1.877.873.9739
INFO@TPDINC.COM

November 9, 2026

TRG
2 E. Market Street, Suite 2
York, PA 17401
Attention: Chris Schwab, P.E.

RE: Mount Pleasant Road ATR Count Data Clarification
Greiner Tract Project
Mount Joy Township, Lancaster County
TPD No. ETHD.00004

Dear Chris:

Traffic Planning and Design, Inc. (TPD) is providing this letter to address questions raised during testimony at the November 2, 2026 Zoning Hearing Board hearing regarding the daily traffic volume data collected along Mount Pleasant Road and reported in TPD's 11/13/25 Traffic Impact Study (TIS) using an Automated Traffic Recorder (ATR). Following the hearing, TPD contacted Tri-State Traffic Data (Tri-State), which placed the ATR equipment, collected the traffic count data, and compiled the ATR results used in the TIS. Tri-State confirmed that, beginning on Friday, October 31, 2025, one counter stopped separately recording direction of travel. However, the functioning counter continued to correctly capture the total two-way traffic volume. Therefore, the issue affected only the directional breakdown and did not affect the total number of vehicles recorded at the count location. As a result, the existing total daily traffic volumes reported in the table on Page 141 (of .pdf) of the 11/13/25 TIS are accurate and compliant with § 119-32C(5)(b)(1) of the Township's SALDO.

Tri-State also collected supplemental ATR data at the same location during the following week (11/6/25 through 11/12/25). As shown below, the supplemental data is consistent with the original total daily traffic volumes reported in the 11/13/25 TIS.

TABLE R2.1
MOUNT PLEASANT ROAD ATR VOLUME COMPARISON
Count Location: 2,175 feet west of Stauffer Road

Total Two-Way Average Daily Traffic (ADT)			
Period	**Original ATR Count [1]**	**Supplemental ATR Count [2]**	**Difference**
Average Weekday	**881**	**914**	**+3.7%**
Saturday	596	624	**+4.7%**
Sunday	523	509	**-2.7%**

[1] Taken from table on Page 141 of 11/13/25 TIS .pdf, total (two-way) volume on Mt. Pleasant Road

[2] Supplemental ATR (two-way) data collected on Mt. Pleasant Road 2,175 west of Stauffer Road from 11/6/25-11/12/25

As you know, the daily traffic volumes collected along Mount Pleasant Road ***do not impact*** the level of service or queue analyses and do not change the recommendations or conclusions of the TIS. Those analyses, recommendations, and conclusions are based on separate peak-hour turning movement counts collected at the study intersections and the related peak-hour operational analyses, not the ATR daily traffic volumes.

Additionally, it is important to note that new traffic count data, including ATR data along Mount Pleasant Road, will be collected as part of the TIS if deemed necessary by PennDOT and/or the Township during the PennDOT Highway Occupancy Permit process.

Sincerely,

TPD



Craig Mellott, P.E., PTOE
Vice President
CMellott@TPDinc.com

Attachments:

1. Tri-State Traffic Data Letter - Mount Pleasant Road ATR Traffic Counts
2. ATR Summary Table, Page 141 of the November 13, 2025 TIS .pdf

TRI-STATE TRAFFIC DATA

48 Greensburg St
Suite 397
Delmont PA 15626
P: 610-466-1469
www.TSTData.com

November 5, 2026

Craig Mellott, P.E., PTOE
Traffic Planning and Design, Inc. (TPD)
4000 Crums Mill Road Suite 102
Harrisburg, PA 17112

RE: Mount Pleasant Road ATR Traffic Counts
Greiner Tract Project
Mount Joy Township, Lancaster County, PA

Dear Mr. Mellott:

Thank you for contacting me to review the data Tri-State Traffic Data collected for TPD as part of TPD's preparation of a Traffic Impact Study (TIS) for the Greiner Project. You specifically asked for clarification regarding the data we collected on Friday, October 31, 2025 through Monday, November 3, 2025. As you know, Tri-State Traffic Data was retained by TPD to collect automatic traffic recorder ("ATR") data for the above-referenced project. As part of this work, Tri-State placed the ATR equipment in the field, collected the traffic count data, and compiled the ATR data provided to TPD for inclusion in TPD's November 13, 2025 TIS. The equipment that was placed in the field included counters that essentially serve two purposes in that they record the total volume of traffic that goes over the counter and separately record the direction of travel of the traffic.

At the Mount Pleasant Road count location, approximately 2,175 feet west of Stauffer Road, one of the counters stopped recording the direction of travel beginning on Friday, October 31, 2025. The remaining counter, however, continued to record the total two-way traffic volume traveling along Mount Pleasant Road. Accordingly, while the directional breakdown of traffic was unavailable after the counter issue occurred, the total traffic volume continued to be accurately recorded.

Tri-State has reviewed the ADT summary presented on page 141 of TPD's 11/13/25 TIS, a copy of which is attached to this letter. Based on our review of the ATR data collected and compiled by Tri-State, we confirm that the Mount Pleasant Road ADT values shown in that table correctly represent the total two-way traffic volumes recorded at this location. Specifically, the table reports an average weekday ADT of 881 vehicles, Saturday ADT of 596 vehicles, and Sunday ADT of 523 vehicles.

Tri-State subsequently collected supplemental ATR data at the same Mount Pleasant Road location during the following week. The supplemental data was generally consistent with the overall traffic volumes and averages presented in the attached page 141 table from the 11/13/25 TIS and confirmed

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that the total traffic volumes for Friday, October 31, 2025 to Monday, November 3, 2025 were correctly recorded and reported, even though one of the counters stopped recording the direction of travel.

Please contact us if you have any questions regarding the ATR data or this clarification.

Sincerely,

TRI-STATE TRAFFIC DATA
Brock Brison
Senior Project Manager
484-889-6414 (cell)

Attachment: Page 141, TPD 11/13/25 TIS

Cloverleaf Road (155' South of Steel Way)	
Day	ADT
Monday (11/03/2025)	5,937
Tuesday (11/04/2025)	6,100
Wednesday (10/29/2025)	6,358
Thursday (10/30/2025)	5,696
Friday (10/31/2025)	6,124
Average Weekday	**6,043**
Saturday (11/01/2025)	4,294
Sunday (11/02/2025)	3,609

Mt. Pleasant Road (2,175' West of Stauffer Road)	
Day	ADT
Monday (11/03/2025)	891
Tuesday (11/04/2025)	938
Wednesday (10/29/2025)	929
Thursday (10/30/2025)	841
Friday (10/31/2025)	806
Average Weekday	**881**
Saturday (11/01/2025)	596
Sunday (11/02/2025)	523

Schwanger Road (790' West of Homestead Road)	
Day	ADT
Monday (11/03/2025)	623
Tuesday (11/04/2025)	883
Wednesday (10/29/2025)	682
Thursday (10/30/2025)	592
Friday (10/31/2025)	659
Average Weekday	**688**
Saturday (11/01/2025)	514
Sunday (11/02/2025)	506