



ALBERT FEDERICO CONSULTING, LLC
Traffic Engineering and Mobility Solutions

MEMORANDUM

January 11, 2024

To: Justin Yaich, Township Manager
West Bradford Township

From: Albert Federico, P.E., PTOE
Township Traffic Engineer

Subject: Chestnut Lane Pump Station (WBT - LD #23-02) – Traffic Review
West Bradford Township, Chester County

As requested, a technical review of the following materials has been completed relative to the West Bradford Township traffic related ordinances as well as reasonable and customary standards of Traffic Engineering practice:

- Preliminary/Final Land Development Plans for Community Utilities of Pennsylvania, Inc. Chestnut Lane Pump Station Improvements, prepared by GHD, Inc., dated December 11, 2023
- Waiver Request Chestnut Lane Pump Station Land Development Plan, prepared by GHD, Inc., dated 8 December 2023

The existing Pump Station is located along Chestnut Lane (T381), immediately west of Broad Run Road (T383). Vehicular access is provided to Chestnut Lane via an existing driveway. The Applicant is proposing to reconstruct the pump station, including modifying the access to provide two, one-way driveways to Chestnut Lane.

Principal Transportation Issues

Access

Per §166-7J, nonresidential driveways are required to be at least 20 feet wide. A waiver has been requested to provide two one-way driveways: 14' entering (western) 16' exiting (eastern).

Per §166-7O, sight distances for nonresidential driveways shall adhere to PennDOT standards. The proposed driveways appear to comply with PennDOT standards for minimum stopping sight distance; however, the available sight distance for vehicles making a left turn into the western driveway should be verified.

Sidewalks, Trails and Right-of-Way

Per §385-38B(3), the Board of Supervisors can require sidewalks and/or trails. A waiver has been requested to not install sidewalk or trails. Per §385-38C, when a land development fronts on an existing road having a right-of-way of less than the minimum width required in this chapter, an ultimate right-of-way line shall be established. If the Board determines that sidewalks and/or trails are not appropriate as part of this application consideration should be given to ensure there is adequate right-of-way available for the future installation of sidewalks and/or trails.



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Traffic Impact

The property is within the "Western" Transportation Service Area. The use is not anticipated to regularly generate traffic during the evening peak.

Technical Review Comments

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:

Land Development Plan

1. Driveway entrances into all nonresidential single-use properties shall be no less than 20 feet in width at the street line. {§166-7J} A waiver has been requested to permit two one-way driveways. There is no objection to this request provided the driveways comply with all other relevant requirements.
2. In addition to meeting PennDOT standards, clear sight triangles measured 12 feet back from the edge of cartway shall be provided. {§166-7N(1)}
3. Sight distances for nonresidential driveways shall adhere to the PennDOT standards. {§166-7O} The plan exhibit presents sight distance for vehicles exiting from both driveways. For the "western" (entering) driveway the plan should illustrate that vehicles turning left into the site have adequate sight distance.
4. No driveway shall be located closer than five feet to any property line except when using a common driveway by approval of the Board of Supervisors. {§166-7Q} The radius of the western driveway appears to be less than 5 feet from the adjacent property.
5. A clear sight triangle of 75 feet shall be provided within the site quadrant of Broad Run Road and Chestnut Lane. {§385-22.G(14)}
6. Broad Run Road is classified as a collector street and Chestnut Lane is classified as a Primary Local Distributor.
 - a. The Board of Supervisors should consider if roadway widening should be completed along the site frontage. {§385-38B(3)}
 - b. The plans should clearly identify the Ultimate Right-of-Way along the site frontage. {§385-38C}
7. The Board of Supervisors should consider if sidewalks and/or trails shall be required. {§385-47C} A waiver has been requested to not install sidewalk or trails. It is noted that the Township Greenways, Trails, and Gateways Plan identifies:
 - a. Broad Run Trail, along Broad Run Road, as a "Core Trail", and
 - b. The Stock Grange, along Chestnut Lane, as a "Loop Trail".
8. Verify that the driveways are properly dimensioned.
9. The plans should include signs ("One-way" and "Do Not Enter") and pavement markings (arrows and stop bars) for the proposed one-way operation.

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.