



**ALBERT FEDERICO CONSULTING, LLC**

**Traffic Engineering and Mobility Solutions**

133 Rutgers Avenue  
Swarthmore, PA 19081

April 17, 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, revised April 1, 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.  
*Status: Pending Board approval - As presented to the Planning Commission, there is no objection to the Applicant's offer of an easement along Oakbourne Road in lieu of formal right-of-way.*
2. §149-915K.5 - Clearly document that the required sight distance can be provided for the driveway accessing Lot #2.  
*Status: Comment Satisfied - The current plan includes an illustration of the sight distance.*
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.  
*Status: Pending Board approval - As presented to the Planning Commission, there is no objection to the Applicant's offer of an easement along Oakbourne Road to accommodate the potential for future sidewalk.*



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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.

*Status: Comment outstanding.*

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.

*Status: Comment satisfied - The Applicant has added notes to the Plan addressing these items.*

Please do not hesitate to contact me at 610.608.4336 or [albert@federico-consulting.com](mailto:albert@federico-consulting.com) should you have any questions or require additional information.

Sincerely,

Albert Federico, P.E., PTOE