

# **Crebilly Residential Development**

## **Township Traffic Engineering Review**

Westtown Township  
January 10, 2017



# Overview

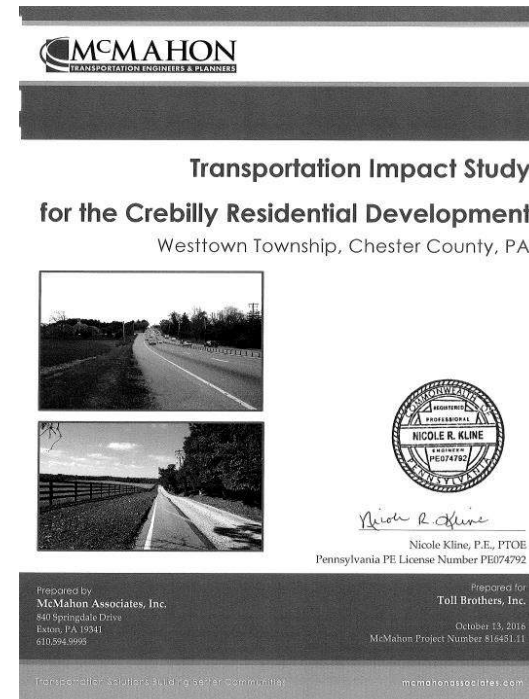
- Introduction
- Findings
- Recommendations

