



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

October 18, 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 in the October 13, 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 signal permit plan has been voided by PennDOT District 6-0. The plans will be updated accordingly to indicate removal of the flashing signal.

LAND DEVELOPMENT PLAN COMMENTS

- 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 a 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.

Response: The applicant recognizes that the current right-of-way for Westtown Road does not meet the current functional classification of the road. The applicant proposes to reserve 13.5' feet of additional right-of-way on the south side of Westtown Road east of Oak Lane, and on the east side of Westtown Road north of Oak Lane. The plans will be updated accordingly. 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. Please also reference October 17, 2023 Traffic Waiver Request letter.

5. As previously noted, revise the right-of-way lines to show Oak Lane as a private road.

Response: Oak Lane was formally vacated by Westtown Township (refer to Ordinance 2001-4) and has been labeled as "Private" on the land development plans. We have removed what we believe to be the former right-of-way line along the south side of Oak Lane; the line on the north side remains. These lines were shown previously on the land development plans because they still appear in Chester County's GIS database (ChescoViews), which we are relying upon in the absence of a boundary survey (a modification has been requested).

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 the literal compliance is unreasonable, would cause undue hardship, or the alternative standard providing equal or better results.

Response: As indicated in our prior response, the installation of the required 35' turn radius will not provide measurable safety improvements, and will significantly alter existing grading and drainage patterns. The current radius of the north corner is 20 feet and accommodates the vehicles currently using the driveway. This driveway is not utilized by the school for deliveries therefore the need to accommodate larger vehicles is not necessary.

Given the lack of accident history at this intersection, there is no evidence that enlarging the radius to meet the ordinance requirement would provide any identifiable benefit.

As illustrated in Exhibits A and B, there is no tangible benefit to improving sight distance by relocating the existing wall as a result of installing a 35' foot radius per the ordinance (location and shape of relocated wall in Exhibit B for illustrative purposes only).

Installing the larger radius would have an identifiable hardship on the Applicant because it would affect the existing stormwater patterns to the swale along the east side of Westtown Road, and increase the amount of impervious surface. The modification would require significant grading changes to an existing stormwater management swale, and the relocation of the adjacent utility pole. Furthermore, the proposed development will not result in any change to the existing condition or impact this intersection.

Please also reference October 17, 2023 Traffic Waiver Request letter.

- 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).**

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

- 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.**

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

- 9. As previously noted, clearly indicate the removal of the existing Flashing Warning Device along Oak Lane.**

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

- 10. As previously noted, ensure that the turning areas along the proposed paths are graded to provide a compliant level area.**

Response: The Applicant has demonstrated compliance with the applicable requirements. Refer to Sheet 32 of the Land Development Plans, where each of the curb ramps and associated landings are shown in detail complete with spot grades and slope arrows.

- 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.**

Response: Sheet 11 of Land Development Plans, Submission #2 indicated that the arrows are "Painted Directional Arrow (Typ.)". The plans will be updated with additional details regarding crosswalks, stop legend, arrows and accessible parking spaces.

WAIVERS/MODIFICATIONS REQUEST

12. 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: 10/13/23 Township Traffic Review Letter

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

p:\pw\tpd-pw-bentley.com\TPD\Project\wise\Documents\Active\WESC\00003 - Westtown School - File\Drawings\Plan\CAD\1 (HP - Info\Info SS2) \P\an\plan01.dgn
10/16/2023 10:52:34 AM 1:EGD

