

Kline, Nicole

From: Adams, David L <davidadams@pa.gov>
Sent: Thursday, July 23, 2020 8:59 AM
To: Drew E. Sirianni
Cc: Patel, Ashwin; Kline, Nicole
Subject: RE: [External] FW: Robinson Tract (EPS 196830) - PA 926 Signal Coordination Question

We would expect that the 2 signals on Route 926 be interconnected by fiber to the Route 202 backbone and communications set up with MaxView software in the District Office. However, we would not expect them to be coordinated with Route 202 from a timing standpoint.

David L. Adams, P.E. | Traffic Signals Section Manager
 PA Department of Transportation | Engineering District 6-0
 7000 Geerdes Boulevard | King of Prussia, PA 19406
 Phone: 610.205.6576 | Fax: 610.205.6598
www.dot.state.pa.us

From: Drew E. Sirianni <DSirianni@Pennoni.com>
Sent: Wednesday, July 22, 2020 12:59 PM
To: Adams, David L <davidadams@pa.gov>
Cc: Patel, Ashwin <ASHPATEL@pa.gov>; Kline, Nicole <nkline@mcmahonassociates.com>
Subject: [External] FW: Robinson Tract (EPS 196830) - PA 926 Signal Coordination Question

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Dave,

I don't think you saw this yet, but I feel like we should consult with you. Please see the inquiry below from McMahon about the signal work for this project.

Drew E. Sirianni, PE, PTOE**Pennoni**

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Direct: +1 (215) 254-7893 | **Mobile:** +1 (267) 822-7908
www.pennoni.com | DSirianni@Pennoni.com

From: Kline, Nicole <nkline@mcmahonassociates.com>
Sent: Wednesday, July 15, 2020 8:51 AM
To: Patel, Ashwin <ASHPATEL@pa.gov>; Drew E. Sirianni <DSirianni@Pennoni.com>
Subject: Robinson Tract (EPS 196830) - PA 926 Signal Coordination Question

Morning Ashwin and Drew, I hope all is well! We are continuing to work through the conditional use process in Westtown Township for the Robinson Tract (Crebilly Farm) development for Toll Brothers. A question came up in Al Federico's latest Township review letter that we wanted to confirm with PennDOT. Based on prior PennDOT comments,

our TIS includes the provision of interconnection between the PA 926/New Street and PA 926/Bridlewood Blvd/Proposed Connector Road traffic signals.

In his latest Township review letter, AI has questioned whether these two PA 926 traffic signals need to be incorporated into the US 202 signal system. Ashwin, can you please confirm if these two PA 926 signals are to be interconnected and remain their own system, or if PennDOT will require them to be added to the US 202 signal system? With the long cycle lengths for the US 202 corridor, we do not believe incorporating the PA 926 signals into that system would result in the best operations. We do not believe that was the intent based on previous PennDOT comments, but want to confirm what you are looking for specifically.

I have attached our latest with-development Synchro files, in case it is useful to have them at hand while reviewing this question. We are looking to resubmit to the Township at the end of this week, if information on this question can be provided. Let me know if a call would be helpful to discuss.

Thanks!

Nicole R. Kline-Elsier, P.E., PTOE | Regional Service Leader – Traffic
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D: 484.872.2277
835 Springdale Drive, suite 200
Exton, PA 19341
nkline@mcmahonassociates.com
www.mcmahonassociates.com



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From: [Hanney, Francis J.](#)
To: [Andrew Semon](#); albert@federico-consulting.com; [Will Ethridge](#)
Cc: GAdelman@KAPLAW.com (GAdelman@KAPLAW.com); [Kline, Nicole](#); [Brian Thierrin](#); [Mike Downs](#)
Subject: RE: [External] Crebilly - Gardens at Westtown
Date: Thursday, July 2, 2020 9:39:24 AM

Thank you.

