



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

March 11, 2025

via email only
c/o Liudmila (Mila) Carter, Township Manager

John Embick, Esq., Chair
Westtown Township Planning Commission
1039 Wilmington Pike
West Chester, PA 19382

Re: Crebilly Preserve – Darlington Inn Subdivision - Traffic Review
Westtown Township, Chester County

Mr. Embick:

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 Crebilly Preserve Subdivision Plan, prepared by Pennoni, dated January 24, 2025, revised February 10, 2025

The applicant is proposing to subdivide the Crebilly Preserve to create Parcel B, a ±2-acre parcel encompassing the Darlington Inn. The new Parcel B abuts US 202 (Wilmington Pike) to the east and PA 926 (Street Road) to the south. PennDOT is currently proceeding with a project (ECMS 94530) to improve the intersection of US 202 and PA 926.

The following comments are offered for the Township's consideration:

1. Additional information should be provided regarding future access to Parcel B. It is noted:
 - a. There is an existing driveway providing access to the Darlington Inn via Old Wilmington Pike (TR 448). This driveway is proposed to be reconstructed as part of the PennDOT project. The subdivision should be revised to incorporate the existing and proposed driveways into Parcel B or provide an access easement through parcel A to Old Wilmington Pike.
 - b. Based on Township Zoning (§170-1512) and the limited frontage, it appears future access will be limited to PA 926, Old Wilmington Pike, or via an access easement through Parcel A.
2. Ensure that the ultimate Right-of-Way along US 202 and PA 926 is consistent with §149-903C.1.
3. Ensure that the subdivision plan accurately reflects the Right-of-Way (southeast quadrant of Parcel B) and permanent Slope Easement (PA 926 frontage) obtained by PennDOT as part of the intersection improvement project.
4. If it is determined to provide future access via Street Road, it must be clearly documented that the required sight distance consistent with §149-915K.5 can be provided.



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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