



**ALBERT FEDERICO CONSULTING, LLC**

*Traffic Engineering and Mobility Solutions*

133 Rutgers Avenue  
Swarthmore, PA 19081

April 13, 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:** Oak Lane Athletic Field Lighting - Conditional Use Traffic Review  
Westtown School  
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:

- o Conditional Use Site Plan for Westtown School Oak Lane Project, prepared by ELA Group, Inc., dated March 28, 2023
- o Westtown School Oak Lane Turf Fields Transportation Operational Analysis, prepared by Traffic Planning and Design, dated March 14, 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. There are no provisions for external pedestrian access.

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

1. §170-209D(1)(h) - The use will significantly increase traffic during what are currently off-peak periods. Based on the submitted materials there are no indications that this will result in or substantially add to traffic congestion in the conventional manner.
2. §170-2009C(7)(b) - Consideration of improvements to the Westtown Road and Oak Lane site access and intersection to address current sub-optimal geometry appears warranted.
3. Future submissions should:
  - a. Clearly document the available and required sight distance at the intersection of Oak Lane and Westtown Road
  - b. Ensure that all traffic control along Oak Lane is consistent with current standards.

B-10 PMM 05/09/2023



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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