

Mandie Cantlin

From: Andrew Semon <ASEMON@tollbrothersinc.com>
Sent: Monday, April 25, 2016 12:47 PM
To: Mandie Cantlin
Cc: Bea Duffy (duffy490@aol.com); Brown Vincent; Louis Colagreco Jr. (lou@rrhc.com); Wichner, John; Mark Lucas
Subject: RE: Request for Traffic Study Data
Attachments: 2016-04-22 Trip Gen Comparison Tigie Road.pdf

Mandie,

Per your request, our traffic consultant, John Wichner, P.E., has answered Dr. Egan's questions regarding traffic per the following:

1. Name of software package used **Answer: Synchro Version 8.0, Build 806, Revision 77 (8.0.806.77), by Trafficware, LLC, utilizing the Highway Capacity Manual 2010 results**
2. Identify the regression model(s) used **Answer: See attached spreadsheet**

We believe his questions outlined in No. 2 below are answered per the attached spreadsheet. If Dr. Egan or others at the township requires additional information, we will be happy to make Mr. Wichner available to answer any questions. I respectfully request you share this information with Amy Kaminski, P.E., of Gilmore as well.

Regards,

Andrew Semon
Division President



4 Hillman Drive, Suite 120
Chadds Ford, PA 19317
Office: (610) 358-3611



Toll Brothers named #1 Home Builder
in FORTUNE Magazine 2016 Survey of
The "World's Most Admired Companies"™

From: Mandie Cantlin [<mailto:mcantlin@eastbradford.org>]
Sent: Wednesday, April 20, 2016 9:48 AM
To: Andrew Semon; Bea Duffy (duffy490@aol.com); Brown Vincent; Louis Colagreco Jr. (lou@rrhc.com)
Subject: FW: Request for Traffic Study Data

Lou/Andrew –

See email below from Tom Egan. Is this something that the John can respond to in advance of the next hearing?

Mandie Cantlin, Assistant Township Manager

Tigue Road (Toll Bros.) - TIS Supplement 3/31/2016 (Rates Utilized for Townhouse Units)

Land Use	Independent Variable	Dependent Variable	Beta			R ²			Standard Error			Daily		Weekday Morning Peak Hour				Weekday Afternoon Peak Hour			
			Daily	AM	PM	Daily	AM	Pm	Daily	AM	PM	Rates/Equations	Total	Rates/Equations	In	Out	Total	Rates/Equations	In	Out	Total
Single Family Detached Units (LUC 210)	27 units	Average Vehicle Trips Ends	N/A	0.7	N/A	0.95	0.89	0.91	0.196	0.053	0.059	(T) = 9.52(X)	257	T = 0.7(X) + 9.74	7	22	29	Ln(T) = 0.9Ln(X) + 0.51	20	12	32
Residential Townhouse (LUC 230)	64 units	Average Vehicle Trips Ends	N/A	N/A	N/A	N/A	N/A	N/A	0.416	0.09	0.095	(T) = 5.81(X)	372	(T) = 0.44(X)	5	23	28	(T) = 0.52(X)	22	11	33

Tigue Road (Toll Bros.) - Trip Generation Assessment 4/22/2016 (Regression Equations Utilized per Gilmore Review Ltr 4/8/16)

Land Use	Independent Variable	Dependent Variable	Beta			R ²			Standard Error			Daily		Weekday Morning Peak Hour				Weekday Afternoon Peak Hour			
			Daily	AM	PM	Daily	AM	Pm	Daily	AM	PM	Rates/Equations	Total	Rates/Equations	In	Out	Total	Rates/Equations	In	Out	Total
Single Family Detached Units (LUC 210)	27 units	Average Vehicle Trips Ends	N/A	0.7	N/A	0.95	0.89	0.91	0.196	0.053	0.059	(T) = 9.52(X)	257	T = 0.7(X) + 9.74	7	22	29	Ln(T) = 0.9Ln(X) + 0.51	20	12	32
Residential Townhouse (LUC 230)	64 units	Average Vehicle Trips Ends	N/A	N/A	N/A	0.8	0.76	0.8	N/A	N/A	N/A	Ln(T) = 0.87Ln(X) + 2.46	436	Ln(T) = 0.8Ln(X) + 0.26	6	30	36	Ln(T) = 0.82Ln(X) + 0.32	28	14	42

Note: Regression equations were utilized for Single-Family Dwelling Units (Land Use Code 210) in both scenarios. Therefore, data is the same in both tables for these units.

Mandie Cantlin

From: Mandie Cantlin
Sent: Wednesday, April 20, 2016 9:48 AM
To: Andrew Semon (asemon@tollbrothersinc.com); Bea Duffy (duffy490@aol.com); Brown Vincent (bvincent@TollBrothers.com); Louis Colagreco Jr. (lou@rrhc.com)
Subject: FW: Request for Traffic Study Data

Lou/Andrew –

See email below from Tom Egan. Is this something that the John can respond to in advance of the next hearing?

Mandie Cantlin, Assistant Township Manager
East Bradford Township
666 Copeland School Road
West Chester, PA 19380-1822
(610) 436-5108 x102
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From: Michael Lynch
Sent: Tuesday, April 19, 2016 10:35 AM
To: Mandie Cantlin
Subject: FW: Request for Traffic Study Data

Michael P. Lynch, Township Manager

From: Michael Lynch
Sent: Tuesday, April 19, 2016 10:35 AM
To: Tom Egan
Cc: Vince Pompo; John Snook
Subject: RE: Request for Traffic Study Data

GM Tom –

I will request Mandie follow-up on this.
Mandie returns to office on Wednesday (at PSATS Conference).

Mikel, TM

Michael P. Lynch, Township Manager
East Bradford Township

666 Copeland School Road
West Chester, PA 19380-1822
tel 610 436 5108 x101
fax 610 436 8652
mlynch@eastbradford.org

Thank you.

From: Tom Egan
Sent: Tuesday, April 19, 2016 10:05 AM
To: Michael Lynch
Cc: Vince Pompo; John Snook
Subject: Request for Traffic Study Data

Please request applicant to provide:

1. Name of software package used
2. Identify the regression model(s) used
 1. Provide each regression equation used and
 1. Provide betas
 2. Provide R-squared values
 3. List independent variables
 1. List values used for each independent variable
 4. List dependent variables
 1. List values received for each regression
 1. Provide standard error
 5. If a stepwise regression is being used provide printout for each step

Dr. Thomas A. Egan * Supervisor* East Bradford Township* 666 Copeland School Road* West Chester, PA 19380-1822* tel 610 436 5108* fax 610 436 8652*
tegan@eastbradford.org

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