



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

May 1, 2025

via email only
c/o Liudmila Carter, Assistant Township Manager

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

Re: 1013 Shiloh Road (aka Stokes Estate), Fox Clearing, LLC
Preliminary Land Development - Traffic Review
Westtown Township, Chester County

Mr. Embick:

As requested, a technical review of the following materials has been completed relative to the Westtown Township Code and the approved Settlement Agreement as well as reasonable and customary standards of Traffic Engineering practice:

- Preliminary Land Development Plan of 1013 Shiloh Road (sheets 1-7, 13-18, 37-42, 55 and 56 only) prepared by DL Howell, dated March 24, 2025
- Stokes Estate Residential Project Traffic Impact Study, prepared by Transportation Resource Group, Inc., dated May 2021, last revised November 2024

The applicant is proposing to retain two existing structures and develop seventy-six (76) new residential dwelling units east of Shiloh Road (TR 626), generally opposite Oakbourne Road (TR 359). Vehicular access is proposed via two new street connections to Shiloh Road: Road A opposite Hunt Drive (TR 546) and Road D opposite Oakbourne Road. On-site circulation is proposed via new internal streets and sidewalks. There are four proposed flag lots and three cul-de-sacs.

Please note that this review should be considered preliminary and subject to change based on the submission of revised materials to address the comments presented herein.

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

Settlement Agreement

- Item 4 - "The Modified Proposed Development also proposes the construction of a school bus stop together with a car pullover area. The school bus stop and car pullover area will be further designed during the land development process and is subject to input from the West Chester Area School District."

Status: Partially addressed.

- The submitted plan includes a pull-off ~170' in length along the north side of Road A, immediately east of Shiloh Road.*



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- ii. Documentation of coordination with the West Chester Area School District should be provided.*
- Item 4 – “At the time of this Agreement, the Modified Proposed Development has been determined to deviate from the Township’s Zoning Ordinance, Subdivision and Land Development Ordinance (“SALDO”) and Stormwater Management Ordinance (“SWMO”) as detailed in attached Exhibit “B”. Additional SALDO and SWMO waivers may be requested during review of the Land Development Application set forth below.”
Status: Outstanding. Requested Waivers should be identified on the Land Development Plan.
- Item 11(B) “Shiloh Road Additional Right of Way and Road Calming: The Developer shall offer the additional right of way along Shiloh Road delineated on the Settlement Plan and the Board shall accept dedication of the additional right of way at the time as specified in a future development improvements agreement between the Parties. Concurrent with the recording of the final land development plans, the Developer shall contribute fifty thousand dollars (\$50,000) to the Township to be used for traffic calming measures along Shiloh Road.”
Status: Partially addressed.
 - i. The submitted plan includes a note offering right-of-way along Shiloh Road for dedication to the Township. The specific language of the offer should be reviewed by the Solicitor.*
 - ii. The specified contribution is to be provided concurrently with recording the final land development plans.*
- Item 11(C) “Traffic Signal Retiming at Route 926 and Shiloh Road: As part of the Modified Proposed Development, the Developer shall retime the existing traffic signal at Route 926 and Shiloh Road to optimize levels of service at the intersection post-Modified Proposed Development.”
Status: Outstanding. The Applicant should prepare a revised Traffic Signal Permit Plan and supporting documents for submission to PennDOT for approval to modify the traffic signal timings at Route 926 and Shiloh Road. Submission materials should be provided to the Township for review and comment prior to submission to PennDOT.

Preliminary Land Development Plan

1. Verify that the proposed flag lot driveways for Lots 9, 10, 11 and 22, and the proposed access for Lot 21 are adequate for Township Emergency Services. Of note, larger response vehicles may have difficulty navigating the ninety-degree turn required to access Lots 10 and 11.
2. Ensure that the vertical geometry of the internal roadways is consistent with Exhibit “B” of the Settlement Agreement.
3. Revise Road Profiles to address the following:
 - a. Ensure the Sight Distance calculations are consistent with the current vertical alignment.
 - b. Dimension and label the level landing of Road A approaching Shiloh Road.
 - c. Label slope of Road A between Shiloh Road and STA 9+00.



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4. Evaluate roadside areas and provide drop-off protection is warranted. Of note, adjacent to Road D approaching Road B, and the southern Road B cul-de-sac.

Traffic Impact Study

5. Traffic counts must be completed Thursday and Friday during any month from April to November. *{§149-804A(3)g} The most current traffic counts were completed on a Tuesday in October. There is no objection to the Applicant requesting a Waiver.*
6. The evening peak traffic volumes at Shiloh Road and Little Shiloh Road should be reviewed to ensure consistency with the adjacent intersection to the south.

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