



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
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March 10, 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: 1001 S Walnut Street 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 Preliminary/Final Subdivision Plan for 1001 S Walnut Street, prepared by Howell Engineering, dated January 24, 2025

The applicant is proposing to subdivide an existing residential property, retaining the existing dwelling (Lot 1) and creating a second residential parcel (Lot 2). Access to the new Lot 2 is proposed via a single driveway to Oakbourne Road (SR 2006) east of Walnut Street (TR 485).

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

1. *§149-903C.1* - Oakbourne Road and Walnut Street are classified as Collector and Local Streets, respectively. It is recommended that the Board consider requiring a perpetual offer of dedication of additional right-of-way along the site frontage.
2. *§149-915K.5* - Clearly document that the required sight distance can be provided for the driveway accessing Lot #2.
3. *§149-916* - Sidewalks, bike paths, and other paths may be required to be installed at the discretion of the Board of Supervisors upon the recommendation of the Planning Commission. It is noted currently there are no sidewalks or paths within the vicinity of the subject property.
4. The removal of the existing garage and two paved areas on Lot 1 shown on the plans appears to have already been completed. It is recommended that the remaining portions of the garage driveway be removed up to the edge of Walnut Street.
5. At such time as Lot #2 is developed:
 - a. *§149-915K.6* - Oakbourne Road is a State maintained roadway. A PennDOT Highway Occupancy Permit will be required to construct the new driveway.
 - b. *§149-915(J)* - The proposed driveway shall be designed and constructed in such a manner as not to interfere with the existing swale along Oakbourne Road.



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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