



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

January 4, 2021

via email only

Russell Hatton, Chair
Westtown Township Planning Commission
1039 Wilmington Pike
West Chester, PA 19382

Re: Sawmill Court
Land Development - Traffic Review
Westtown Township, Chester County

Mr. Hatton:

As requested, the following materials have been reviewed for compliance with applicable sections of the Westtown Township Code, as well as reasonable and customary standards for Traffic Engineering practice:

- Preliminary/Final Land Development for Sawmill Court, prepared by InLand Design, dated December 7, 2020

The applicant is proposing to develop 20 residential dwelling units adjacent to South Concord Road (TR 454), between Oakbourne Road and Picket Way. Vehicular access to Concord Road is proposed via two new driveways. On-site circulation is proposed via a new 24' wide local road and 4' wide walking path.

The following comments are offered for the Township's consideration:

1. Provide an illustration demonstrating that required parking is provided for each dwelling unit. *{§170-1705A(1)}*
2. The paved cartway of Sawmill Court is proposed to be 24'. Verify if it is proposed to permit on-street parking. *{§170-1705A(1)}*
3. Widening along the South Concord Road frontage should be completed at a consistent width. *{§149-903A(2)}*
4. Amend General Note 2 to:
 - a. Provide separate offers of dedication for right-of-way associated with South Concord Road and Sawmill Court.
 - b. Indicate a perpetual offers of dedication until such time the Board of Supervisors determines the right-of-way is needed. *{§149-903C(1)}*
5. Provide design documentation, including design speed and exhibit, demonstrating that a minimum 200' sight distance is provided through the proposed Sawmill Court sag vertical curve. *{§149-906A}*



ALBERT FEDERICO CONSULTING, LLC

6. Sawmill Court is proposed to be constructed with a minimum (150') horizontal radius and significant sag vertical curve. Sharp horizontal curvature should not be introduced near the bottom of a steep grade approaching or near the low point of a pronounced sag vertical curve.
7. Illustrate stationing along Sawmill Court consistent with the vertical profile.
8. Extend the limits of the vertical profile of Sawmill Court to the centerline of South Concord Road.
9. Provide a minimum clear sight triangle of 100 feet at the intersections of Sawmill Court and South Concord Road. {§149-908A}
10. Amend the building setback line as appropriate considering the revised clear sight triangle. {§149-908B}
11. Illustrate PennDOT stopping sight distances at the intersections of Sawmill Court and South Concord Road. {§149-908C}
12. Provide a vertical profile of South Concord Road illustrating adequate sight distance for vehicles turning left to Sawmill Road. {§149-908C}
13. Additional information should be provided documenting alternatives that were considered to restrict access to South Concord Road. {§149-909A}
14. Where practicable, blocks along collector streets shall not be less than 1,000' long. {§149-913D}
15. Measure "block" lengths from right-of-way to right-of-way.
16. Illustrate adequate driveway sight distance for Lot 17, looking to the right, and Lot 19, looking to the left. {§149-915K(5)}
17. Provide an exhibit demonstrating that pedestrian crossings of Sawmill Court can be constructed in accordance with applicable accessibility standards. {§149-916B}
18. Pedestrian crossings of Sawmill Court should be:
 - a. Relocated closer to the intersections to ensure that pedestrians will be reasonably visible from turning vehicles.
 - b. Marked with 6' wide crosswalks. Consideration should be given to textured pavement surfaces.
19. Verify the materials for the proposed walking trail.
20. Provide 5' x 5' passing spaces at 200' intervals along the walking trail.

Please do not hesitate to contact me at 610.608.4336 or albert@federico-consulting.com should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Federico', written over a horizontal line.

Albert Federico, P.E., PTOE