From: Andrew Semon <ASEMON@tollbrothers.com>
Sent: Wednesday, July 1, 2020 4:09 PM
To: albert@federico-consulting.com; Will Ethridge <wethridge@westtown.org>; Hanney, Francis J. <FHANNEY@pa.gov>
Cc: GAdelman@KAPLAW.com (GAdelman@KAPLAW.com) <GAdelman@KAPLAW.com>; Kline, Nicole <nkline@mcmahonassociates.com> (nkline@mcmahonassociates.com) <nkline@mcmahonassociates.com>; Brian Thierrin <BTHIERRIN@tollbrothers.com>; Mike Downs <MDOWNS@tollbrothers.com>
Subject: [External] Crebilly - Gardens at Westtown

ATTENTION: *This email message is from an external sender. Do not open links or attachments from unknown sources. To report suspicious email, forward the message as an attachment to CWOPA_SPAM@pa.gov.*

Fran, Al & Will,

Attached please find Proof of Delivery of our offer to the Gardens at Westtown for ROW and construction easement.

Please let me know if you have any additional questions.

Andrew Semon
Division President, Pennsylvania/Delaware
Toll Brothers
4 Hillman Drive, Suite 120 Chadds Ford, PA 19317
Office: (610) 358-3611 | Fax: (610) 358-6386



1ST IN HOMEBUILDING
6 YEARS IN A ROW

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From: [Hanney, Francis J.](#)
To: [Andrew Semon](#); albert@federico-consulting.com; [Will Ethridge](#)
Cc: GAdelman@KAPLAW.com (GAdelman@KAPLAW.com); [Kline, Nicole](#); [Brian Thierrin](#); [Mike Downs](#)
Subject: RE: [External] Crebilly - Spackman
Date: Friday, June 26, 2020 9:28:00 AM

Thank you.

From: Andrew Semon <ASEMON@tollbrothers.com>
Sent: Thursday, June 25, 2020 3:42 PM
To: albert@federico-consulting.com; Will Ethridge <wethridge@westtown.org>; Hanney, Francis J. <FHANNEY@pa.gov>
Cc: GAdelman@KAPLAW.com (GAdelman@KAPLAW.com) <GAdelman@KAPLAW.com>; Kline, Nicole <nkline@mcmahonassociates.com> (nkline@mcmahonassociates.com) <nkline@mcmahonassociates.com>; Brian Thierrin <BTHIERRIN@tollbrothers.com>; Mike Downs <MDOWNS@tollbrothers.com>
Subject: [External] Crebilly - Spackman

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Fran, Al & Will,

Attached please find Proof of Delivery of our offer to the Spackman Trust for ROW and construction & traffic signal easements.

I previously reached out to Randell Spackman to inform him this was coming and hand delivered a copy to his home in Thornbury. I will follow-up with him again to request a meeting.

Please let me know if you have any additional questions.

Andrew Semon
Division President, Pennsylvania/Delaware
Toll Brothers
4 Hillman Drive, Suite 120 Chadds Ford, PA 19317
Office: (610) 358-3611 | Fax: (610) 358-6386



From: [Hanney, Francis J.](#)
To: [Andrew Semon](#); albert@federico-consulting.com; [Will Ethridge](#)
Cc: GAdelman@KAPLAW.com (GAdelman@KAPLAW.com); [Kline, Nicole](#); [Brian Thierrin](#); [Mike Downs](#)
Subject: RE: [External] Crebilly Farm
Date: Wednesday, June 17, 2020 5:00:13 PM

Everything seems comprehensive with respect to these types of offers. As you know we have received several letters of concern for the perceived historical impacts of these improvements to the Brandywine Battlefield. If this offer is declined as I suspect it may be the Department will request a re-design that keeps all the improvements within the existing ROW. Additionally, in order to be more sensitive to the historical concerns expressed the Department would accept the elimination of the WB right turn lane that, ironically, does not require 3rd party ROW in an effort to reduce the “footprint” and thus the perceived impacts of this much needed improvement. I guess we’ll see what happens. Thank you for your cooperation.

From: Andrew Semon <ASEMON@tollbrothers.com>
Sent: Wednesday, June 17, 2020 2:49 PM
To: Hanney, Francis J. <FHANNEY@pa.gov>; albert@federico-consulting.com; Will Ethridge <wethridge@westtown.org>
Cc: GAdelman@KAPLAW.com (GAdelman@KAPLAW.com) <GAdelman@KAPLAW.com>; Kline, Nicole <nkline@mcmahonassociates.com> (nkline@mcmahonassociates.com) <nkline@mcmahonassociates.com>; Brian Thierrin <BTHIERRIN@tollbrothers.com>; Mike Downs <MDOWNS@tollbrothers.com>
Subject: [External] Crebilly Farm

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Fran, Al and Will,

Attached please find the package going out to the owner, Herbert B. Spackman Trust, of the southeast and southwest corners of the Street Road and New Street intersection.

