



MINUTES OF SCOPING MEETING

CREBILLY FARM RESIDENTIAL DEVELOPMENT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA
MEETING DATE: April 17, 2017
McMAHON PROJECT NO. 816451.11

List of Attendees:

*Fran Hanney, PennDOT
John Otten, PennDOT
Paul Lutz, PennDOT
Matt Miele, PennDOT
Drew Sirianni, Pennoni
Chris Patriarca, Westtown Township
Al Federico, Kimley-Horn
Judy Lizza, Thornbury Township
Teresa DeStefano, Thornbury Township
Dave Anderson, Toll Brothers
Andrew Semon, Toll Brothers
Nicole Kline, McMahon Associates*

A meeting was held on Monday, April 17, 2017 at the PennDOT District 6-0 office in King of Prussia, Montgomery County, Pennsylvania to discuss traffic coordination relative to the proposed development of Crebilly Farm. The following is a summary of the meeting:

- Mike provided a status update on the land development process. A series of public information meetings were held during the Westtown Township Planning Commission review of the application. Currently, the conditional use hearing is underway, and several more meetings are anticipated to conclude that process.
- Nicole highlighted the proposed access configuration based on the current site plan, which will continue to evolve. The site access to US Route 202 has been removed from the plan based on feedback from Westtown Township, but could be still be provided. The access along PA 926 is shown opposite Bridlewood Boulevard based on feedback from Westtown Township and PennDOT, although concerns have been raised by Thornbury Township. Two accesses continue to be provided along West Pleasant Grove Road.
- Fran asked about the status of the provision of a connector road from West Pleasant Grove Road to PA 926 through the site, as the current plan shows a circuitous connection. Chris and Al relayed that the recommended conditions from the Planning

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Commission request a connector road, and Mike indicated that the plan may evolve as the plan goes through the conditional use hearing with the Board of Supervisors.

- Fran indicated that PennDOT's planned improvements at US 202/PA 926 are the extent of what can be done at the intersection given the physical constraints. PennDOT's project dates have not changed at this time, since our last discussion. Upon historic clearance, the project is anticipated to move into preliminary engineering.
- In order to address PennDOT's TIS comments for the intersection of PA 926/New Street, the roundabout checklist should be completed. The Spackman Farm, located in Thornbury Township, wrote to PennDOT, requesting improvements at the intersection. Judy indicated it is an operating farm with horses, and there is a planned trail extension from the Brandywine battlefield through the farm and ultimately through Crebilly. Trail crossings should be considered at this intersection, and pre-emption is important as well. The Spackman Farm has an easement for the trail. Nicole and Judy agreed that a meeting with Thornbury Township would be scheduled to understand this easement.
- Fran indicated with three traffic signals along PA 926 (at New Street, Crebilly Site Access/Bridlewood and US 202), the right improvements (including coordination) could achieve good progression with proper intersection spacing. Fran and Paul also indicated the existing traffic signal at PA 926/Shopping Center (on the east side of US 202) should be included in the discussions for signal timing and coordination purposes only, but replacement of equipment would not be required.
- Nicole indicated to evaluate PennDOT's comments at US 202/West Pleasant Grove Road, information on the Fairshare development would be helpful. Chris indicated he could provide the survey information submitted in the development plans.
- Nicole also indicated that if a connector road is provided through Crebilly, it could not be aligned opposite the Fairshare connector along West Pleasant Grove Road, since it is located opposite the church. Fran indicated the alignment would not be as critical if the connector road through Crebilly is designed for local traffic, rather than regional traffic.
- In the discussions regarding Bridlewood Boulevard, Judy indicated the design of the interior road network within Crebilly is a concern for Thornbury Township, with the access located opposite Bridlewood Boulevard. The Township is coordinating with the residents to get a consensus on a master plan for traffic calming along Bridlewood Boulevard. Judy asked if Toll is willing to contribute financially to these efforts, and asked what the process should be moving forward.
- Nicole recommended Thornbury Township have their traffic engineer put together a traffic calming proposal to quantify the effort, and present it to Toll for consideration. Fran agreed with this approach, and indicated it would be best for Thornbury Township

to have a separate agreement with Toll on the traffic calming, but PennDOT would monitor this coordination and want to see reasonable resolution before permits would be issued.

- Nicole indicated that based on all comments received to date, and based on the discussions at this meeting, a feasibility assessment of the roadway improvements will be completed, likely following the conclusion of the conditional use process, and include a preliminary evaluation of impacts, including right-of-way. Al indicated Presby Homes may have designed an intersection for PA 926 and Bridlewood Boulevard, which may be available in the Township or McMahon's records. Stormwater design will have to be considered at this intersection, to see if it will be contained within one or both municipalities for permitting purposes.

Action Items:

1. McMahon will prepare meeting minutes.
2. Thornbury Township will provide Toll with information regarding traffic calming improvements along Bridlewood Boulevard.
3. Thornbury Township will coordinate with Toll regarding the trail easement through the Spackman Farm.
4. Toll and McMahon will complete a feasibility assessment of the roadway improvements upon conclusion of the conditional use process.

The above information is a record of the discussions at this meeting. Should you have any questions, comments or revisions please contact Nicole R. Kline, P.E., PTOE at nkline@mcmahonassociates.com or at (610) 594-9995, Ext. 5107.

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