



**ALBERT FEDERICO CONSULTING, LLC**

***Traffic Engineering and Mobility Solutions***

133 Rutgers Avenue  
Swarthmore, PA 19081

August 28, 2023

***via email only***  
***c/o Liudmila Carter, Assistant Township Manager***

Russell Hatton, Chair  
Westtown Township Planning Commission  
1039 Wilmington Pike  
West Chester, PA 19382

**Re:** Westtown School Oak Lane Project - Traffic Review  
Westtown Township, Chester County

**Mr. Hatton:**

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 Plan for Westtown School - Oak Lane Project, prepared by ELA Group, Inc., dated January 27, 2023, revised August 1, 2023
- Westtown School Oak Lane Turf Fields Transportation Operational Analysis, prepared by Traffic Planning and Design, dated March 14, 2023, revised July 23, 2023

The applicant is proposing to modify the existing athletic fields, including installing turf fields and adding lights. Primary vehicular access is proposed to Westtown Road via Oak Lane. A new parking area is proposed along the south side of Oak Lane, and the project includes new internal pedestrian facilities.

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

**Conditional Use Approval**

1. Truck Turning Templates Demonstrating Emergency Access (#4) – *Satisfied*. The submitted Land Development plan includes turning exhibits.
2. Oak Lane and Westtown Road Sight Distance (#6) – *Outstanding*. The submitted plans do not illustrate acceptable sight distances.
3. Oak Lane Flashing Signal (#7) – *In progress*. The School has requested that the permit be voided. The plans should be revised to clearly indicate the removal of the flashing warning device.

**Traffic Study**

No further comments at this time.



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**Land Development Plans**

4. Westtown Road is classified as a Collector; the Board may require dedication of additional right-of-way along the site frontage. {§149-903C.1}
5. Revise the right-of-way lines to show Oak Lane as a private road.
6. A minimum 35-foot radius curb return should be provided for Oak Lane at Westtown Road. {§149-907F}
7. Clearly document the available and required sight distance at the intersection of Oak Lane and Westtown Road for exiting vehicles and entering left turns. {§149-908C}.
8. Provide signage and pavement markings for Oak Lane approaching Westtown Road.
9. Clearly document the available and required sight distance for exiting vehicles at the parking area egress and Oak Lane. {§149-915K.5}.
10. Clearly indicate the removal of the existing:
  - a. Skewed Oak Lane crosswalk adjacent to the parking area entrance.
  - b. Flashing Warning Device along Oak Lane.
11. The sidewalk along the bus parking space does not have a destination along Oak Lane; consider terminating the sidewalk short of the driveway radius.
12. Ensure that the turning areas along the proposed paths are graded to provide a compliant level area.
13. Revise the easternmost accessible parking to remove the detectable warning along the front of the interior parking spaces.
14. Provide detectable warnings for the pedestrian crossings along the north side of Oak Lane.
15. Clearly indicate if the arrows in the parking area are illustrative or to be installed.
16. Provide pavement marking details for the crosswalks, stop legend, arrows (if needed) and accessible parking spaces.

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