



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

April 28, 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 April 21, 2021
- Waiver Request Letter, prepared by InLand Design, revised March 25, 2021 (*previously submitted*)

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. The Concord Road frontage is proposed to be improved including widening the paved cartway consistent with the Township Code and installing a sidewalk. On-site circulation is proposed via a new 24' wide local road, sidewalk along one side of the road and walking path along the perimeter of the site.

There are no new comments on the current submission.

The following items remain outstanding for the Board's consideration:

1. 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.*
2. Where practicable, blocks along collector streets shall not be less than 1,000' long. *{§149-913D} The Applicant is requesting a Waiver.*



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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