight distance analysis contained within the previously completed Traffic Impact Study (TIS), and with removal/maintenance of existing vegetation and regrading along the Chester Springs Road site frontage, the proposed driveways will meet all PennDOT sight distance requirements.

Roadway Classifications

As previously mentioned in the Township Traffic Engineer's (Bowman) review letters, Chester Springs Road is classified as a Local Road and Conestoga Road is classified as a Minor Arterial by the Chester County Planning Commission (CCPC). According to the CCPC, *"road functional classification is an important land use and transportation planning tool that establishes a hierarchy of roads based on the use relating to mobility and access"*. Local Roads primarily provide access to abutting properties and higher classification roadways, while Arterial Roads provide less access and greater mobility.

It should also be noted that according to the PennDOT Federal Functional Classification Map for Chester County, Conestoga Road/Route 401 (SR 0401) is listed as a Minor Arterial, with no classification listed for Chester Springs Road. According to Title 67 of the PA Code, Chapter 441 entitled, "Access to Highways", Chapter 441.7(c)(3) states, *"Access to a property which abuts two or more intersecting streets or highways may be restricted to only that roadway which can more safely accommodate its traffic."* Over the years, this statement has been interpreted by PennDOT to mean that when a property has the ability to access multiple

roadways, the preferred location would be from the roadway of lesser classification. In the instance of the proposed Bennett Property development, this would mean that access should be taken from Chester Springs Road. Being that PennDOT owns/controls Conestoga Road/Route 401 (SR 0401), a Highway Occupancy Permit (HOP) from PennDOT would be needed and therefore, PennDOT would dictate whether or not the proposed access to/from Chester Springs Road is safer and more appropriate than an access to/from Conestoga Road/Route 401 (SR 0401).

In addition, the provision of an access point serving the proposed residential development along Conestoga Road/Route 401 (SR 0401) would introduce additional turning movements ("conflict points") on a roadway with a posted speed of 45mph which carries 14x more daily traffic than Chester Springs Road.

CONCLUSION

Based on the above, it is TPD's opinion that the proposed access to/from Chester Springs Road is the safest and most appropriate location for access to serve the proposed Bennett Property residential development as there are substantial challenges (i.e. travel speeds, grades, etc.) in providing an access to/from Conestoga Road/Route 401 (SR 0401), which would also require PennDOT approval.

If you have any further questions, or need anything additional, please do not hesitate to contact us.

Sincerely,

TPD

A handwritten signature in blue ink, appearing to read "Matthew I. Hammond", with a stylized flourish at the end.

Matthew I. Hammond, P.E.

Executive Vice President

mhammond@TPDinc.com

CC: West Vincent Township
Project Team
TPD File