



DAVID H. HORNER, P.E., PTOE, President

HASSON A. KEENE, Associate

**MEMORANDUM**

**TO:** Justin Strahorn  
W.B. Homes, Inc.

**FROM:** David H. Horner, P.E., PTOE *DH*  
Horner & Canter Associates

**RE:** **Montgomery Gardens**  
**Traffic Impact Study Scope**  
Warrington Township, Bucks County, Pennsylvania  
HCA File No. 20-066

**DATE:** October 8, 2020

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With input from both the Township Engineer, Tom Zarko of CKS Engineers, Inc. and the Township Traffic Engineer, Chad Dixson of McMahon Associates, Inc., we have put together a proposed scope for the Traffic Impact Study for Montgomery Gardens residential community located along County Line Road in Warrington Township.

Our proposed scope is as follows:

- Study Intersections
  - County Line Road/Stump Road
  - County Line Road/Kenas Road
  - County Line Road/Limekiln Pike/Lower State Road
- Study Time Periods
  - Weekday AM Peak
  - Weekday PM Peak
- Analysis Scenarios
  - Existing
  - No-Build (without development)
  - Build (with development)