

May 16, 2023
Via- FedEx

Jenkintown Borough
700 Summit Avenue
Jenkintown, PA 19046

Attention: George Locke, Borough Manager

Re: Proposed Retail Facility
Jenkintown Commons Limited Partnership #3
& BAP Jenkintown, LLC
95 Old York Road
Montgomery County, PA
PC211006

Dear Mr. Locke:

On behalf of Jenkintown Commons Limited Partnership #3 & BAP Jenkintown, LLC, Bohler Engineering PA, LLC is hereby submitting the following items for your review and approval. Enclosed please find the following:

- Four (4) copies of the Water Will Serve letter provided by Aqua Pennsylvania, Inc. dated 1/28/2023.
- Twenty (20) copies of the Final Land Development Plans dated 7/22/2022, last revised 5/12/2023.
- One (1) CD with the above-mentioned items.

Remaining outstanding items will be provided under separate cover.

Our office is in receipt of the following review letter:

1. Final Plan Review (1st Submission), Pennoni Associates, Inc., Khaled R. Hassan, PE, Borough Engineer, Jenkintown Borough, dated 12/8/2022.

Please find our responses below in **bold**.

Final Plan Review (1st Submission), Pennoni Associates, Inc., Khaled R. Hassan, PE, Borough Engineer, Jenkintown Borough, dated 12/8/2022.

Sewer Comments

51. *Please provide calculations for the grease trap.*

The applicant has indicated that they will provide calculations for the grease trap prior to building permit approval. The Applicant shall provide the grease trap calculations prior to recommendation for recording of the plans for review and approval.

In addition to the above calculations, the plans shall show the grease trap location on the sanitary sewer profile and show Sanitary Manhole 01 and all clean outs on the plan view.

Response: The plans have been revised to include the grease trap location on the sanitary sewer profile and to show Sanitary Manhole 01 and all clean outs on plan view.

Traffic Comments

56. *Please submit electronic SYNCHRO files for review. Based on our review, further comments may follow.*

The applicant has submitted SYNCHRO files which are still under review by PennDOT and the Borough Traffic Engineer.

The SYNCHRO files submitted to PennDOT are still under review. Once comments from the PennDOT review have been provided, further comments may follow based on our review if the PennDOT review letter.

Response: Synchro files were submitted to the Borough on April 19, 2023. The PennDOT review letter dated May 5, 2023 did not contain any further comments related to the Synchro files.

57. *Due to the proposed use change and modifications to traffic flow and circulation, PennDOT review of the TIS and new HOP(s) will be required.*

A TIS has been submitted to PennDOT as part of the HOP application. Once comments from the PennDOT review have been provided, further comments may follow based on our review of the PennDOT review letter and review of the TIS.

Response: The PennDOT review letter dated May 5, 2023 indicated that there are no additional TIS related comments. The Borough review letter dated March 17, 2023 did not contain any TIS related comments.

58. *We have not completed review of the Washington Lane Driveway, the Old York Road Driveway, or the Wyncote Road access points. This is because numerous comments were made by both the Borough and PennDOT during the virtual Scoping Meeting held on February 10, 2022. Reference is made to PennDOT's review comments on Scoping Application S0620210119 on 1/18/2022 and the Scoping Meeting Minutes, currently in DRAFT form, dated March 3, 2022. We anticipate the applicant will be making significant changes at these locations and defer review comments for the next resubmission.*

The applicant has revised the driveways and the revisions are consistent with the referenced discussions. Additional comments may follow when HOPs are submitted for the driveways.

An HOP has been submitted to PennDOT. Once comments from the PennDOT review have been provided, further comments may follow based on our review of the PennDOT review letter and review of the HOP application.

Response: The Borough Review letter dated March 17, 2023 has been received. The PennDOT review letter dated May 5, 2023 has been received. All comments will be addressed with the next HOP and TSP submission.

61. *We recommend the Applicant replace and/or install overhead street name signage at the York & Washington intersection and the York & Wyncote intersection with signs that comply with the current version of PennDOT Publication 111.*

The applicant has noted that these requested improvements will be discussed with the Borough.

The southbound overhead sign at the intersection of York Road and Washington Lane appears to be missing. Please clarify and make the appropriate revision to the plan.

Response: As previously coordinated with the Borough, street name signs were provided at Old York Road and Wyncote Road and at Old York Road and Washington Lane as long as the signs did not exceed the loading of the existing mastarms. Unfortunately, the addition of a new southbound overhead street name sign creates a condition that exceeds the maximum allowable horizontal and overturning moment for the existing 30-foot mast arm. As a result, the overhead street name sign cannot be provided at this one location.

62. *We recommend the Applicant install retro-reflective backplates for all signal indications at the intersections of York & Wyncote and York & Washington traffic signals.*

The applicant has noted that these requested improvements will be discussed with the Borough.

It appears that the Applicant has addressed this comment adequately; however, we defer to any comments that PennDot may have in their review letter.

Response: Retroreflective backplates will be provided as requested. These items will be noted on the Traffic Signal Construction plans.