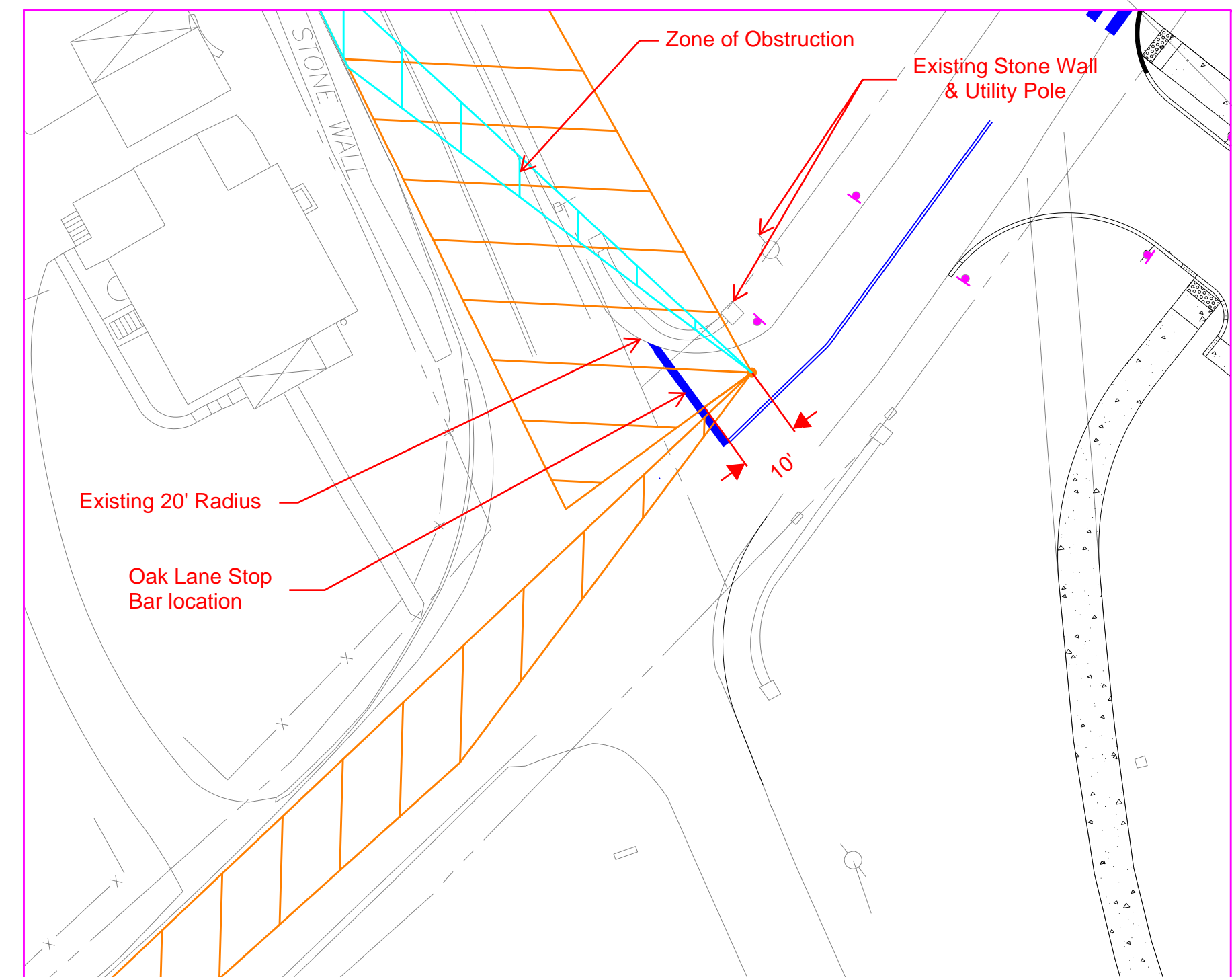
Oak Lane Approach Looking to the Right



Oak Lane Approach Looking to the Left



DETAIL 1
SCALE: 1" = 10 FEET

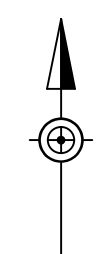


Est. 1989
TPD
TRAFFIC PLANNING AND DESIGN, INC.
www.TrafficPD.com | 1.877.873.9739 | TPD@TrafficPD.com