Upon confirmation of delivery, I will forward the receipt for your records.

If you have any questions in the interim, please feel free to contact me at the number below.

Andrew Semon
Division President, Pennsylvania/Delaware
Toll Brothers
4 Hillman Drive, Suite 120 Chadds Ford, PA 19317
Office: (610) 358-3611 | Fax: (610) 358-6386



From: [Kline, Nicole](#)
To: [Drew E. Sirianni](#); [Hanney, Francis J.](#); [Lapenta, Susan](#); [Lutz, Paul](#); [Patel, Ashwin](#); [David Adams \(davidadams@pa.gov\)](#); [kcamp@buckleyllp.com](#); [Albert Federico](#); [JLizza@Thornburytwp.com](#)
Cc: [Andrew Semon](#); [Mike Downs](#); [Brian Thierrin](#); [Gregg I. Adelman](#); [Jeff Madden](#); [frank@ftavaniassociates.com](#)
Subject: RE: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)
Date: Wednesday, May 20, 2020 10:17:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[2020-05-18 Street Rd \(S.R. 0926\) and New St.pdf](#)
[2020-05-15 Wilmington Pike \(S.R. 0202\) and Skiles Blvd-Stetson Dr.pdf](#)
[2020-05-20 US 202 & Skiles Synchro Worksheets with Impvts.pdf](#)

Good morning. Based on written comments provided by PennDOT and Thornbury Township, and comments received verbally on behalf of Westtown Township from their Traffic Engineer, revised concept plans for the two intersections are attached. Additionally, responses to PennDOT's technical design comments are provided below. Thanks!

Wilmington Pike (SR 0202) and Skiles Boulevard (SR 2030) / Stetson Middle School

1. Provide alignment of the left turn lane on Skiles Boulevard to align with the outside opposing left turn lane on Stetson Middle School. Provide a length of mast arm on the northwest corner for proper signal head positioning with this configuration.

Response: The concept plan has been revised to comply with the requested alignment.

2. Check side street turning paths and whether they overlap.

Response: Turning templates are provided with the revised concept plan.

3. Check operational analysis in Synchro.

Response: Due to the revisions to the concept plans, revised Synchro worksheets are attached.

4. With the change to dual left turns on the Stetson Middle School (west leg), verify with truck turns that the receiving SR 0202 north leg will accommodate the dual left turns. The nose of the median on the north leg may need to be adjusted (e.g. nose made narrower).

Response: As shown within the turning templates provided with the revised concept plan, two school buses can turn simultaneously, side by side, within the dual left-turn lanes proposed from the Stetson school approach, which is the appropriate design vehicle. No adjustment to the US 202 median on the north side of the intersection is necessary.

5. Provide a length of mast arm on the southeast corner for proper signal head positioning.

Response: Upon further design based on survey, a longer mast arm will be provided if necessary.

6. As long as the overhead lane use control is proposed (as shown), the proposed painted out W/24" @ 8' O.C. is not necessary on the east leg of Skiles Boulevard.

Response: The revised concept plan includes removal of these pavement markings.

7. A white edge line isn't needed on the eastbound departure of Skiles Boulevard. Simply provide a 14' curb lane.

Response: The revised concept plan includes removal of these pavement markings.

Street Road (SR 0926) and New Street

1. Provide an alternate concept that realigns Street Road (SR 0926) further to the north. The plan shows that there is approximately 12 feet of Right-of-Way available on the northwest corner. Consider utilizing Single Face Concrete Barrier, if needed, to minimize grading impacts to the adjacent property. This may reduce or eliminate the need for Right-of-Way acquisition and utility pole relocations on the south side.

Response: As discussed with PennDOT's consultant reviewer, the applicant believes the current design provides the greatest opportunity to achieve dedicated left-turn lanes along PA 926. Although some right-of-way exists along the north side of PA 926, there is no available right-of-way at the northwest corner of PA 926 and New Street to accommodate widening. Also, there is a large tree that would be required to be removed with any widening on the north side of PA 926, which is partially located outside of the right-of-way. The applicant understands this alternative concept may need to be evaluated further in the future, dependent upon the ability to acquire right-of-way to accommodate the current design.

