



**ALBERT FEDERICO CONSULTING, LLC**

***Traffic Engineering and Mobility Solutions***

133 Rutgers Avenue  
Swarthmore, PA 19081

June 16, 2021

***via email only***

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

**Re:** Stokes Estate (Fox Clearing, LLC)  
Conditional Use - Traffic Review  
Westtown Township, Chester County

**Ms. Dobbs:**

As requested, a technical review of the following materials has been completed relative to the Westtown Township Zoning Ordinance as well as reasonable and customary standards of Traffic Engineering practice:

- Conditional Use Plan for Stokes Estate, prepared by DL Howell, dated April 30, 2021
- Stokes Estate Residential Project Traffic Impact Study, prepared by Transportation Resource Group, Inc., dated May 2021
- Crash Analysis, prepared by Transportation Resource Group, Inc., dated April 2021

The applicant is proposing to develop sixty-eight residential dwelling units immediately south of Shiloh Hill Drive (TR 559) and east of Shiloh Road (TR 626). Vehicular access is proposed via a new street connection to Shiloh Road and an extension of Little Shiloh Road (TR 367). On-site circulation is proposed via new internal streets and sidewalks. The plan also includes four cul-de-sacs.

Please note that this review should be considered preliminary and subject to change based on the submission of revised materials to address the comments presented herein.

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

1. Conditional Use Plan
  - a. Additional information should be submitted to demonstrate that:
    - i. PennDOT stopping sight distances are provided at the intersections of Shiloh Road at Road "A", and Shiloh Hill Drive at Little Shiloh Road. This should include design assumptions, consideration of vehicles turning left into the site and vertical profiles of Shiloh Road and Little Shiloh Road. *{§149-908C}*
    - ii. Code compliant access can be provided from the Vanscovich property (Parcel 67-20-20.6) to the proposed Shiloh Hill Drive extension. *{§170-513E}*



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- b. A continuous collector street and trails shall be developed as part of the development to provide internal through connection as required by the Board of Supervisors. *{§170-503C(3)}*
    - i. As submitted, Road "A", "B" and "C" (aka Shiloh Hill Drive extension) do not provide a continuous collector street.
    - ii. The site is proximate to several proposed trails and a recommended bike route. Consideration should be given to future connectivity.
  - c. The following issues may be addressed at Land Development but are noted here as the resolution could impact the overall number of proposed dwellings:
    - i. The Applicant should confirm that Road B is the same or greater width than Shiloh Hill Drive. *{§149-901B}*
    - ii. Cul-de-sac's "A" and "C" do not meet the required minimum length. *{§149-901F}*
    - iii. The internal streets are designed to Minor Road standards. *{§149-903A.3}*
    - iv. The cul-de-sac right-of-way and turnaround cartway paving do not meet the required minimum radii. *{§149-903A.4}*
    - v. Shiloh Road is classified as a Collector; the Board may require dedication of an additional five feet of right way along the site frontage. *{§149-903C.1}*
    - vi. A number of the vertical curves along the proposed internal streets do not provide the required minimum sight distance. *{§149-906A}*
    - vii. The internal streets do not appear to provide the required level areas approaching intersections. *{§149-907E}*
    - viii. Road "B" does not meet the minimum block length between "C" and "D". *{§149-913B}*
    - ix. The Applicant should confirm that adequate sight distance can be provided for the driveway accessing Lot 68. *{§149-915.K5}*
    - x. The Applicant should provide confirmation that the proposed grading of the internal streets will permit the construction of crosswalks in accordance with applicable accessibility standards. *{§149-916B}*
2. Traffic Impact Study
- a. The study should address sight distance at the intersection of Shiloh Hill Drive at Little Shiloh Road. *{§149-804A(2)d}*
  - b. The future condition analyses assume the traffic signal at Shiloh Road/Westtown-Thornton Road and Street Road is re-timed, reducing green times along Street Road (a PennDOT designated Critical Corridor) in favor of the minor approaches.
  - c. The following issues may be addressed at Land Development:
    - i. Traffic counts must be completed between April and November. *{§149-804A(3)g}* *There is no objection to the Applicant requesting a Waiver.*
    - ii. Additional information should be provided regarding the distribution of project traffic, specifically the significant skew towards the Shiloh Road access and lack of traffic assigned to Oakbourne Road and north Westtown Road. *{§149-804A(6)}*



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With respect to subject Conditional Use Application, the burden of proof shall be upon the applicant to prove to the satisfaction of the Board of Supervisors, by credible evidence, that the use will not result in or substantially add to a significant traffic hazard or significant traffic congestion. The peak traffic generated by the development shall be accommodated in a safe and efficient manner. Such analysis shall consider any improvements to streets that the applicant is committed to complete or fund. {§170-2009.D(1)(h)}

*Based on the preceding, the Applicant has not demonstrated compliance with the conditional use criteria in §170-2009.D(1)(h).*

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,

Albert Federico, P.E., PTOE