



March 6, 2019

Falls Township
188 Lincoln Highway, Suite 100
Fairless Hills, PA 19030

Attn: Mr. Tom Bennett
Chief Code Enforcement Officer

Re: Preliminary Land Development Traffic Review (First Review)
Elcon Recycling – Dean Sievers Place
Falls Township
RVE File #PBFAP075

Dear Mr. Bennett:

Our office has received the following submission materials for the above-mentioned plan submission:

- Land Development Plan set – Eleven (11) sheets prepared by Gilmore & Associates, dated 12/10/18.
- Land Development Application – Dated 1/25/2019.
- Transportation Standards Study – Prepared by Traffic Planning and Design, Inc., dated 2/15/17.
- Revised Land Development Plan Sheet 1 and Plan Sheet 11a – Submitted by Gilmore & Associates, dated 2/14/2019.

I. Submission Information

Owner: United States Steel
600 Grant Street
Pittsburgh, PA 15219
Attn: Dennis M. Jones

Engineer: Gilmore & Associates, Inc.
65 E. Butler Avenue, Suite 100
New Britain, PA 18901
Attn: Erik Garton, P.E.

Proposal: The applicant proposes a land development for an industrial recycling facility with related buildings, equipment and site improvements. The parcel is located on an unimproved lot within the Keystone Industrial Port Complex (KIPC).

II. Waivers

No waivers pertaining to traffic have been requested.

III. Comments

Based on our review, we have the following comments that must be addressed by the applicant. Please note that underlined statements are items that must be addressed by the applicant prior to final plan approval.

1. The transportation analysis was completed in February of 2017, and uses technical data sources that have since been updated. Specifically, the report uses *Trip Generation, Ninth Edition*, while the Tenth Edition is the current version. Similarly, Synchro 8 was utilized for capacity analysis, while Synchro 10 is now current. The Applicant shall determine what, if any, impact these newer versions will have on the analysis and submit updated analysis results, as needed.
2. The total number of employees planned for the site, as proposed, and with a future plant expansion shall be clarified. The record plan notes 35 employees, 5 managerial personnel and one visitor for parking needs. However, the transportation study assumed 55 employees will depart during the AM and PM peak hours.
3. The crash data included in the transportation report is not current (2010 to 2014), but does show a rising crash trend at various intersections. The data in Table 6 of the report shall be updated to reflect the most recent five years of available crash data.
4. Provide supporting data for the results in Table 6 that note “upon review of accident data, there was not 5 correctable crashes within a 12-month period.” This supporting summary data should include added details (crash type, location, date, etc.) for crashes identified as being correctable and non-correctable.
5. The projected build out year shall be clarified. The transportation study notes a build out year of 2018. The Synchro data reports included in Appendix D note a 2020 build out year. The results of the transportation study should be updated, as needed, to reflect the planned build out year.
6. Supporting technical data for the 1.32% annual growth rate using in the transportation study needs to be referenced and provided in the report.
7. Appendix F Roadway Plans - No data has been provided for section of the report. Provide any pertinent data that is associated with Appendix F or remove it from the report.
8. Traffic signal timing adjustments have recently been made at the intersection of the Tyburn Road and New Ford Mill Road. If the existing analysis is resubmitted the existing LOS results should be updated reflect the new signal timing operation.
9. Traffic Circulation – If any particular drive isles will operate as one-way, it should be reflected on the record plan. Additionally, any signage (one-way, do not enter, stop) or pavement markings needed to support the site’s traffic circulation plan should be included on the record plan.

Should you have any questions please feel free to contact our Conshohocken Office at (610) 940-1050.

Very truly yours,
Remington & Vernick Engineers



Christopher J. Fazio, P.E., C.M.E.
Executive Vice President

cc: Erik Garton, P.E., Gilmore & Associates
Peter Gray, Township Manager
Thomas F. Beach, P.E., C.M.E., Principal
Joseph Jones, P.E., Jones Engineering Associates