2. Plot all historic and cultural resource boundaries on the plans. The applicant is responsible for coordinating with the Pennsylvania Historical & Museum Commission (PHMC) regarding any effects to historic or cultural resources.

Response: The information currently available is included the concept plan.

3. Fixed objects along the roadside should be located outside of the clear zone; however, utility poles may be located closer, at a minimum of 4' from the edge of shoulder. Revise the utility pole relocations or the roadway alignment, as appropriate, to achieve the 4' minimum setback from the edge of the shoulder for utility poles.

Response: The utility pole relocations has been revised to accommodate this requirement.

4. Provide a 3' shoulder on westbound Street Road (SR 0926) along the applicant's frontage.

Response: The concept plan has been revised to illustrate the 3-foot shoulder.

5. Confirm the proposed intersection geometry with truck turning templates.

Response: Turning templates are provided with the revised concept plan, demonstrating turning operations consistent with existing conditions.

6. Verify with the municipality if there is a need for pedestrian facilities at this intersection.

Response: Based on discussions with the Township Traffic Engineer, and previous meetings with Westtown Township and Thornbury Township, pedestrian facilities are desired to accommodate movement to/from the southwest and northeast quadrants of the intersection. The revised concept plans illustrate pedestrian crossings of the southern leg of New Street and the eastern leg of PA 926.

Nicole R. Kline-Elsier, P.E., PTOE
McMahon Associates, Inc.
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www.mcmahonassociates.com

From: Drew E. Sirianni <DSirianni@Pennoni.com>

Sent: Thursday, April 16, 2020 8:55 AM

To: Kline, Nicole <nkline@mcmahonassociates.com>; Hanney, Francis J. <FHANNEY@pa.gov>; Lapenta, Susan <SLAPENTA@pa.gov>; Lutz, Paul <PLUTZ@pa.gov>; Patel, Ashwin <ASHPATEL@pa.gov>; David Adams (davidadams@pa.gov) <davidadams@pa.gov>; kcamp@buckleyllp.com; Albert Federico <albert@federico-consulting.com>; JLizza@Thornburytwp.com

Cc: Andrew Semon <ASEMON@tollbrothers.com>; Mike Downs <MDOWNS@tollbrothers.com>; Brian Thierrin <BTHIERRIN@tollbrothers.com>; Gregg I. Adelman <GAdelman@KAPLAW.com>; Jeff Madden <JMADDEN@eseconsultants.com>; frank@ftavaniassociates.com

Subject: RE: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

Nicole,

PennDOT has completed review of the concept plans and offers the following comments. Please let us know if there are any questions.

Wilmington Pike (SR 0202) and Skiles Boulevard (SR 2030) / Stetson Middle School

1. Provide alignment of the left turn lane on Skiles Boulevard to align with the outside opposing left turn lane on Stetson Middle School. Provide a length of mast arm on the northwest corner for proper signal head positioning with this configuration.
2. Check side street turning paths and whether they overlap.
3. Check operational analysis in Synchro.
4. With the change to dual left turns on the Stetson Middle School (west leg), verify with truck turns that the receiving SR 0202 north leg will accommodate the dual left turns. The nose of the median on the north leg may need to be adjusted (e.g. nose made narrower).
5. Provide a length of mast arm on the southeast corner for proper signal head positioning.

6. As long as the overhead lane use control is proposed (as shown), the proposed painted out W/24" @ 8' O.C. is not necessary on the east leg of Skiles Boulevard.
7. A white edge line isn't needed on the eastbound departure of Skiles Boulevard. Simply provide a 14' curb lane.

Street Road (SR 0926) and New Street

1. Provide an alternate concept that realigns Street Road (SR 0926) further to the north. The plan shows that there is approximately 12 feet of Right-of-Way available on the northwest corner. Consider utilizing Single Face Concrete Barrier, if needed, to minimize grading impacts to the adjacent property. This may reduce or eliminate the need for Right-of-Way acquisition and utility pole relocations on the south side.
2. Plot all historic and cultural resource boundaries on the plans. The applicant is responsible for coordinating with the Pennsylvania Historical & Museum Commission (PHMC) regarding any effects to historic or cultural resources.
3. Fixed objects along the roadside should be located outside of the clear zone; however, utility poles may be located closer, at a minimum of 4' from the edge of shoulder. Revise the utility pole relocations or the roadway alignment, as appropriate, to achieve the 4' minimum setback from the edge of the shoulder for utility poles.
4. Provide a 3' shoulder on westbound Street Road (SR 0926) along the applicant's frontage.
5. Confirm the proposed intersection geometry with truck turning templates.
6. Verify with the municipality if there is a need for pedestrian facilities at this intersection.

