



TRAFFIC PLANNING AND DESIGN, INC.

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October 17, 2023

Ms. Mila Carter
Director of Planning and Zoning, Asst. Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

RE: Traffic Waiver/Modification Requests

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

Dear Ms. Carter:

This letter pertains to the Oak Lane Project in Westtown Township, Chester County, PA. Traffic Planning and Design, Inc. (TPD) has prepared this waiver request letter in response to comments contained in the August 28, 2023 review letter, prepared by Albert Federico Consulting, Inc. (attached for reference). These requests pertain to two provisions of the Westtown Township's *Subdivision of Land* (Chapter 149) Ordinance. The specific ordinance sections for which relief is being requested, as well as the accompany justification are as follows:

Chapter 149 – Subdivision of Land

§149-903.C.1

Ordinance Requirement: *“Where a subdivision or land development is proposed adjacent to an existing public street, the applicant shall dedicate sufficient right-of-way to result in the future right-of-way provided for in §170-1511 of the Zoning Chapter. If the applicant only controls land on one side of an existing street, then the applicant shall only be responsible to dedicate land to result in a width from the street cartway center line to the future right-of-way line equal to 50% of the future street right-of-way width. Therefore, for example, if a collector street has a sixty-foot-wide right-of-way, an applicant on one side would be responsible to ensure that a thirty-foot-wide right-of-way is provided on the applicant’s side of the center line.”*

Proposed Modification: A future ultimate right-of-way line and note will be added to Sheet 11 similar to the one on Sheet 12 of the Land Development Plans Submission No. 2 indicating “Additional 13.5’ of right-of-way reserved for future dedication along entire tract frontage along Westtown Road.” This satisfies the requirement for a 60’ right-of-way Westtown Road, which is classified as a collector street.

Justification: The applicant commits to providing a minimum of additional 13.5' of right-of-way assuming a symmetrical dedication on both sides of the road from the centerline, and to work with PennDOT regarding any future right-of-way needs for future projects or improvements to Westtown Road. There are currently no proposed projects on Westtown Road.

§149-907.F

Ordinance Requirement: "Street curb intersections shall be rounded by a tangent arc with a minimum radius of 35 feet."

Proposed Modification: Request for modification is for the **north corner of Oak Lane at Westtown Road only**. Applicant is committed to introduce a MUTCD compliant stop bar and stop sign to maximize sight distance exiting Oak Lane to Westtown Road.

Justification: 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.

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
Exhibits A and B

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

p:\p\tpd-pw-bentley.com\TPD\Project\wise\Documents\Active\WESC\00003 - Westtown School - Field Conversion\on\CADD (HP - InRoads SS2) \P\anyp\an01.dgn
10/16/2023 10:52:34 AM 1:16:00

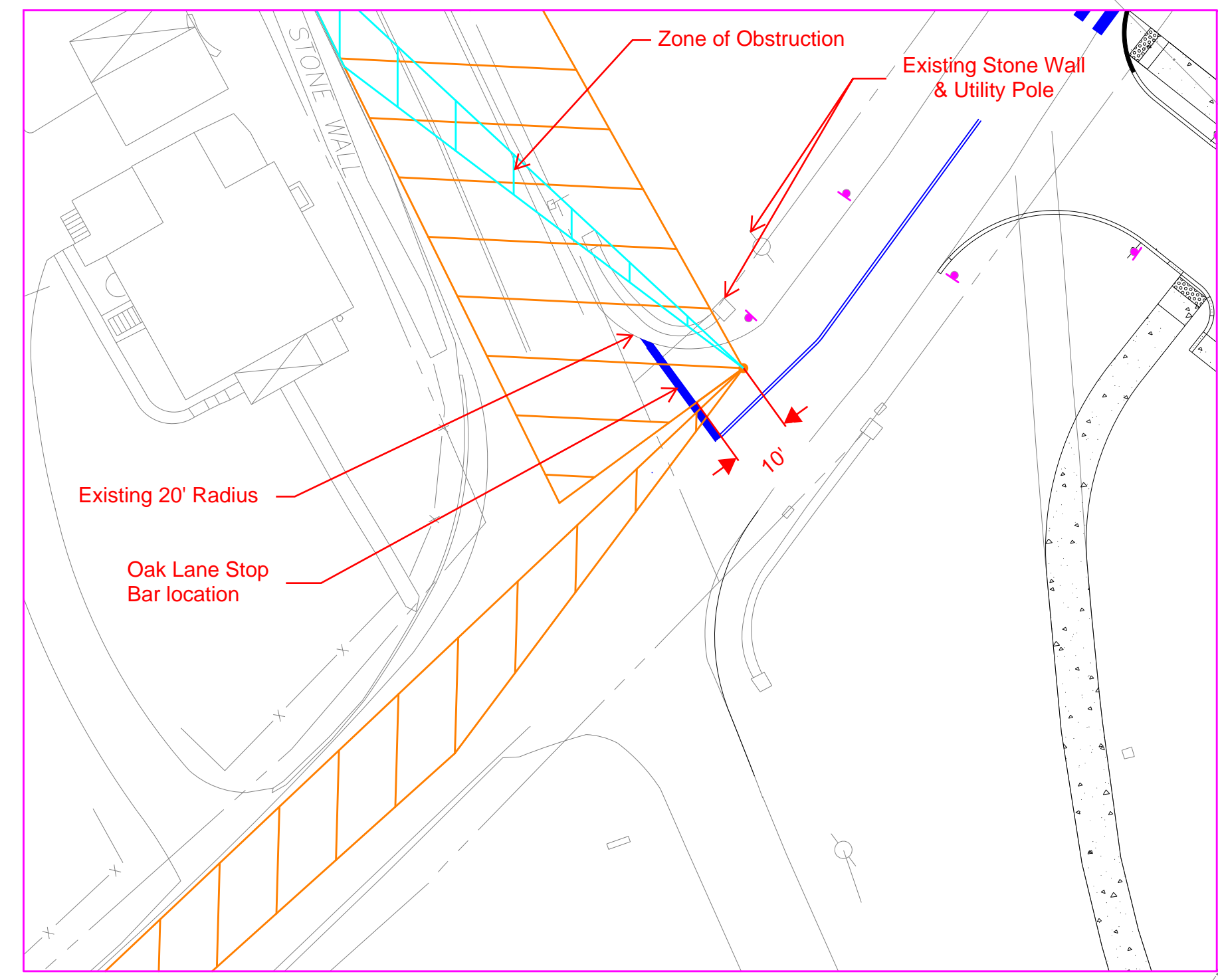
Oak Lane Approach Looking to the Right



Oak Lane Approach Looking to the Left



DETAIL 1
SCALE: 1" = 10 FEET



Est. 1989
TPD
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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

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