

2679-Crally

EXHIBIT A-44B



pennsylvania
DEPARTMENT OF TRANSPORTATION

Date: 12/30/2019
Subject: Highway Occupancy Permit Application No. 196830, Cycle No.2 - Returned For Revisions
To: Toll PA XVIII, L.P.
250 Gibraltar road
Horsham, PA 19044
From: PennDOT Engineering District 6-0
7000 Geerdes Boulevard
King of Prussia, PA 19406

Dear Applicant,

PennDOT has reviewed your application for completeness, consistency and compliance with applicable Department Regulations. This review has identified issues that must be addressed in order for our review to continue.

The Department's review comments are attached.

Once the comments have been addressed, please resubmit the application and associated material for further review.

Upon resubmission, the applicant's engineer should put together a letter that describes how each comment has been addressed and where each can be found. This will help expedite the review. For guidance on HOP applications refer to 67 PA Code, Chapter 441, Chapter 459 and PennDOT Publication 282, "Highway Occupancy Permit Guidelines". Additional comments may follow upon review of the resubmitted application.

Additional comments may follow upon review of the resubmitted application. If you have any questions pertaining to the technical aspects of this review, please contact the Department's representative, Drew E. Sirianni, PE, PTOE of Pennoni at 215.254.7893 or DSirianni@Pennoni.com.



Response Comments

Date: 12/30/2019

Application Number: 196830, Cycle No.2

Form Letter Notes

(1) * Upon resubmission, the applicant's engineer must prepare a letter that describes how each comment has been addressed.

* Additional comments may follow upon review of the resubmitted application. If you have any questions pertaining to the technical aspects of this review, please contact the Department's representative, Drew E. Sirianni, PE, PTOE of Pennoni at 215.254.7893 or DSirianni@Pennoni.com.

* For guidance on Highway Occupancy Permit applications refer to PA Code Title 67, Chapter 441, Chapter 459 and PennDOT Publication 282. This will help expedite the review.

General

(1) When available, attach a copy of the conditional use approval to the Form M-950MPC and resubmit it in the ePermitting System.

Application

- (1) Permit applications shall be submitted in the name of the owner of the property (Title 67 Chapter 441.1 and 441.3(b)). Chapter 441 and Publication 282 were amended in August 2018, and new forms of documentation are now required when the applicant is not the fee title holder. If/Since the applicant for this Permit does not hold fee title to the property, the procedure outlined in Publication 282, Change No. 1, Section 2.2, pages 19-20, 236A and 247-249 must be followed (e.g. Forms M-950 CFO, M-950 IFO, and M-950 IC). Submit the required documentation with the next submission. For reference, these forms are also available in EPS under the "Application Setup" section in the "Reference Material and Forms" link.
- (2) As previously indicated, please provide the following information in the applicant contact information tab under "Applicant Team":

- BPID

- Contact information (name/title/phone/email) for a general contact person (person that typically deals with the Highway Occupancy Permit application process)

- Contact information (name/title/phone/email) for a billing contact person (person that typically deals with the Highway Occupancy Permit invoicing process)

Please be aware that this information needs to be manually entered on the "Applicant Team" page in the ePermitting System every time the application is resubmitted.

Transportation Impact Study/Transportation Impact Assessment

- (1) The turn lane warrant analyses for W. Pleasant Grove Road between Collector Road (site access) and Orvis Way, that were referenced in the engineer's response to the Cycle 1 comments (Comment #4), weren't included in the revised TIS. Please include the turn lane warrant analysis with the resubmission. As previously indicated, the Department is interested in side-by-side left turn lanes at this location, especially to mitigate any possible concern for queueing back onto US-202/US-322 (SR 0202).
- (2) Separate the US-202/US-322 (SR 0202) right-turn volumes and the "to jughandle" volumes on all figures at the intersection of US-202/US-322 (SR 0202) and Skiles Boulevard/Stetson School Drive.
- (3) As indicated previously, the study must describe how the proposed development was designed to accommodate pedestrians, bicycles and transit operations.
- (4) Upon receipt of non-reportable crash data, update the crash analysis accordingly.
- (5) Provide further information regarding the Orvis Way and the Collector Road diversions. The descriptions of the diversion in the TIS don't match with the volumes presented in Appendix K. Provide additional figure(s) showing the diversion percentages due to Orvis Way and the Collector Road.
- (6) SYNCHRO
 - a. Model the intersection of US-202/US-322 (SR 0202) and Skiles Boulevard correctly. The volumes to the jughandles should not be modeled as right turns.
 - b. Include the proposed off-site improvements in the 2025 with Development Synchro files.
 - c. Incorporate existing No Turn On Red bans at the Street Road (SR 0926) and New Street intersection in all models.
- (7) As previously indicated, concept plans of full mitigation must be prepared with sufficient detail to describe their feasibility. The plans must also show right-of-way lines. The plan scale should be 50-scale unless otherwise agreed to at the scoping meeting. Ensure that the travel lane and shoulder widths are in accordance with PennDOT's Resurfacing, Restoration and Rehabilitation (3-R) Design Criteria found in PennDOT Publication 13M, Design Manual Part 2. Please note that the concept plan will be reviewed to determine if the recommended improvements are feasible. A full review of

the plans will be completed upon submission of the Highway Occupancy Permit (HOP) package.

(8) INTERSECTION CONTROL EVALUATION (ICE) POLICY

a. As previously indicated, this HOP application is expected to include the creation of a medium volume or high volume local road, the addition of a leg to an existing intersection (SR 0926 and Bridlewood Blvd), the addition of a turning lane at an existing intersection (SR 0926 and Bridlewood Blvd), and modification of control at an existing intersection (SR 0926 and Bridlewood Blvd). As such, the applicant shall comply with PennDOT's Intersection Control Evaluation (ICE) Policy. Please refer to Appendix AI of Publication 10X (DM-1X) and the ICE portion of PennDOT's Traffic Signal Portal for additional information, guidance, and standard forms.

Left Turn Lanes

(1) Left turn lanes are needed on the westbound and eastbound approaches of SR 0926 at the New Street intersection. Begin the necessary coordination with the property owner(s) to secure any Required Right-of-Way.

Signal Section (Publication 46, 148 And 149)

- (1) a. Coordinate all reviews with both Westtown and Thornbury Twps.
- b. Add new roadway (Orvis Way) with recent development at Pleasant Grove Road (New Count Info).
- c. Left turn lanes are needed on Pleasant Grove Road for your access to development.
- d. Submit layout for US-202/US-322 (SR 0202) and the W. Pleasant Grove Road intersection. Control movements on US-202/US-322 (SR 0202) properly.
- e. Submit all TE-160s for signalized intersections separately with warrant analysis/study for each intersection.
- f. Continue to coordinate with the PennDOT project that is now in construction for signal upgrades along US-202/US-322 (SR 0202).
- g. Provide fiber optic interconnect plans for the Street/Bridlewood and Street/New signals. Integrate into the Department's UCC software.
- h. There may be additional comments upon receipt of signal plans.
- i. There is currently a temporary traffic signal in operation at the intersection of US-202/US-322 (SR 0202) and W. Pleasant Grove Road. Please contact Charlie Hall of Lenni Electric for timeline to determine if this temporary signal needs to be accounted for in your traffic analysis.