



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

April 12, 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 March 25, 2021
- Response to March 25, 2021 Traffic Review, prepared by InLand Design, revised February 10, 2021
- Waiver Request Letter, prepared by InLand Design, revised March 25, 2021

The applicant is proposing to develop twenty 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. *The Applicant has indicated that the alignment is necessitated by the constraints of the site.*
 - b. An exhibit demonstrating that pedestrian crossings of Sawmill Court can be constructed in accordance with applicable accessibility standards should be provided. *{§149-916B} As presented the proposed vertical alignment of Sawmill Court will not provide a compliant cross-slope (2% max) through the pedestrian crossing.*
 - c. Where practicable, blocks along collector streets shall not be less than 1,000' long. *{§149-913D} The Applicant is requesting a Waiver.*



ALBERT FEDERICO CONSULTING, LLC

- d. 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} The Applicant has offered an easement (sheet 4, General Note 14) permitting future connections.*
2. As discussed at the April 7 Planning Commission Meeting future submissions will include sidewalk along Concord Road and Sawmill Court. Note that per PennDOT five feet is the preferred width for sidewalks. Additionally, consideration should be given to providing a green space to separate the sidewalk from South Concord Road to the maximum amount feasible.
3. The limits of the off-street parking be adjusted to remove the excess paved areas or mark the end areas to indicate no parking.
4. Provide a third "No Parking" along Sawmill Court in the vicinity of lots 14 and 15.

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,

Albert Federico, P.E., PTOE



ALBERT FEDERICO CONSULTING, LLC