



Civil Engineers, Surveyors & Land Development Consultants

March 25, 2021

Westtown Township  
John Altshul, Township Manager  
1039 Wilmington Pike  
West Chester, PA 19395

**Re: Sawmill Court  
Preliminary/Final Land Development  
Response to Albert Federico Consulting, LLC Review letter dated Feb. 25, 2021  
Inland Design Project No. 11541**

Mr. Altshul:

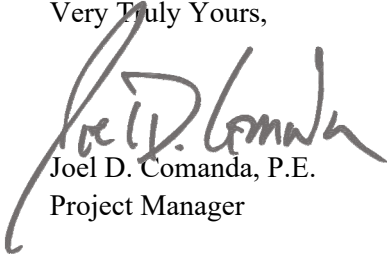
We are in receipt of the review letter from Albert Federico Consulting, LLC dated February 25, 2021, for the above referenced project. Based on the comments contained in that letter we have revised the plans and offer the following responses:

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 lowpoint of a pronounced sag vertical curve.  
***The design of Sawmill Court as presented is compliant with Township Ordinance and is necessitated by the constraints of this site.***
  - b. Provide an exhibit demonstrating that pedestrian crossings of Sawmill Court can be constructed in accordance with applicable accessibility standards. *{§149-916B}*  
***Details have been added to the plan showing that there are accessible curb ramps at the locations where the path crosses Sawmill Court.***
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}*  
***Calculations have been provided (attached) showing that PennDOT Desirable Sight Distance is provided for the intersections of Sawmill Court. The point of origin is located 10 feet from the edge of the travel lane.***
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.  
***The required sight distance has been added to the S. Concord Road Profile, Sheet 19.***

- b. Position the left turning vehicle 35' from the centerline of Sawmill Court.  
***The left turning vehicle has been positioned as requested.***
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.*  
***The waiver request has been revised to clearly state the lengths of the proposed blocks.***
5. As presented, the "Guest Parking/Snow Removal Area" and proposed on-streetparking appear to obstruct available sight distance for vehicles exiting Lot 17 and 19.  
{§149-915K(5)}  
***The sight distance for vehicles exiting lots 17 and 18 has been re-evaluated using the travel lanes for distance, and new triangles are shown demonstrating that there is no obstruction from the parking areas.***
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}  
***An Easement is being provided to allow for future connection to the northeast and southeast corners.***
7. Provide "No Parking" and "Speed Limit" signs along Sawmill Court.  
***Signs (and sign details) have been added to the plans.***
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.  
***A Depressed Curb has been provided through this area.***
9. An accessible space is required within the Guest Parking area {§170-1704}.  
***An accessible space has been provided for the parking area.***

We trust that the plans adequately address the comments of the Township Consultants. Please feel free to contact me with any questions or comments regarding this matter.

Very Truly Yours,



Joel D. Comanda, P.E.  
Project Manager

C: file