63. *Any signal equipment proposed to be relocated should be replaced with new equipment meeting PennDOT TC-8800 requirements.*

The applicant has noted that they will comply with this comment and it will be further reviewed when provided in subsequent submissions.

It appears that the Applicant has addressed this comment adequately; however, we defer to any comments that PennDot may have in their review letter.

Response: All new signal equipment will be replaced with equipment meeting the current standards and requirements, as requested.

64. *Provide Traffic Signal Permit and Construction plans for review for changes to York & Wyncote, York & Washington, and any new flashing warning devices.*

The applicant has noted that they will comply with this comment and it will be further reviewed when provided in subsequent submissions.

It appears that the Applicant has not included the Traffic Signal Construction Plans as part of the HOP submission to PennDot. Please confirm.

Response: Traffic Signal Construction plans will be provided as part of the next HOP submission.

65. *Traffic signal permit plans for York & Wyncote and York & Washington will need to be updated and approved by PennDOT.*

The applicant has noted that they will comply with this comment and it will be further reviewed when provided in subsequent submissions.

An HOP application has been submitted to PennDot which includes the Traffic Signal Permit Plans. Once comments from the Penndot review have been provided, further comments may follow based on our review of the PennDot review letter and review of the Traffic Signal Permit Plans.

Response: The Borough review letter dated March 17, 2023 was received. PennDOT's latest review letter dated May 5, 2023 was also received. Both have minor traffic signal comments which will be addressed with the next HOP and TSP submission.

66. *Provide TE-160's for the Borough to execute.*

The applicant has noted that they will comply with this comment and it will be further reviewed when provided in subsequent submissions.

An HOP application has been submitted to PennDot which includes the TE-160's. Once comments from the Penndot review have been provided, further comments may follow based on our review of the PennDot review letter and review of the TE-160's.

Response: Signed TE-160 forms were received from the Borough on April 18, 2023. The signed forms will be provided to PennDOT with the next HOP and TWP submission.

67. *The intersection of Washington Lane and Walnut Street is proposed to be converted to an all-way stop condition. Provide all-way stop warrant analysis. If warrants are not satisfied, remove the proposed stop signs on Washington.*

Since there is no justification to warrant this all-way stop, the Applicant has removed this all-way stop at this intersection. Should an all-way stop be warranted at this intersection in the future, the Applicant has acknowledged that they would support and fund the all-way stop installation. A note shall be placed on the plan accordingly.

Response: A note has been added to the HOP Plans on the next submission.

70. *Please provide compliant ADA ramps at the following intersections:*

- c. Washington Lane & Walnut Street*
- d. Washington Lane & Cedar Street*
- e. Washington Lane & Wyncote Road*
- f. York Road & Wyncote Road*
- g. All site driveways*

Recommend providing details of the ramp types on the plans for review and approval.

The applicant has noted they will provide ADA ramps for the three site driveways and the northwest corner of York Road & Wyncote Road, however we continue to recommend the installation of ACA ramps at the previously requested locations as work is proposed at each location and compliant receiving ramps are required for newly constructed ramps.

We have the following comments regarding the proposed ADA ramps referenced above:

Washington Lane & Walnut Street – The proposed ramp shown on the plan at this location has been designed adequately.

Response: Acknowledged. We understand the work for the ramp at the north east corner of the Cedar Street and Washington Lane intersection will be performed by the applicant of the property at 501 Washington Lane, however if the work does not occur due to the 501 Washington project not proceeding, the applicant will perform the work to construct the ramp.

Washington Lane and Cedar Street- Two (2) new ADA ramps on either side of Cedar Street. The ADA ramp proposed on the Land Development Plans on the northeast side of Cedar Street shall be coordinated with the design as part of the 501 Washington Street Land Development. Logistics of the construction of the ramp shall be determined based on which development commences first. Construction of this ramp may have to be completed by the developer that starts and completed construction first. This will be clarified with further discussions between both Applicants. Once the logistics of the construction of this curb ramp is determined, the applicable notes shall be included on the plan sets for both Applications.

Response: As coordinated with the Borough Engineer, the ramp on the northeast corner of Washington Lane and Cedar Street will be constructed by the 501 Washington Street Land Development. The Jenkintown Commons LP project will be responsible for construction of the curb ramp on the northwest corner of the intersection.

Washington Lane & Wyncote Road- The proposed ramp shown on the plan at this location as has been designed adequately.

Response: Acknowledged.

Old York Road and Wyncote Road- A new ramp on the northwest corner. It appears there is a discrepancy in the design of the ramp at this intersection between the HOP plans and the Land Development Plans. The HOP plans are showing two (2) ramp design and the Land Development Plans are showing a single ramp design. Please confirm and make the appropriate revisions.

Response: The plans have been revised to be consistent with the HOP plans.

Washington Land and Site Access- New ADA ramp on the west side of Washington Street. The proposed ramp on the other side of Washington St from the subject property has been designed adequately.

Response: Acknowledged.

72. *Align the pedestrian crosswalk with ADA ramp at the intersection of York Road and Wyncote Road.*

Separate curb ramps are required for each crosswalk on the northwest corner of the intersection.