# **Traffic Engineering Review**

- Safe and efficient movement
- Health, welfare and safety

# Submitted materials

- Transportation Impact Study
- Plans
- Option A



# Proposed Development



# Findings

- Access
- Circulation
- Impacts

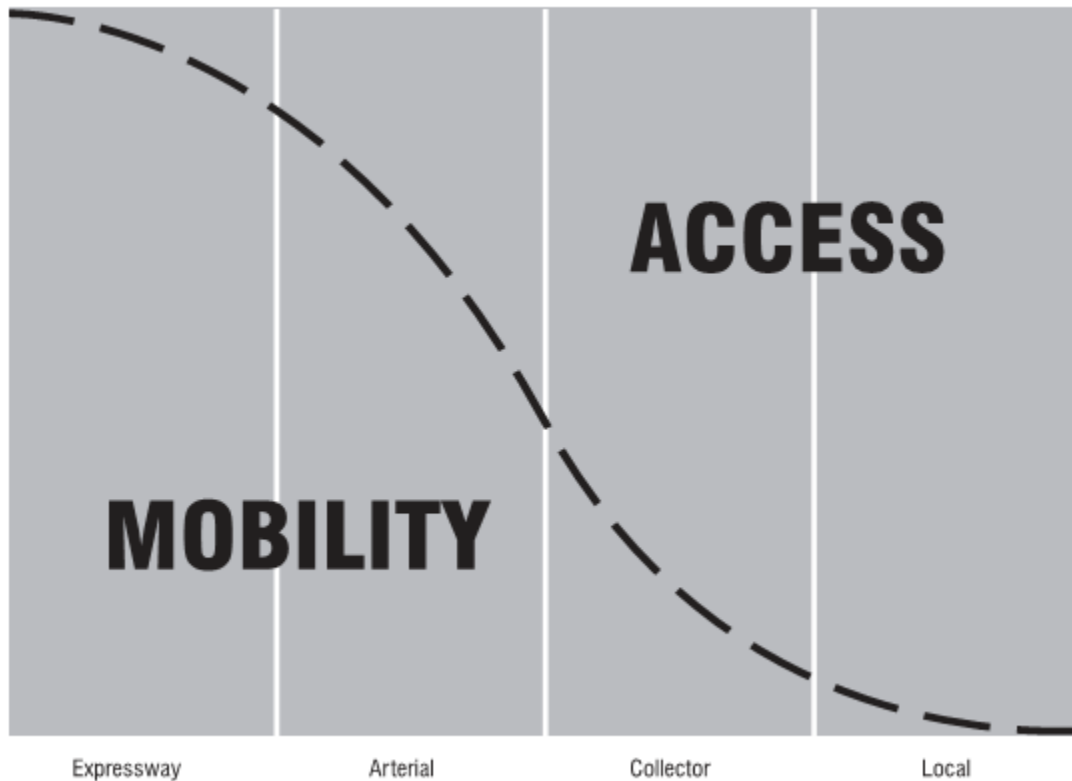


# Access



# Functional Classification

Figure 2 | Relationship of Mobility Access



Source: CCPC Highway Needs Study, 1986



# Functional Classification

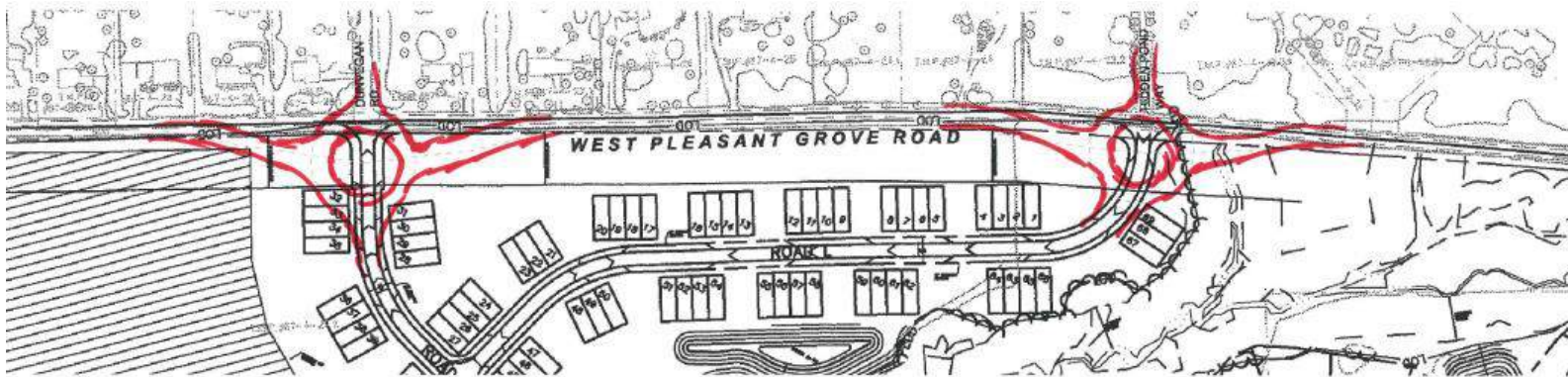


Source: Road Functional Classification – Technical Memorandum, prepared by Chester County Planning Commission, dated June 2004