Drew E. Sirianni, PE, PTOE

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From: Kline, Nicole <nkline@mcmahonassociates.com>

Sent: Monday, April 6, 2020 5:16 PM

To: Hanney, Francis J. <FHANNEY@pa.gov>; Lapenta, Susan <SLAPENTA@pa.gov>; Lutz, Paul <PLUTZ@pa.gov>; Patel, Ashwin <ASHPATEL@pa.gov>; Drew E. Sirianni <DSirianni@Pennoni.com>; kcamp@buckleyllp.com; Albert Federico <albert@federico-consulting.com>; JLizza@Thornburytwp.com

Cc: Andrew Semon <ASEMON@tollbrothers.com>; Mike Downs <MDOWNS@tollbrothers.com>; Brian Thierrin <BTHIERRIN@tollbrothers.com>; Gregg I. Adelman <GAdelman@KAPLAW.com>; Jeff Madden <JMADDEN@eseconsultants.com>; frank@ftavaniassociates.com

Subject: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

Based on the discussions from the February 11th, 2020 project coordination meeting and the resulting action items, McMahon has prepared conceptual plans for the improvements at the intersection of PA 926/New Street, and US 202/Skiles Boulevard for PennDOT and Township review.

Upon receipt of comments or concurrence of the improvements illustrated preliminarily in the attached plans, the applicant Toll Brothers will then begin discussions with the impacted property owners to pursue the necessary approvals and/or rights-of-way for implementation.

If a 30-day review period is sufficient, consistent with PennDOT's HOP review standards, we respectfully request feedback or concurrence on these concepts by May 8th. I am more than happy to discuss any questions or need for additional information in the meantime.

Hoping you and yours are well, thanks!

Nicole R. Kline-Elsier, P.E., PTOE | Regional Service Leader – Traffic

O: 610.594.9995 x 5107

D: 484.872.2277

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Exton, PA 19341

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www.mcmahonassociates.com



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From: [Drew E. Sirianni](#)
To: [Kline, Nicole](#); [Hanney, Francis J.](#); [Lapenta, Susan](#); [Lutz, Paul](#); [Patel, Ashwin](#); [David Adams \(davidadams@pa.gov\)](#); [kcamp@buckleyllp.com](#); [Albert Federico](#); [JLizza@Thornburytwp.com](#)
Cc: [Andrew Semon](#); [Mike Downs](#); [Brian Thierrin](#); [Gregg I. Adelman](#); [Jeff Madden](#); [frank@ftavaniassociates.com](#)
Subject: RE: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)
Date: Thursday, April 16, 2020 8:55:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Nicole,

PennDOT has completed review of the concept plans and offers the following comments. Please let us know if there are any questions.

Wilmington Pike (SR 0202) and Skiles Boulevard (SR 2030) / Stetson Middle School

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Street Road (SR 0926) and New Street

1. Provide an alternate concept that realigns Street Road (SR 0926) further to the north. The plan shows that there is approximately 12 feet of Right-of-Way available on the northwest corner. Consider utilizing Single Face Concrete Barrier, if needed, to minimize grading impacts to the adjacent property. This may reduce or eliminate the need for Right-of-Way acquisition and utility pole relocations on the south side.
2. Plot all historic and cultural resource boundaries on the plans. The applicant is responsible for coordinating with the Pennsylvania Historical & Museum Commission (PHMC) regarding any effects to historic or cultural resources.
3. Fixed objects along the roadside should be located outside of the clear zone; however, utility poles may be located closer, at a minimum of 4' from the edge of shoulder. Revise the utility pole relocations or the roadway alignment, as appropriate, to achieve the 4' minimum setback from the edge of the shoulder for utility poles.
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6. Verify with the municipality if there is a need for pedestrian facilities at this intersection.