It appears there is a discrepancy in the design of the ramp at this intersection between the HOP plans and the Land Development Plans. The HOP plans are showing two (2) ramp design and the Land Development Plans are showing a single ramp design. Please confirm and make the appropriate revisions.

Response: The plans have been revised to be consistent with the HOP plans.

73. *Move the crosswalk across Washington Lane at Cedar Street closer to the Washington Lane site driveway. We recommend a Flashing Warning Devices such as a Rapid Rectangular Flashing Beacon (RRFB) be installed with this crosswalk.*

The applicant has relocated the crosswalk, however an ADA compliant curb ramp is required on the west side of Washington Lane at this location.

The Applicant has adequately addressed this comment; however, there may be further comments based on our review of the Flashing Warning Device Permit Plan.

Response: Acknowledged.

74. *Evaluate a pedestrian crosswalk of Washington at the York/Washington intersection (the missing fourth leg). If this is not feasible, provide documentation and an alternate route. If necessary, provide appropriate No Pedestrian signage at the intersection and provide advanced wayfinding signage to encourage pedestrian use of the preferred crossing and discourage activity at this leg of the intersection.*

The applicant has not addressed this comment. It is acknowledged that discussions have been held and the new driveway location with RRFB will be designated for this crossing, however other aspects of this comment should be addressed.

The plans show additional way finding signage; however, review of the type of signage will need to be completed. Based on our review, additional comments may follow.

Response: Acknowledged.

76. *Provide turning templates for right turning traffic from Washington Lane onto southbound Old York Road.*

The applicant has provided this turning template, however the lanes on York Road are not shown and it cannot be determined if the right turning vehicle encroaches into the northbound left turn lane. The template should be updated to show all travel lanes on York Road.

It appears there is a discrepancy in the truck turning movement between the plans submitted and what was shown in the Applicant's response letter dated November 14, 2022. Please confirm this discrepancy and make any necessary revisions to the truck turning movement on the plans.

Response: Passenger Car turning templates have been provided with the PennDOT HOP plans for right turn movements onto SB York Road. Trucks and buses are restricted from turning onto SB York Road. Restrictive signing has been provided.

77. *Provide truck turn templates that demonstrate safe and efficient access and internal circulation of the largest vehicle proposed to use the site including emergency vehicles. This vehicle should be able to turn around within the site. At no time should the site design vehicle need to back into the street or encroach into an opposing travel lane. The templates must illustrate all entering and exiting movements in all directions at all access points. This includes access to the roof-top parking lot.*

The applicant has provided turning templates, however the following items should be addressed:

- iii. Emergency vehicle templates need to be provided for all driveway entrances and exits, notable the Washington Lane entrance.*

We defer to the Borough Fire Marshal to determine if the access to the site has been adequately provided from a fire related standpoint.

Response: The Borough Fire Marshal has approved the plans.

General Comments

97. *The Applicant shall provide curb ramps at the intersections of Walnut Street and Washington Lane, Cedar Street and Washington Lane, and Wyncote Road and Washington Lane where the existing crosswalk will be restriped. These proposed curb ramps shall be shown on the plans along with details of the ramps.*

The Applicant has acknowledged that this request will be discussed with the Borough to determine the extent of improvements along Walnut and Washington Street will be required.

The Applicant is proposing ADA ramps at each site driveway and have also proposed the following ADA ramps on the plans:

Old York Road and Wyncote Road- A new ramp on the northwest corner. There appears to be a discrepancy between the Land Development Plans and the HOP Plans submitted to PennDot in the design of the handicap ramp at this intersection. Please confirm and make the necessary revisions to the Land Development Plans so that the proposed ADA ramps is consistent with the HOP Plans.

Response: The Land Development Plans have been revised to reflect the design shown in the HOP Plans.

Washington Lane and Cedar Street- Two (2) new ADA ramps on either side of Cedar Street. The ADA ramp proposed on the Land Development Plans on the northeast side of Cedar Street shall be coordinated with the design as part of the 501 Washington Street Land Development. Logistics of the construction of the ramp shall be determined based on which development commences first. Construction of this ramp may have to be completed by the developer that starts and completed

construction first. This will be clarified with further discussions between both Applicants. Once the logistics of the construction of this curb ramp is determined, the applicable notes shall be included on the plan sets for both Applications.

Response: As coordinated with the Borough Engineer, the ramp on the northeast corner of Washington Lane and Cedar Street will be constructed by the 501 Washington Street Land Development. The Jenkintown Commons LP project will be responsible for construction of the curb ramp on the northwest corner of the intersection.

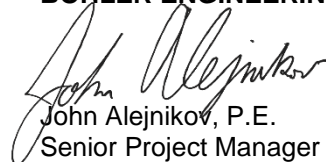
Washington Land and Site Access- New ADA ramp on the west side of Washington Street. The proposed ramp on the other side of Washington St from the subject property has been designed adequately.

Response: Acknowledged.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



John Alejnikov, P.E.
Senior Project Manager

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