# Access

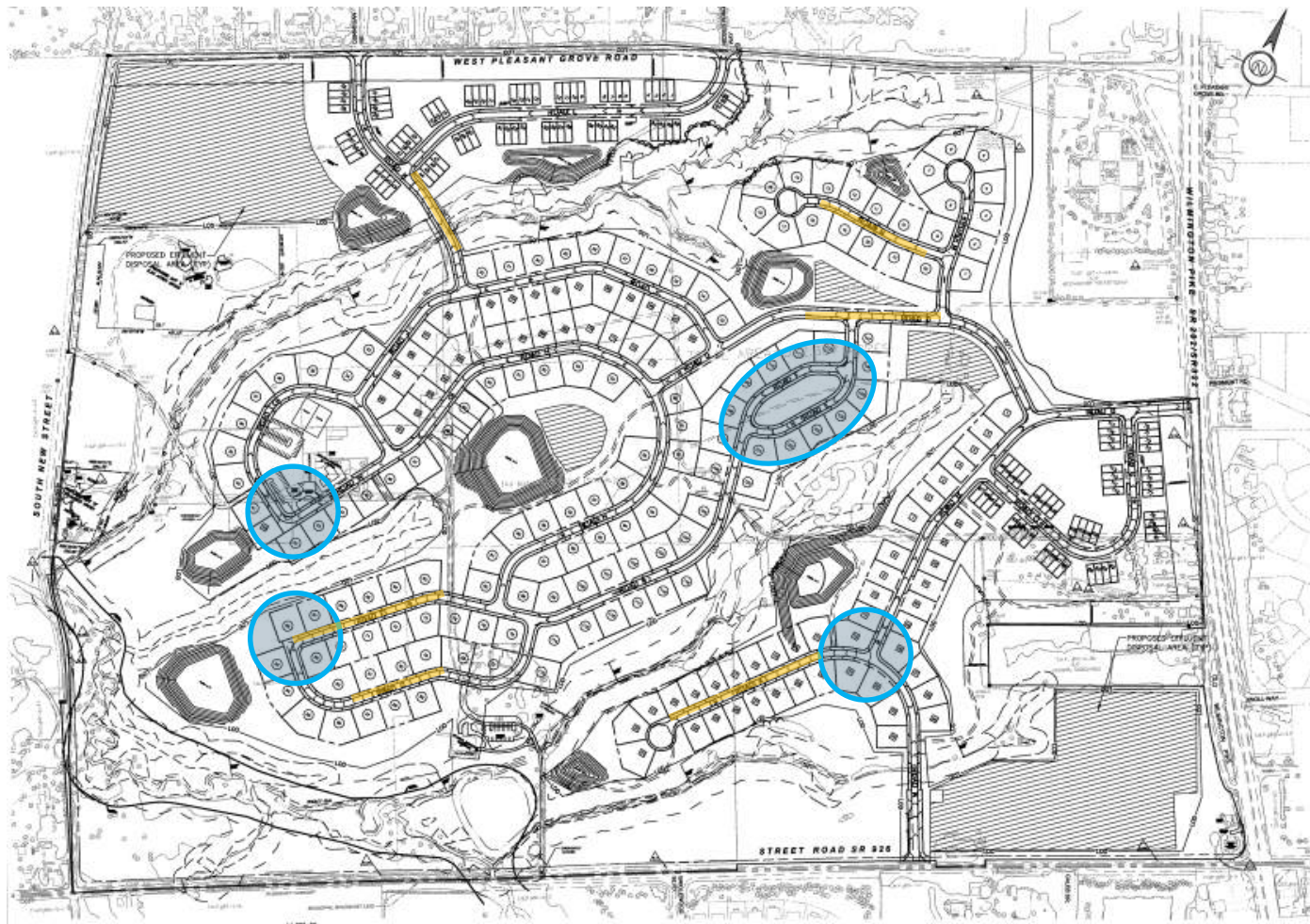


# West Pleasant Grove Road



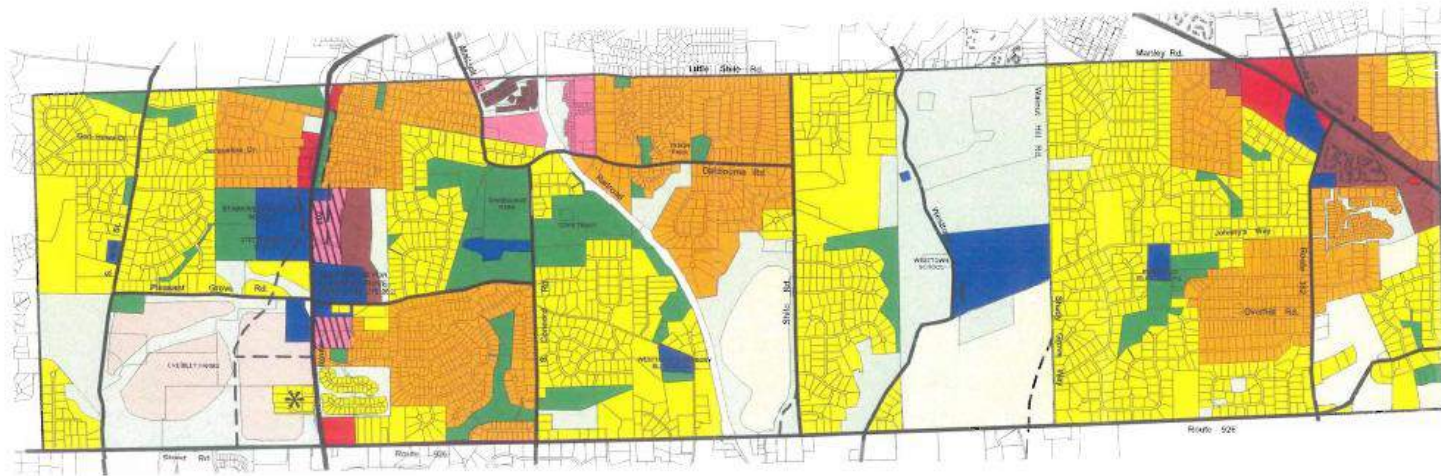


# Circulation



# Connector Road

## COMPREHENSIVE PLAN WESTTOWN TOWNSHIP Chester County, Pennsylvania



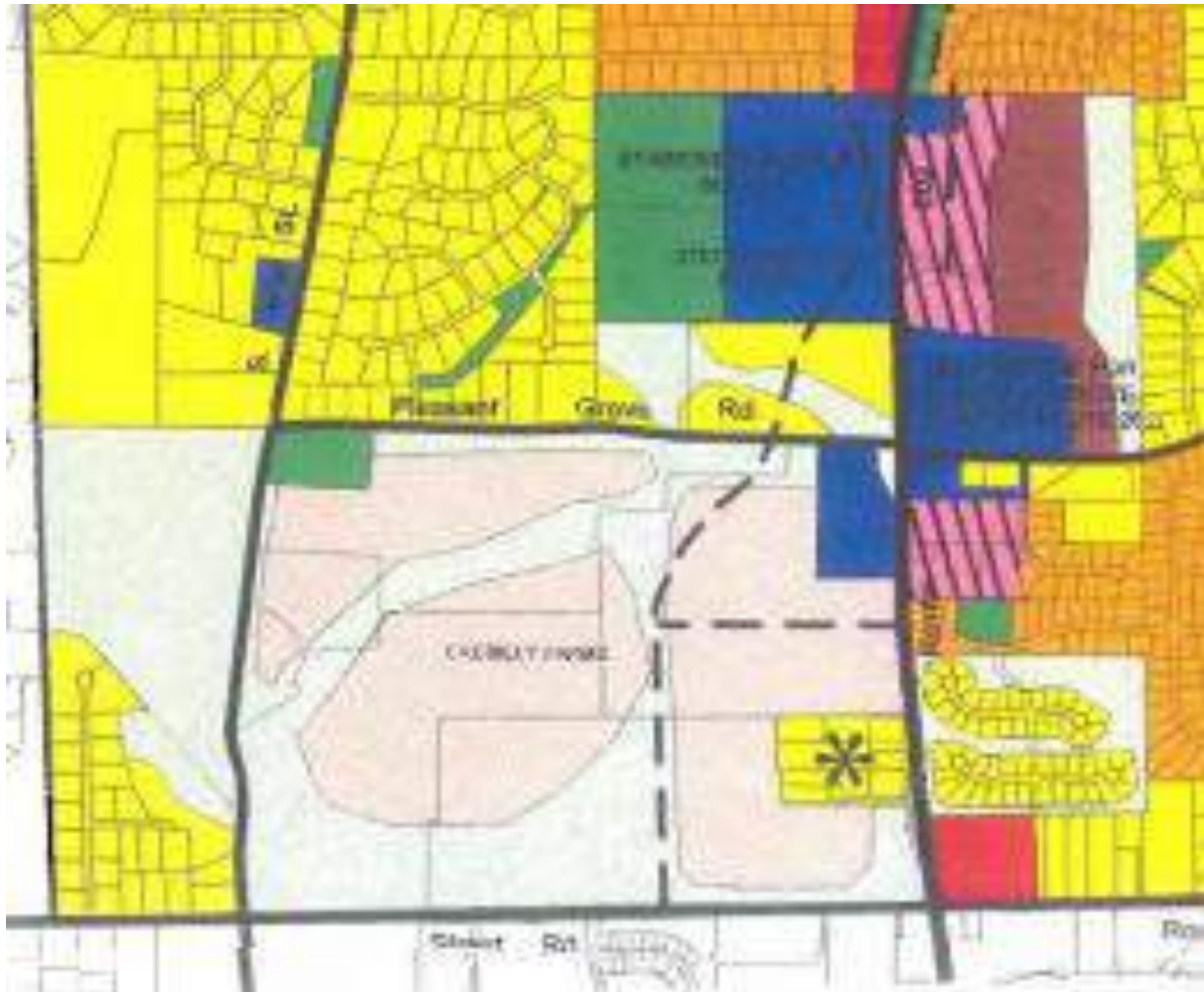
- |  |  |
|--|--|
| Public Open Space                                  | Medium High Density Residential                                  |
| Private / Semi-Public Open Space                   | Commercial   |
| Major Community Facilities / Institutional         | Mixed Use  |
| Agricultural / Cluster Residential Option          | Planned Business/Residential                                     |
| Agricultural / Cluster Residential / Office Option | Proposed Road Link   |
| Low Density Residential                            | Consider Office Uses if Traffic Access is Provided from The West |
| Medium Density Residential                         |  |