Drew E. Sirianni, PE, PTOE

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From: Kline, Nicole <nkline@mcmahonassociates.com>
Sent: Monday, April 6, 2020 5:16 PM
To: Hanney, Francis J. <FHANNEY@pa.gov>; Lapenta, Susan <SLAPENTA@pa.gov>; Lutz, Paul <PLUTZ@pa.gov>; Patel, Ashwin <ASHPATEL@pa.gov>; Drew E. Sirianni <DSirianni@Pennonni.com>; kcamp@buckleyllp.com; Albert Federico <albert@federico-consulting.com>; JLizza@Thornburytwp.com
Cc: Andrew Semon <ASEMON@tollbrothers.com>; Mike Downs <MDOWNS@tollbrothers.com>; Brian Thierrin <BTHIERRIN@tollbrothers.com>; Gregg I. Adelman <GAdelman@KAPLAW.com>; Jeff Madden <JMADDEN@eseconsultants.com>; frank@ftavaniassociates.com
Subject: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

Based on the discussions from the February 11th, 2020 project coordination meeting and the resulting action items, McMahon has prepared conceptual plans for the improvements at the intersection of PA 926/New Street, and US 202/Skiles Boulevard for PennDOT and Township review.

Upon receipt of comments or concurrence of the improvements illustrated preliminarily in the attached plans, the applicant Toll Brothers will then begin discussions with the impacted property owners to pursue the necessary approvals and/or rights-of-way for implementation.

If a 30-day review period is sufficient, consistent with PennDOT's HOP review standards, we respectfully request feedback or concurrence on these concepts by May 8th. I am more than happy to discuss any questions or need for additional information in the meantime.

Hoping you and yours are well, thanks!

Nicole R. Kline-Elsier, P.E., PTOE | Regional Service Leader – Traffic
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From: [Hanney, Francis J.](#)
To: [Marshall, Karen](#); "[Judy Lizza](#)"
Cc: [Harrower, Monica](#); [O'Leary, Brian N.](#); [Diehl, Emma](#); [Elks, Susan S.](#); "[Kathy Labrum](#)"; [Kline, Nicole](#); [Lapenta, Susan](#)
Subject: RE: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)
Date: Tuesday, May 12, 2020 11:11:34 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thank you Karen. We will absolutely do our utmost to respect the sensitive historic environment that surrounds this location and intend to have an open process such that input from the affected municipalities is welcome and fully considered as we move forward. I appreciate your careful consideration of my e-mail and do not take lightly the importance and intrinsic value of the Brandywine Battlefield to this area, Pennsylvania and the Country at large.

Just an aside, my parents used to take us on day trips to the Brandywine Battlefield Park and Longwood Gardens as children. I long ago, thanks to them, developed a unique appreciation of this wonderful and historic area and its importance in the creation of our Country.

From: Marshall, Karen <kmarshall@chesco.org>
Sent: Tuesday, May 12, 2020 9:31 AM
To: Hanney, Francis J. <FHANNEY@pa.gov>; 'Judy Lizza' <JLizza@Thornburytwp.com>
Cc: Harrower, Monica <MHARROWER@pa.gov>; O'Leary, Brian N. <boleary@chesco.org>; Diehl, Emma <emdiehl@pa.gov>; Elks, Susan S. <selks@chesco.org>; 'Kathy Labrum' <kathy@donaghuelabrum.com>; 'nkline@mcmahonassociates.com' <nkline@mcmahonassociates.com>
Subject: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

Dear Mr. Hanney,

After reflecting on your email, I ask that while working with Westtown Township, that this project respect the PennDot Connects program and carefully assess the impact on the Brandywine Battlefield National Historic Landmark and its adjacent planning area in Thornbury and Birmingham Townships. These communities are the primary stewards of the Landmark and have taken care to preserve the historic landscape and transportation corridors.

