



**ALBERT FEDERICO CONSULTING, LLC**

**Traffic Engineering and Mobility Solutions**

133 Rutgers Avenue  
Swarthmore, PA 19081

October 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:** 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:

- o Preliminary/Final Land Development Plan for Westtown School - Oak Lane Project (sheets 1, 8-14, 23, 28-29 only), prepared by ELA Group, Inc., dated January 27, 2023, revised September 19, 2023
- o Response Letter – Township Traffic Engineer Review Letter, prepared by Traffic Planning and Design, dated September 19, 2023
- o Waivers Modifications/Requested, prepared by ELA Group, Inc., dated September 27, 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. As discussed with the Applicant's Traffic Engineer additional coordination is required to develop a long-term plan to improve the sight distance along the inside of the curve opposite of the site access.
3. Oak Lane Flashing Signal (#7) – *In progress*. The School has requested that the permit be voided. The development plans should be revised to clearly indicate the removal of the flashing warning device.



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**Land Development Plans**

4. As previously noted, Westtown Road is classified as a Collector; the Board may require dedication of additional right-of-way along the site frontage. {§149-903C.1} The Applicant has indicated that a partial Waiver will be requested to defer dedication until there is plan for the improvement of Westtown Road at Oak Lane. There is no objection to the request; however, additional consideration should be given to how the right-of-way would support a long-term improvement. It may be appropriate for the offer to be fully on the east side of Westtown Road, away from the existing house.
5. As previously noted, revise the right-of-way lines to show Oak Lane as a private road.
6. As previously noted, a minimum 35-foot radius curb return should be provided for Oak Lane at Westtown Road. {§149-907F} The Applicant has indicated that a Waiver will be requested. Additional information demonstrating how literal compliance is unreasonable, would cause undue hardship, or the alternative standard providing equal or better results.
7. As previously noted, 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} The sight triangles should be illustrated graphically (refer to PennDOT Form M-950S) and demonstrate that sight lines are not obstructed by the adjacent walls (exiting vehicles) and the house opposite the driveway (entering left turns).
8. As previously noted, clearly document the available and required sight distance for exiting vehicles at the parking area egress and Oak Lane. {§149-915K.5}. The sight triangles should be illustrated graphically and demonstrate that sight lines are not obstructed by the adjacent embankment or proposed landscaping.
9. As previously noted, clearly indicate the removal of the existing Flashing Warning Device along Oak Lane.
10. As previously noted, ensure that the turning areas along the proposed paths are graded to provide a compliant level area. Supplemental grading details may be warranted.
11. As previously noted, clearly indicate if the arrows in the parking area are illustrative or to be installed, and provide pavement marking details for the crosswalks, stop legend, arrows (if needed) and accessible parking spaces.

**Waivers/Modifications Request**

12. Ensure that previously noted waiver/modifications are included in future requests and reflected on the development plans.

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