Base information provided by Chester County Land  
Records Office, 1998



# Connector Road

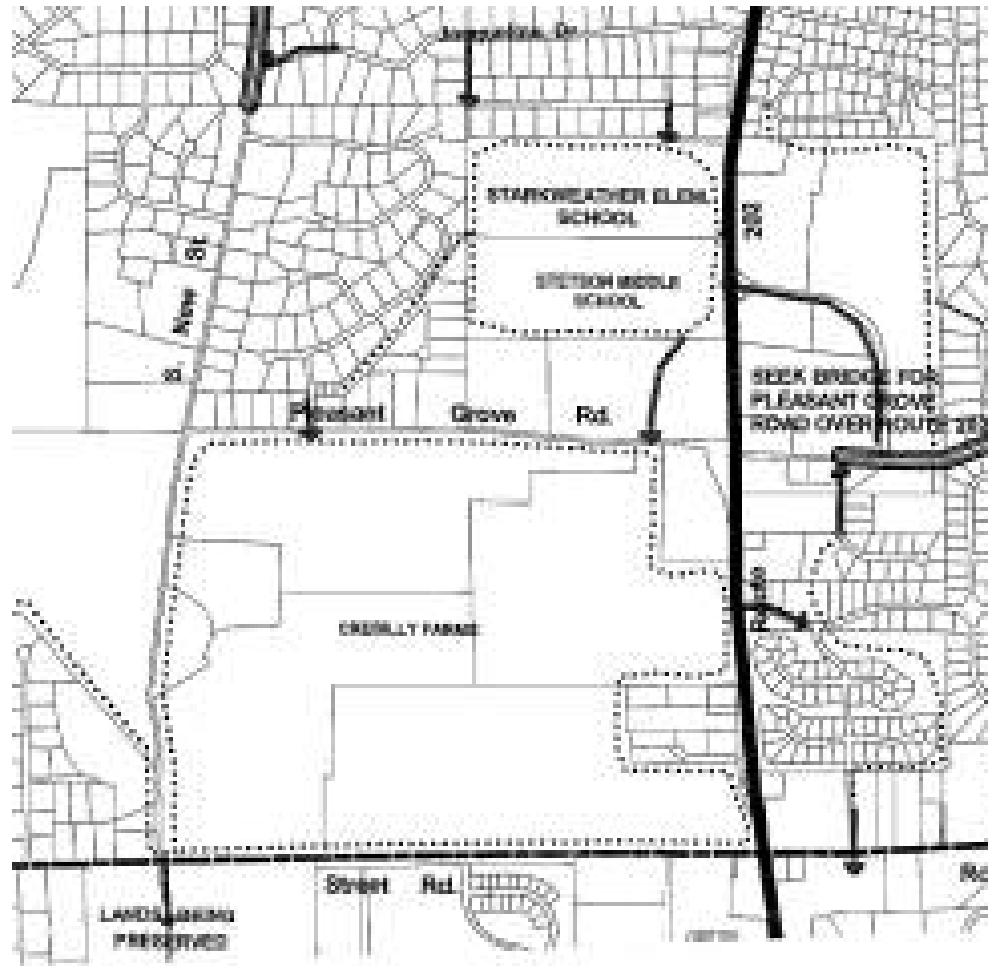




# Connector



# Trails Plan



# Traffic Impact



## Transportation Impact Study for the Crebilly Residential Development Westtown Township, Chester County, PA



