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January 17, 2023

Mr. Benjamin S. Craddock, P.E.
Lancaster Civil Engineering Co.
P.O. Box 8972
Lancaster, PA 17604

**RE: 283 Commerce Center – Building #1
Review of Land Development Submission
Mount Joy Township, Lancaster County
TRG Project No. 512.008.22**

Dear Mr. Craddock:

Transportation Resource Group, Inc. has completed the review of the Land Development Submission for the 283 Commerce Center – Building #1 located to the north of Mt. Pleasant Road, east of Cloverleaf Road. The plans dated September 29, 2022 were prepared by Landworks Civil Design, LLC. Based on the review, we offer the following comments:

1. A traffic impact study must be submitted for this development. SALDO Section 119-32.C(2).
2. Truck turning templates must be submitted for review to ensure that truck turns can be made without encroaching on adjacent travel lanes at intersections where improvements are recommended. Truck turns should be submitted for the following intersections. SALDO Section 119-32.C(5)(j)[4]
 - a. Cloverleaf Road/Steel Way
 - b. Steel Way/Proposed Steel Way Extension
 - c. Mount Pleasant Road/Proposed Steel Way Extension/Proposed Driveway (West)
 - d. Mount Pleasant Road/Proposed Driveway (East)
 - e. Mount Pleasant Road/Stauffer Road
3. Turn lanes on Mount Pleasant Road should be installed at the proposed driveway intersections with Mount Pleasant Road. SALDO Section 119-32.C(5)(j)[4].

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4. Truck turning templates must be submitted to demonstrate maneuverability throughout the site. The templates should demonstrate that trucks can move throughout the site without encroaching on opposing travel lanes. For example, the proposed driveway intersecting Mount Pleasant Road across from the proposed Steel Way Extension has radii shown that may make it difficult for large trucks to travel simultaneously in both directions. The truck templates should show truck movements throughout the site in both directions. SALDO Section 119-32C(5)(j)[4][b].

If you have any questions regarding the above review comments, please feel free to give me a call.

Very truly yours,

Transportation Resource Group, Inc.

A handwritten signature in cursive script that reads "Christopher E. Schwab".

Christopher E. Schwab, P.E.

Senior Associate