From: Timothy Foster
Sent: Thursday, December 17, 2020 11:51 AM
To: Matthew Loeffler
Cc: Eric Pottenger
Subject: Treplus Reynolds Site - Traffic
Attachments: 2020_1208 - West Chester_Site Capacity Study v4.0 - MIXED Unit Types.pdf

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Hello Matt,

If you recall this project from our virtual meeting back on November 6, Treplus, a senior-living rental apartment complex intends to develop the Reynolds site on the south side of Hamilton Mason Rd. Since November 6, we have been going through concept plan development and TEC has been preparing the traffic study. **We are in a position to share with you a concept plan right now, see attached. We also have a draft TIS ready to discuss**. Included in the TIS is an analysis of "existing" sight distance conditions. We would like to present this TIS to you in a virtual meeting, as there are some photos and discussion items on sight distance that we would like to convey at the same time you see the TIS results. We also want to convey our design intent and our ideas for how we will prove sight distance is met with the proposed design once better survey and civil data is available. We would then share a TIS and IDE memo after the meeting. With the holidays here shortly, I'm not sure the best time, **can you share some times you could be available?** The developer would like to know the driveway location restrictions as soon as possible for due diligence and design reasons, so the sooner we can present this the better, before the holidays?

Thanks,
Tim

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