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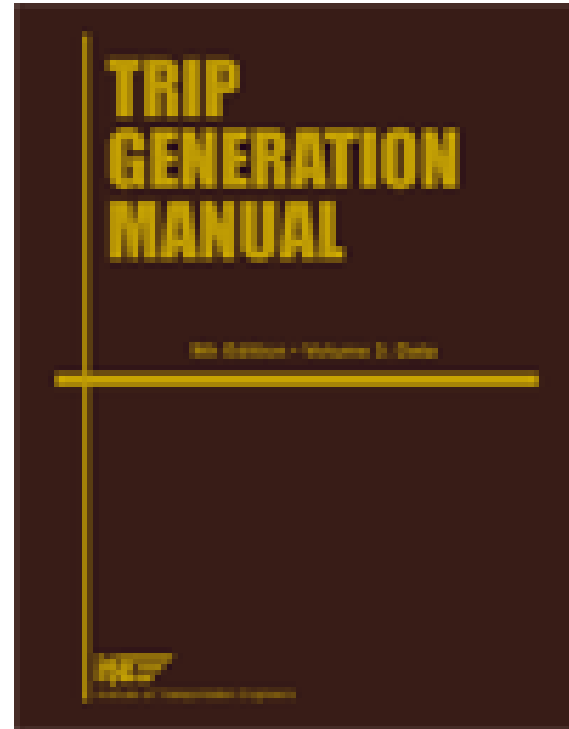
October 13, 2016  
McMahon Project Number 816451.11

Transportation Solutions Building Better Communities

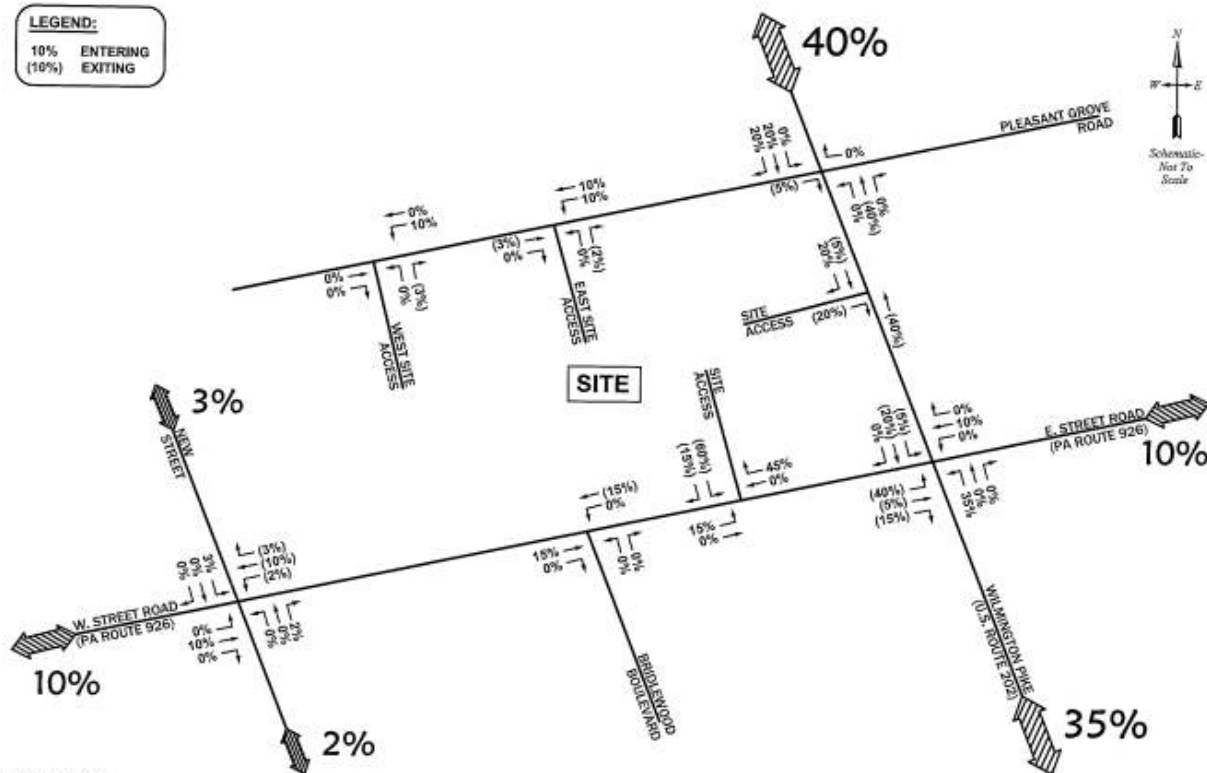
[mcmahonassociates.com](http://mcmahonassociates.com)