Many thanks,
Karen

Karen Marshall

**Heritage Preservation Coordinator
Community Planning**

Chester County Planning Commission
601 Westtown Road, Suite 270, West Chester, PA 19380
610-344-6285 | www.chescoplanning.org



kmarshall@chesco.org

From: Hanney, Francis J. <FHANNEY@pa.gov>

Sent: Monday, April 13, 2020 2:50 PM

To: Harrower, Monica <MHARROWER@pa.gov>; Marshall, Karen <kmarshall@chesco.org>; 'Judy Lizza' <JLizza@Thornburytwp.com>

Cc: Kathy Labrum (kathy@donaghuelabrum.com) <kathy@donaghuelabrum.com>; O'Leary, Brian N. <boleary@chesco.org>; Diehl, Emma <emdiehl@pa.gov>; Elks, Susan S. <selks@chesco.org>; 'nkline@mcmahonassociates.com' <nkline@mcmahonassociates.com>

Subject: [EXTERNAL] - RE: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

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PennDOT and Westtown Township have both identified a severe need for left turn lanes at the intersection of New ST and SR 926. These lanes are needed now without the proposed development but are especially exacerbated by the new development's expected traffic impacts. The proposals put forth in Ms Kline's e-mail represent many design exceptions to attempt to reduce the "footprint" of the necessary widening to the absolute minimal width and limits of work. None of these impact any structure and the majority are accomplished entirely within existing ROW or along the developer's frontage. While its unfortunate that the beautiful Crebily Farm is being developed, in the absence of an independent effort to preserve it, PennDOT has a responsibility to work with the developer to address its traffic impacts and the safety of all traveling motorists who will be impacted by this development. The requirement that a large development such as this make much needed improvements at a nearby intersection is not unusual and is in fact very common.

PennDOT fully respects and acknowledges the historical nature of the area and accordingly, has directed the developer to do the least possible amount of roadway widening while still protecting public safety. In our opinion without these much needed left turn lanes traffic congestion and the associated pollution will continue to negatively affect the battlefield as much or more than the minor 'sliver' widening necessary to alleviate this unwanted and unnecessary traffic and environmental impact. The plain fact is Toll Brothers has demonstrated their dogged determination to develop the Crebily Farm despite years of litigation, public opposition and an extended land development process. In our opinion and based on decades of experience it is highly unlikely this development will go away in the absence of a well-funded preservation effort which will compensate and remove Toll from the picture. We can decide to not require Toll to make this improvement and still have the traffic, pollution and public safety issue or we can work together to ensure they meet their responsibilities to the citizens of Pennsylvania while respecting the historic nature of the area. I'm sure Toll Brothers will be just fine not making this investment in the public infrastructure but I doubt the mom or dad trying to get the kids to school or the soccer game but is stuck in smog choked traffic will be very happy.

PennDOT stands ready to modify the proposal and work with all stakeholders to make helpful

changes that further protect the historic nature of the area but remains convinced that not doing at least this minimalistic scope of improvements will be detrimental to public health, safety and welfare.

From: Harrower, Monica

Sent: Monday, April 13, 2020 1:59 PM

To: Marshall, Karen <kmarshall@chesco.org>; 'Judy Lizza' <JLizza@Thornburytwp.com>

Cc: Kathy Labrum (kathy@donaghuelabrum.com) <kathy@donaghuelabrum.com>; O'Leary, Brian N. <boleary@chesco.org>; Diehl, Emma <emdiehl@pa.gov>; Elks, Susan S. <selks@chesco.org>; 'nkline@mcmahonassociates.com' <nkline@mcmahonassociates.com>; Hanney, Francis J. <FHANNEY@pa.gov>

Subject: RE: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

Hi Karen,

Thank you for your email. This proposed plan is for a Highway Occupancy Permit (HOP). The applicant (the developer) is responsible for coordinating with PHMC.

You could contact Fran Hanney at PennDOT regarding the HOP review. I've copied him on this email.

Thank you.

-Monica

From: Marshall, Karen <kmarshall@chesco.org>

Sent: Monday, April 13, 2020 1:18 PM

To: 'Judy Lizza' <JLizza@Thornburytwp.com>

Cc: Kathy Labrum (kathy@donaghuelabrum.com) <kathy@donaghuelabrum.com>; O'Leary, Brian N. <boleary@chesco.org>; Harrower, Monica <MHARROWER@pa.gov>; Diehl, Emma <emdiehl@pa.gov>; Elks, Susan S. <selks@chesco.org>; 'nkline@mcmahonassociates.com' <nkline@mcmahonassociates.com>

Subject: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

Dear Judy,

Thank you for sharing this plan with me. I am not sure how to react as it has the potential to have such a resounding negative impact on the Brandywine Battlefield National Historic Landmark, never mind the critical local resources and landscape and all the planning to interpret the battlefield. I can't believe this was ever considered much less be a plan that PennDOT would put forward. Are you aware if Toll Brothers is asking for this or if PennDOT has decided this and is telling Toll Brothers they much submit this plan? I have never seen it indicated in all of the plans Toll Brothers has submitted but of course I have not seen all the plans.

