



TRAFFIC PLANNING AND DESIGN, INC.

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**September 19, 2023**

Mr. Russell Hatton, Chair  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

**RE: Response Letter –Township Traffic Review Letter**

Westtown School Oak Lane Project  
*Westtown Township, Chester County*  
TPD Job #WESC.00003

Dear Mr. Hatton:

This letter pertains to the Oak Lane Project located at the east of the Westtown Road & Oak Lane intersection in Westtown Township, Chester County, PA. Traffic Planning and Design, Inc. (TPD) has prepared this response letter to address comments contained the August 28, 2023 review letter, prepared by Albert Federico Consulting, Inc. (attached for reference). For the discussion below, the review comments are shown in bold and italic type, with the corresponding TPD response shown in regular type:

**CONDITIONAL USE APPROVAL COMMENTS**

- 1. Truck Turning Templates Demonstrating Emergency Access (#4) – Satisfied. The submitted Land Development plan includes turning exhibits.***

Response: So noted.

- 2. Oak Lane and Westtown Road Sight Distance (#6) – Outstanding. The submitted plans do not illustrate acceptable sight distances.***

Response: Will Comply. The plans will be updated accordingly.

- 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.***

Response: Will Comply. The plans will be updated accordingly.

**LAND DEVELOPMENT PLAN COMMENTS**

- 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}***

Response: The applicant recognizes that the current right-of-way for Westtown Road does not

meet the current functional classification of the road. Should PennDOT wish to improve Westtown Road in the future, the applicant commits to working with PennDOT to provide necessary right-of-way for future improvements.

**5. *Revise the right-of-way lines to show Oak Lane as a private road.***

Response: Will Comply. The plans will be updated accordingly.

**6. *A minimum 35-foot radius curb return should be provided for Oak Lane at Westtown Road. (§149-907F).***

Response: A 35' radius can be accommodated on the south side of the Oak Lane. The existing radius is approximately 20'. Installing a 35' radius on the north side would require complete relocation of the existing wall, significant grading into the adjacent slope and require relocation of the adjacent utility pole. Turning movements for all anticipated vehicles utilizing Oak Lane can be accommodated. The applicant will be pursuing a waiver from this requirement. See attached Exhibit A.

**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).***

Response: Will Comply. The plans will be updated accordingly.

**8. *Provide signage and pavement markings for Oak Lane approaching Westtown Road.***

Response: Will comply. The plans will be updated accordingly.

**9. *Clearly document the available and required sight distance for exiting vehicles at the parking area egress and Oak Lane. (§149-915K.5).***

Response: Will comply. The plans will be updated accordingly.

**10. *Clearly indicate the removal of the existing:***

***a. Skewed Oak Lane crosswalk adjacent to the parking area entrance.***

Response: Will Comply. The plans will be updated accordingly.

***b. Flashing Warning Device along Oak Lane.***

Response: Will comply. The plans will be updated accordingly.

**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.***

Response: Will Comply. The plans will be updated accordingly.

**12. *Ensure that the turning areas along the proposed paths are graded to provide a compliant level area.***

Response: Will Comply. The plans will be updated accordingly.

**13. *Revise the easternmost accessible parking to remove the detectable warning along the front of the interior parking spaces.***

Response: Will Comply. The plans will be updated accordingly.

**14. *Provide detectable warnings for the pedestrian crossings along the north side of Oak Lane.***

Response: Will Comply. The plans will be updated accordingly.

**15. *Clearly indicate if the arrows in the parking area are illustrative or to be installed.***

Response: Will Comply. The plans will be updated accordingly.

**16. Provide pavement marking details for the crosswalks, stop legend, arrows (if needed) and accessible parking spaces.**

Response: Will Comply. The plans will be updated accordingly.

