



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

November 15, 2023

via email only

Liudmila Carter, Assistant Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Westtown School Oak Lane Project - Traffic Review
Westtown Township, Chester County

Ms. Carter:

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:

- Preliminary/Final Land Development Plan for Westtown School - Oak Lane Project (sheets 1, 8-14, 23, 28-29A and 32 only), prepared by ELA Group, Inc., dated January 27, 2023, revised October 27, 2023
- Waivers Modifications/Requested, prepared by Traffic Planning and Design, dated October 17, 2023
- Response Letter – Township Traffic Engineer Review Letter, prepared by Traffic Planning and Design, dated October 18, 2023
- Sight Distance Diagram – Exhibit A, prepared by Traffic Planning and Design, dated November 3, 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) – *In progress*. The development plans should be revised to reflect sight distances consistent with the November 3rd Sight Distance Diagram. Further, as discussed with the Applicant continued coordination is required to develop a long-term plan to improve the alignment of Westtown Road in the vicinity of Oak Lane.



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3. Oak Lane Flashing Signal (#7) – *In progress*. PennDOT has approved Westtown School’s request to remove the Flashing Signal and the permit has been voided. The plans indicate the removal of the flashing warning device. However, the removal can move forward independently of the site work.

Land Development Plans

4. As previously noted, ensure that the turning areas along the proposed paths are graded to provide a compliant level area, specifically the 90° turns along the bituminous pedestrian path between Oak Lane and the playing fields. Supplemental grading details may be warranted.

Waivers/Modifications Request

5. 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 requested a partial Waiver to defer dedication of half of the required right-of-way, along the east side of Westtown Road only, until there is plan for the improvement of Westtown Road at Oak Lane. There is no objection to the request. However, in consideration of 1) the existing house along the west side of Westtown Road, and 2) the applicant controlling the land on both sides of Westtown Road, it is recommended that offer of dedication include an option that to provide the full 27’ of right-of-way along the outside of the curve if requested by the Township.
6. A minimum 35-foot radius curb return should be provided for Oak Lane at Westtown Road. {§149-907F} The Applicant has requested a Waiver to maintain the existing radius and avoid impacts to the adjacent wall. There is no objection to this waiver provided the plans and exhibits are revised to clearly demonstrate that the wall does not obstruct the required sight distance.

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,

A handwritten signature in black ink, appearing to read 'A. Federico', written over a horizontal line.

Albert Federico, P.E., PTOE