I am copying Emma Diehl at the PHMC to see who at the National Park Service I need to contact to

let them know that the landmark could be in jeopardy as well as Monica Harrower who is the Cultural Resource Specialist for District 6. The Historical Commissions in Thornbury, Westtown, and Birmingham and the Brandywine Battlefield Task Force will also need to be contacted, I could do that for you if you think helpful. From my perspective, the national register and locally significant resources in this very special landscape deserve careful analysis for protection.

Who at PennDot needs to be contacted is my last question?

Please let me know how to help,
Karen

Karen Marshall

Heritage Preservation Coordinator Community Planning

Chester County Planning Commission
601 Westtown Road, Suite 270, West Chester, PA 19380
610-344-6285 | www.chescoplanning.org

kmarshall@chesco.org

2020 Town Tours & Village Walks: <http://www.chescoplanning.org/HisResources/TownTours.cfm>

#PreservationHappensHere



From: Judy Lizza <JLizza@Thornburytwp.com>

Sent: Thursday, April 9, 2020 1:02 PM

To: Marshall, Karen <kmarshall@chesco.org>

Cc: Kathy Labrum (kathy@donaghuelabrum.com) <kathy@donaghuelabrum.com>; O'Leary, Brian N. <boleary@chesco.org>

Subject: [EXTERNAL] - FW: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

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Karen,

I hope my email finds you well. I am forwarding to you an email from Nicole Kline in order to receive comments to this proposal and the negative impacts it would have to Thornbury Township's historical resources.

Penn DOT has requested that the applicant, Toll Brothers, in conjunction with the Crebilly application in Westtown Township submit plans demonstrating left turning lanes being added at the

intersection of Street Road and S New Street. This expansion would require Right of Way takes. Thornbury Township has concerns about this project's impact to the historical resources in Thornbury Township: the Brandywine Battlefield property in general and the "Chimney House".

I am kindly requesting comments from you regarding the historical significance of the property and that further mitigation and studies are warranted. Please feel free to reach out to me to discuss. (my cell is 484-431-5619)

Best regards,

Judy Lizza
Thornbury Township
Township Manager
8 Township Drive
Cheyney, PA 19319
610-399-1425

From: Kline, Nicole <nkline@mcmahonassociates.com>

Sent: Monday, April 6, 2020 5:16 PM

To: Hanney, Francis J. <FHANNEY@pa.gov>; Lapenta, Susan <SLAPENTA@pa.gov>; Lutz, Paul <PLUTZ@pa.gov>; Patel, Ashwin <ASHPATEL@pa.gov>; Drew E. Sirianni <DSirianni@Pennoni.com>; kcamp@buckleyllp.com; Albert Federico <albert@federico-consulting.com>; Judy Lizza <JLizza@Thornburytwp.com>

Cc: Andrew Semon <ASEMON@tollbrothers.com>; Mike Downs <MDOWNS@tollbrothers.com>; Brian Thierrin <BTHIERRIN@tollbrothers.com>; Gregg I. Adelman <GAdelman@KAPLAW.com>; Jeff Madden <JMADDEN@eseconsultants.com>; frank@ftavaniassociates.com

Subject: ROBINSON TRACT (EPS 196830) - Off-Site Intersection Concept Plans Submission (April 6th)

Based on the discussions from the February 11th, 2020 project coordination meeting and the resulting action items, McMahon has prepared conceptual plans for the improvements at the intersection of PA 926/New Street, and US 202/Skiles Boulevard for PennDOT and Township review.

Upon receipt of comments or concurrence of the improvements illustrated preliminarily in the attached plans, the applicant Toll Brothers will then begin discussions with the impacted property owners to pursue the necessary approvals and/or rights-of-way for implementation.

If a 30-day review period is sufficient, consistent with PennDOT's HOP review standards, we respectfully request feedback or concurrence on these concepts by May 8th. I am more than happy to discuss any questions or need for additional information in the meantime.

Hoping you and yours are well, thanks!

Nicole R. Kline-Elsier, P.E., PTOE | Regional Service Leader – Traffic
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