We hope that these responses are helpful. If you require additional information, please feel free to contact us.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



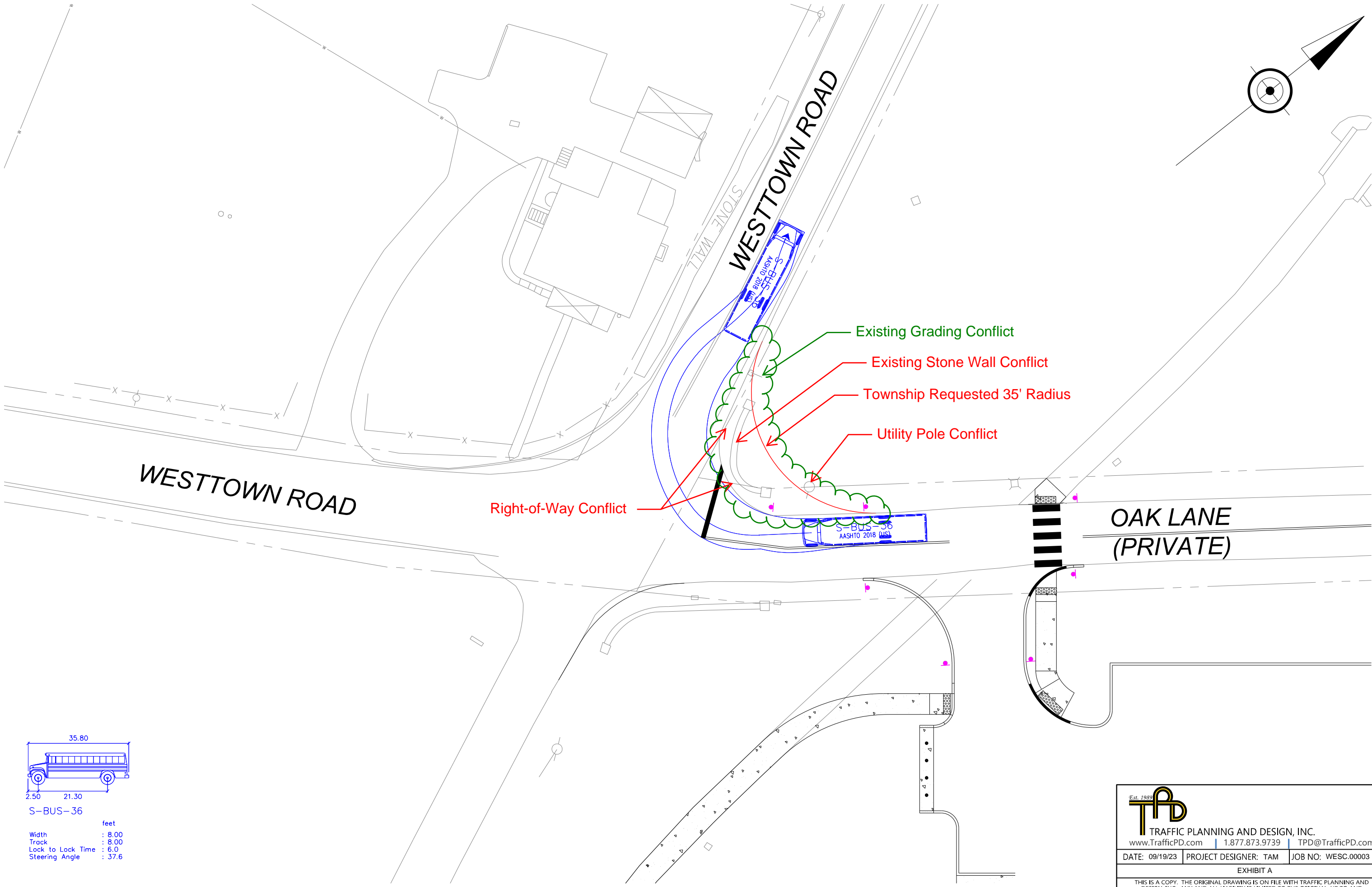
Alex Meitzler, P.E., PTOE

Regional Manager

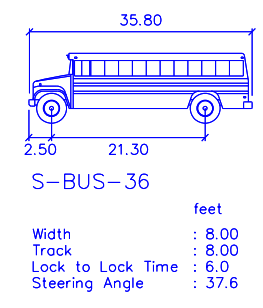
ameitzler@trafficpd.com

Attachment: 08/28/23 Township Traffic Review Letter

cc: Westtown Township  
Project Team (via Email)  
TPD File



c:\pwworking\project\wise\ekramer\2163314\ex1b11\_4.dgn  
 9/19/2023 11:04:13 AM 1:300 ekramer



Est. 1989  
**TPD**  
 TRAFFIC PLANNING AND DESIGN, INC.  
 www.TrafficPD.com | 1.877.873.9739 | TPD@TrafficPD.com

DATE: 09/19/23	PROJECT DESIGNER: TAM	JOB NO: WESC.0003
EXHIBIT A		
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