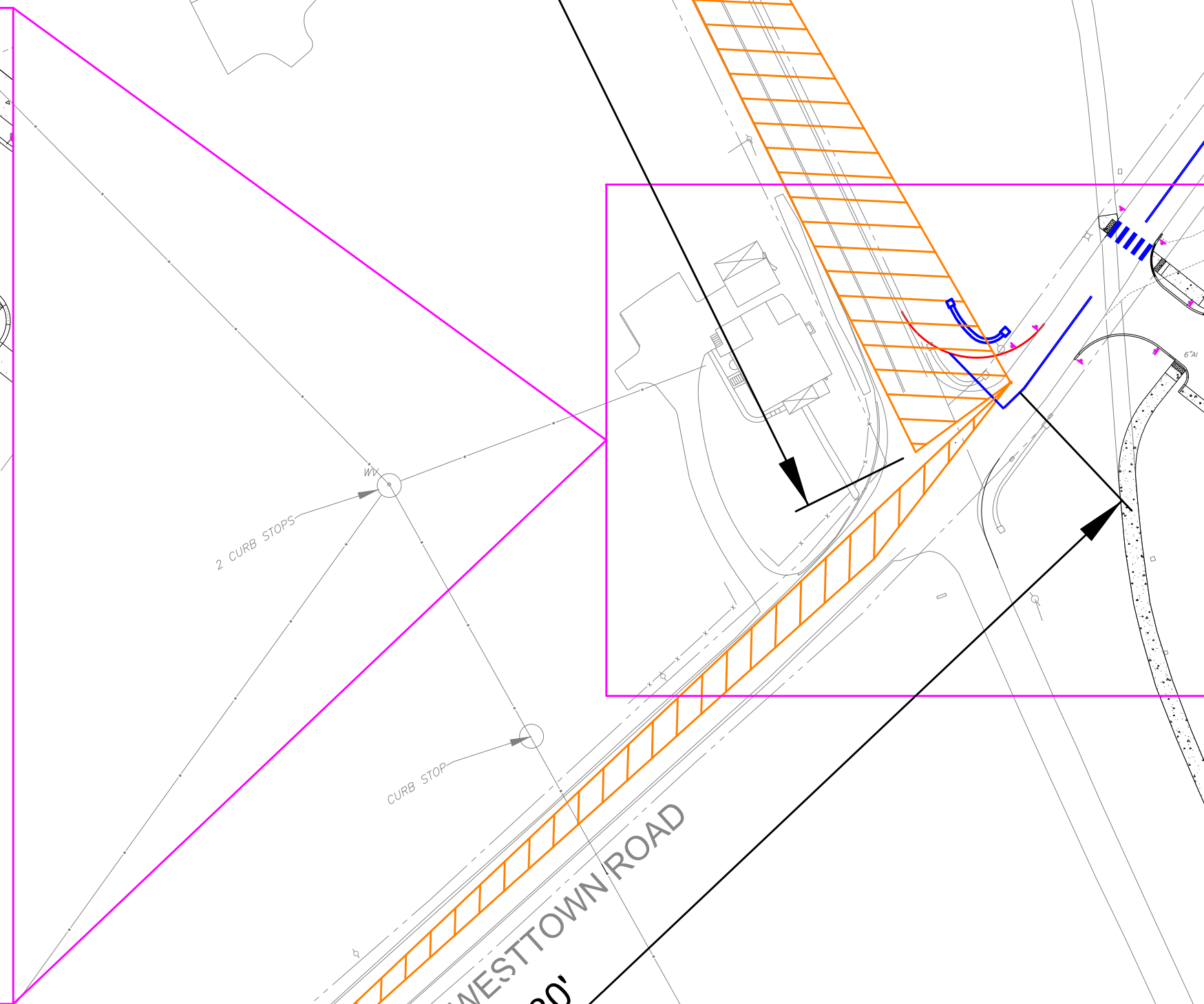
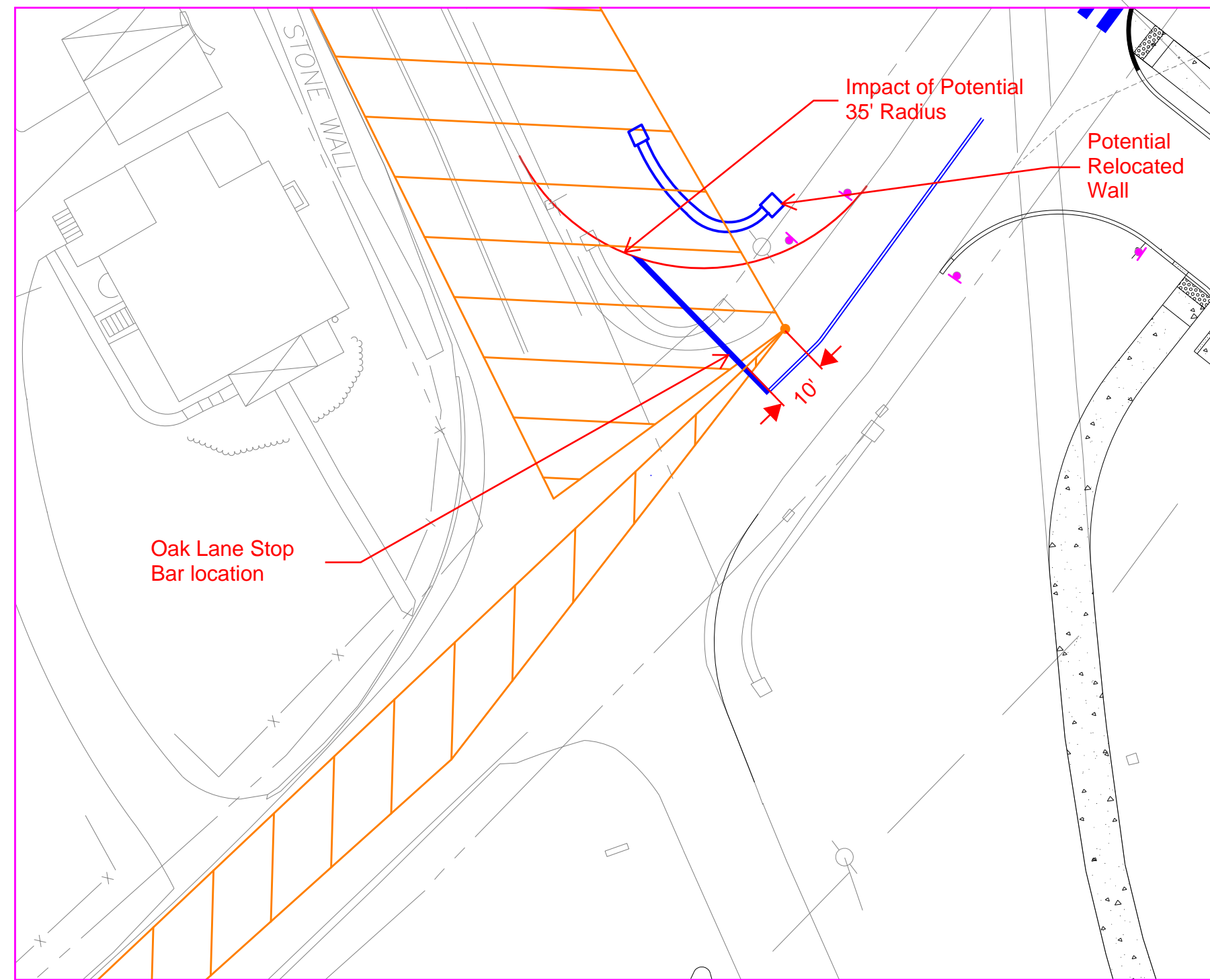
DATE: 10/16/23	PROJECT DESIGNER: TAM	JOB NO: WESC.00003
SIGHT DISTANCE DIAGRAM - EXHIBIT A		
THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISIONS.		

DRN BY: EK


0 25 50 FEET



DETAIL 1
SCALE: 1" = 10 FEET



p:\p\tpd-pw-bentley.com\TPD\Project\wise\Documents\Active\WESC\00003 - Westtown School Field Conversion\CAD\1HP - Info\Info SS21\plan\plan01.dgn
10/16/2023 10:52:13 AM 1:55


TRAFFIC PLANNING AND DESIGN, INC.
 www.TrafficPD.com | 1.877.873.9739 | TPD@TrafficPD.com
 DATE: 10/16/23 | PROJECT DESIGNER: TAM | JOB NO: WESC.00003
SIGHT DISTANCE DIAGRAM (WALL RELOCATED) - EXHIBIT B
THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISIONS.

0 25 50 FEET

750'

WESTTOWN ROAD

OAK LANE (PRIVATE)

WESTTOWN ROAD
630'

ASTORWOOD FRODOXY

WEST



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.



ALBERT FEDERICO CONSULTING, LLC

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 should you have any questions or require additional information.

Sincerely,

Albert Federico, P.E., PTOE