# Trip Generation

- 319\* Dwelling Units
- 2,742 daily trips
- 210 morning peak
- 266 evening peak



# Distribution/Assignment



**FIGURE 4A**  
 Site Trip Distribution  
 Alternatives A and B

**CREBILLY FARM RESIDENTIAL DEVELOPMENT** **McMAHON**  
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

# US 202 and PA 926

CONCEPTUAL INTERSECTION LAYOUT  
JUNE 5, 2014

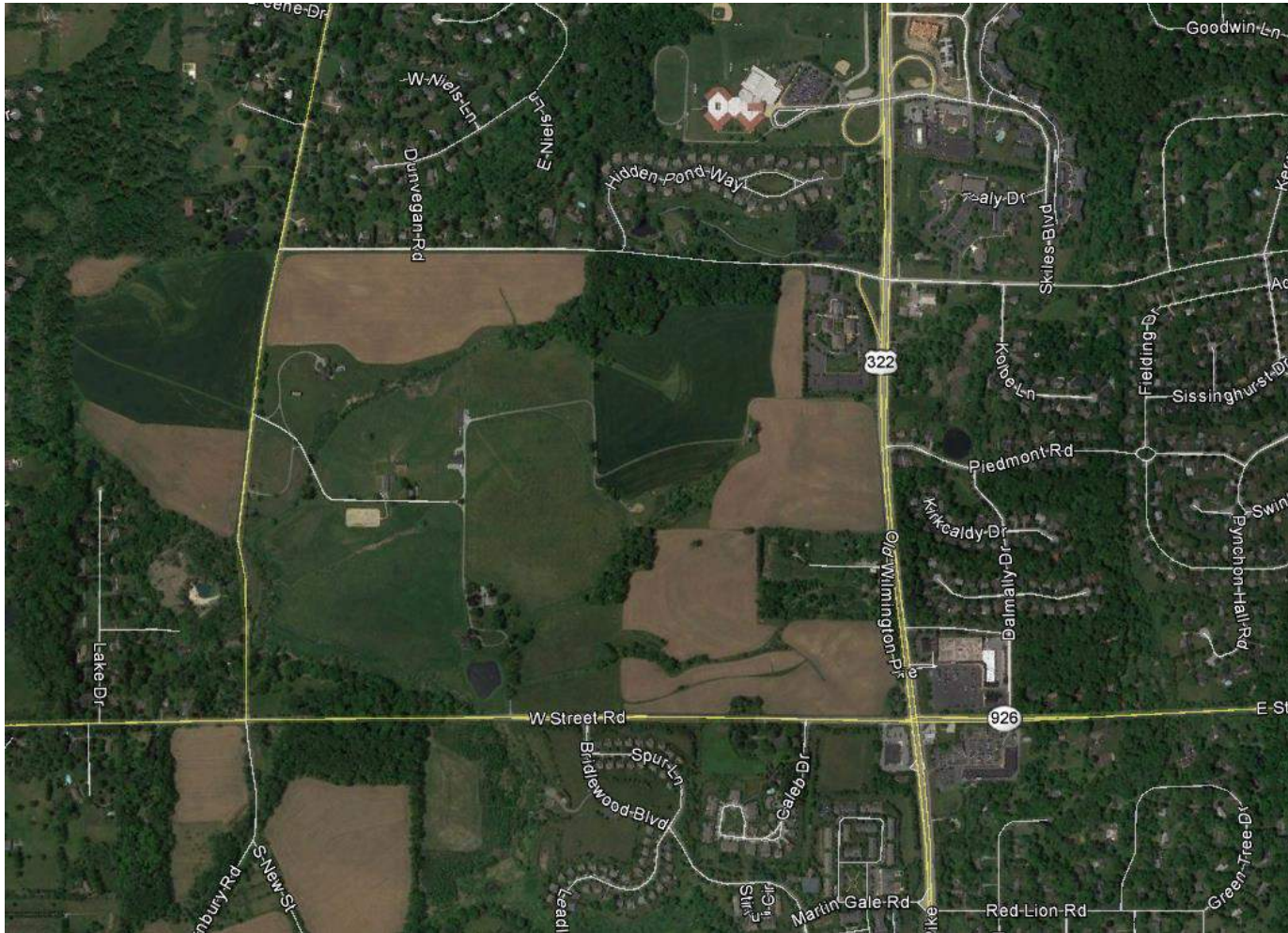




# Traffic Impact

- Study generally consistent with Code and DOT
- Technical deficiencies
- Additional analyses warranted
- Scope of improvements to address impacts to be determined

