



**ALBERT FEDERICO CONSULTING, LLC**

***Traffic Engineering and Mobility Solutions***

133 Rutgers Avenue  
Swarthmore, PA 19081

February 25, 2021

***via email only***

Maggie Dobbs, AICP  
Director of Planning & Zoning  
1039 Wilmington Pike  
West Chester, PA 19382

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

**Ms. Dobbs:**

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, revised February 10, 2021
- Response to January 4, 2021 Traffic Review, prepared by InLand Design, revised February 10, 2021
- Waiver Request Letter, prepared by InLand Design, revised February 10, 2021

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 walking path.

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

1. As previously noted,
  - a. 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.
  - b. Provide an exhibit demonstrating that pedestrian crossings of Sawmill Court can be constructed in accordance with applicable accessibility standards. *{§149-916B}*
2. PennDOT Desirable Sight Distance should be provided for the intersections of Sawmill Court and South Concord Road. Ensure that the point of origin along Sawmill Court is 10' from the edge of the travel lane. *{§149-908C}*



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3. Revise the vertical profile of South Concord Road illustrating adequate sight distance for vehicles turning left to Sawmill Road *{§149-908C}*:
  - a. Include the required sight distance.
  - b. Position the left turning vehicle 35' from the centerline of Sawmill Court.
4. Where practicable, blocks along collector streets shall not be less than 1,000' long. *{§149-913D}* *Applicant is requesting a Waiver. The Waiver request should be revised to clearly state the lengths of the proposed blocks.*
5. As presented, the "Guest Parking/Snow Removal Area" and proposed on-street parking appear to obstruct available sight distance for vehicles exiting Lot 17 and 19. *{§149-915K(5)}*
6. Consideration should be given to future pedestrian connectivity along South Concord Road. This should include bringing the trail closer to the site's northeast and southeast corners and providing appropriate easements to facilitate the construction of future connections. *{§149-916}*
7. Provide "No Parking" and "Speed Limit" signs along Sawmill Court.
8. The "Guest Parking/Snow Removal Area" is poorly defined relative to the adjacent travel lane. Consideration should be given to providing a depressed curb/apron.
9. An accessible space is required within the Guest Parking area *{§170-1704}*.

Please do not hesitate to contact me at 610.608.4336 or [albert@federico-consulting.com](mailto: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