



October 13, 2020

Mr. Bruce Goodman  
636 Old York Road,  
Jenkintown, PA 19046

**Re: Goodman Acquisition 1, LLC  
Glenside Wawa  
Application for Highway Occupancy Permit (No. 19071) – 3rd Review  
HOP Submission  
Cheltenham Township, Montgomery County, PA**

Dear Mr. Goodman:

On behalf of Montgomery County, McCormick Taylor has completed a review of the Highway Occupancy Permit (HOP) submitted as part of application No. 19071. The plans and documents received by McCormick Taylor consisted of the following:

- Highway Occupancy Permit Plans (16 Sheets) prepared by Traffic Planning and Design, Inc., last revised September 8, 2020;
- Roadway Drainage Report for Glenside Wawa prepared by Traffic Planning and Design, Inc., last revised September 8, 2020;
- Post Construction Stormwater Management Report prepared by Bohler Engineering, last revised June 19, 2020;
- Traffic Signal Plans (6 Sheets) prepared by Traffic Planning and Design, Inc., last revised September 8, 2020;
- Traffic Signal Design Study prepared by Traffic Planning and Design, Inc., last revised June 4, 2020;
- Land Development Plans prepared by Bohler Engineering, dated September 8, 2020;
- ADA Ramp Binder for Glenside Wawa prepared by Traffic Planning and Design, Inc., last revised September 8, 2020.

**Project Overview**

The project is for a proposed Wawa in Cheltenham Township, Montgomery County, Pennsylvania. The project site is located at the southwestern quadrant of Easton Road and West Waverly Road (Township Road). The project scope includes the realignment of West Waverly Road with East Waverly Road to address the existing offset approaches at Easton Road. The redevelopment of the proposed site will consist of an approximate 5585 sf Wawa convenience market with gasoline (10 fueling positions). The proposed site will be served

Mr. Bruce Goodman

October 13, 2020

Page 2

by one (1) full access driveway on to Easton Road, one (1) right-in/right-out driveway on to Easton Road and one (1) right-in/right-out /left-in driveway on to West Waverly Road.

### Review Comments

The intent of this review is to provide an assessment of compliance with Montgomery County Roads & Bridges Department's engineering-related requirements and practices associated with Highway Occupancy Permit Reviews.

### **Traffic Signal Plans**

1. Confirm that existing JB1 can accommodate all the conduits.
2. On the System Plan, the Midday cycle lengths, splits, and offsets do not match the Synchro for the intersection of Easton Rd and Waverly Rd.
3. In the Synchro, the eastbound left/thru lane width does not match the signal plans.

### **Right-of-Way**

4. As previously noted, this project involves the formal conveyance of ROW to the County along Easton Road due to the roadway widening that extends beyond the County ROW Line. The County Dedication form, legal description and an 8.5" x 11" exhibit depicting the area being offered for dedication **must be provided prior to the issuance of the permit.** This information will be forwarded to the County Solicitor for review and approval.
  5. As previously noted, this project requires a Temporary Construction Easement that must be obtained by the applicant along Easton Road due to the proposed work that extends beyond the Right-of-Way (ROW) line. The easement documentation must include an 8½" x 11" drawing of the easement area, proof of the execution, such as notarization by the affected property owner(s) and must be returned to the **County prior to the issuance of a permit.**
  6. As previously noted, there appears to be signal equipment located outside of the County Legal Right-of-Way on the plans which requires Traffic signal easement and hence Traffic Signal Easement that must be obtained by the applicant. The easement documentation must include an 8½" x 11" drawing of the easement area, proof of the execution, such as notarization by the affected property owner(s) and must be returned to the County **prior to the issuance of a permit.**
-



Mr. Bruce Goodman

October 13, 2020

Page 3

**Drainage**

7. As previously noted, provide documentation (developer's agreement, recorded maintenance agreement, condition statement etc.) demonstrating who will own and maintain the proposed pipe network and connections on Easton Road.

Additional comments may follow upon review of the resubmitted application. If you have any questions pertaining to the technical aspects of this review, or if you are uncertain about how to address any portion of the indicated comments, please feel free to contact me or Manasa Kondreddi at (610) 640-3500.

Sincerely,

A handwritten signature in black ink that reads "Susan M. Guisinger-Colón".

Susan M. Guisinger-Colón, P.E., LEED AP  
Senior Project Manager

SGC/mlk

cc: Tom O'Brien, Montgomery County Roads & Bridges Department  
Matthew Edmond, AICP, Montgomery County Planning Commission  
Bryan T. Havir, Cheltenham Township Manager  
Andrew J. Parker, P.E., PTOE, McCormick Taylor, Inc.  
Tuan Duong, Traffic Planning and Design, Inc.  
File

---