



December 6, 2016

CHESTER COUNTY, WESTTOWN TOWNSHIP  
SR 0202 (WILMINGTON PIKE) SEG. 0051 OFF. 0000 TO SEG. 0061 OFF. 0000  
SR 0926 (STREET ROAD) SEG. 0390 OFF. 0000 TO SEG. 0400 OFF. 0679  
HIGHWAY OCCUPANCY PERMIT APPLICATION NO. PRE1354  
CREBILLY FARM – MIXED RESIDENTIAL LAND USE  
TRAFFIC LOG NO.: C16-010XP

**PRELIMINARY REVIEW**

Nicole Kline, PE, PTOE  
McMahon Associates, Inc.  
840 Springdale Drive  
Exton, PA 19341

Dear Ms. Kline:

The Department has reviewed the preliminary scoping application submission for compliance with applicable Department Regulations. This preliminary review has identified deficiencies that must be addressed in order for your application submission to be processed as efficiently as possible.

The Department understands that the provided traffic impact analysis is preliminary in nature. As such, the Department reserves the right to make future additional comments based on a formal submission with a complete Transportation Impact Study.

Our comments on your preliminary submission are as follows:

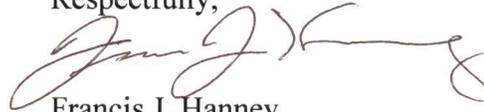
**PRELIMINARY COMMENTS**

1. The following scoping application elements appear to be acceptable:
  - a. Trip Generation: Residential Condominium/Townhouse (230), Single Family Detached Housing (210)
  - b. Study Type: Transportation Impact Study (TIS)
  - c. Study Area Type: Urban
  - d. Growth rate factor: 1.71%/year
  - e. Pass-by Trips: None
  
2. As a regional roadway network improvement, the Department has interest in the provision of a connector road through the subject parcel to be constructed as part of this development. The road should provide a direct connection between SR 0926 (Street Road) and West Pleasant Grove Road. The Department strongly encourages the Developer and the Township to work toward this goal.

3. The site access road to SR 0926 (Street Road) should be aligned with Bridlewood Boulevard for improved intersection spacing along SR 0926, and to eliminate unnecessary left turn movements for traffic travelling to/from Bridlewood Boulevard and the site. Also, there is excessive queueing on the eastbound approach of SR 0926 to SR 0202, therefore the distance between the site access and SR 0202 should be increased. Locating the site access to align with Bridlewood Boulevard increases the distance from SR 0202.
4. The Traffic Impact Study must analyze both the “With PennDOT Improvements” and the “Without PennDOT Improvements” scenarios at the intersection of SR 0202 and SR 0926.
5. Since trips between the site and the Borough of West Chester will likely utilize the intersection of New Street and West Pleasant Grove Road, the TIS Study Area should be revised to include this intersection.
6. The TIS must include a Crash Analysis for the study area.
7. Please be aware that the installation of drainage facilities within the Legal Right-of-Way may necessitate additional permitting requirements, including, but not limited to, a separate Highway Occupancy Permit from the Municipality for the future maintenance of the new drainage facilities. Specific information relating to five potential drainage scenarios, as well as each scenario’s submission requirements, is presented in PennDOT Strike-Off Letter 470-10-03. PennDOT is legally bound by Section 421 of the State Highway Law (36 P.S. § 670-421) to enforce this maintenance responsibility for stormwater facilities relating to HOP projects. Please be guided accordingly.
8. Please be advised that pursuant to and in accordance with Title 67, Chapter 441.8(h)(2)(iv) of the code, the Safe Stopping Sight Distance is the absolute minimum acceptable sight distance for any driveway. It is the designer’s responsibility to ensure that this minimum requirement is satisfied. Furthermore, it should also be understood that any comments made (or guidance given) in this correspondence are preliminary in nature and the Department reserves the right to change, alter, withdraw, or amend them as it deems necessary in the future.
9. Please be aware that the Department’s policy is that TISs are to be submitted via the ePermitting System. The PennDOT project number, C16-010XP, for this preliminary review must be referenced in the ePermitting System when the application is submitted.

The Department has performed this preliminary review based only on the limited information provided. We reserve the right to make future, additional, detailed comments based on the formal submission and application for a Highway Occupancy Permit. If you have any questions pertaining to the technical aspects of this review, please contact Drew E. Sirianni, PE, PTOE of Pennoni at (215) 254-7893 or DSirianni@pennoni.com.

Respectfully,



Francis J. Hanney  
District Traffic Services Manager  
Engineering District 6-0

cc: Matthew Miele, PE  
Ashwin Patel, PE  
Traffic Services File  
Westtown Township  
Thornbury Township  
Chester County Planning Commission