# Additional Items

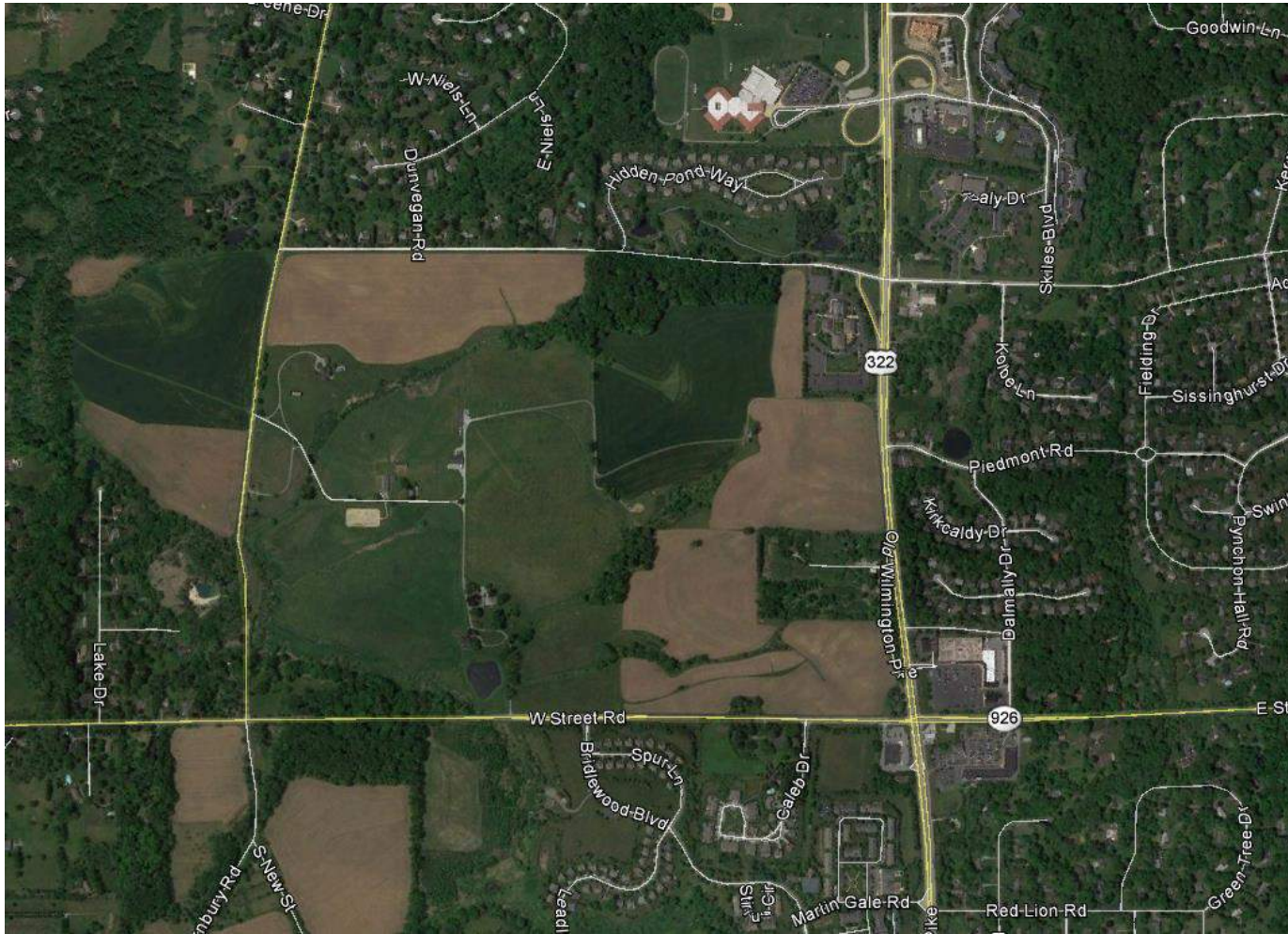


Source: Google Earth





# Recommendations



Source: Google Earth

**Thank you for  
participating**

