



March 29, 2024

Mr. George K. Locke  
Borough Manager/Zoning Officer  
Borough of Jenkintown  
700 Summit Avenue  
Jenkintown, PA 19406

Subject: Preliminary Land Development Plan Review (1st Submission)  
610 Old York Road, Borough of Jenkintown, PA

Dear Mr. Locke:

Carroll Engineering Corporation is in receipt of documents supporting the above referenced Land Development Plan and review letter from Pennoni dated August 15, 2023, and last updated August 22, 2023. The following are our responses (*in italics*) to comments/recommendations:

**ZONING COMMENTS**  
**CHAPTER 181**

1. Per §181-57.B(1)(a)[1] thru [3], Conditional uses. The following uses may be permitted by the Borough Council as conditional uses in accordance with the conditional use criteria of §181-58 of this district, the standards listed below, and all other regulations of the Gateway Commercial District:
  - a. Class one conditional uses. On lots with a minimum area of 40,000 square feet and a minimum width at the build-to line of 100 feet, the following uses are permitted as class one conditional uses: *COMPLIES*
    - 1) Use with drive-through facilities, including restaurant, drugstore, bank and financial institution, and other use listed in § 181-57 herein, provided:
      - i. The use provides sufficient on-site stacking lanes to accommodate a minimum of six automobiles leading to the first drive-through window, bank-teller window, remote-teller window, or drive-through automatic teller machine on the site and two automobiles for each additional drive-through facility on the site. *COMPLIES*.
      - ii. Stacking lanes shall not interfere with parking spaces or the internal and external circulation of the site. *COMPLIES*.

*Today's Commitment to Tomorrow's Challenges*

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- iii. Per §181-57.B(1)(a)[3], drive-through windows shall face the rear or side yard of the site. Drive-through windows shall not face a public street. The Applicant is proposing a drive-through window that faces Spring Avenue which is a public street; therefore, the Applicant shall revise the location of the proposed drive-through window or request a variance.

*As stated in the Borough of Jenkintown Zoning Hearing Board's Written Opinion and Order dated November 27, 2023, zoning relief was granted for the drive-through window to face a public street. The statement above has been added to the Record Plan.*

2. Per §181-59.A, the minimum parking setback from the street ultimate right-of-way line for Class One Conditional Uses is 15-ft. Based on our calculations, it appears that the existing parking lot setback is approximately 7-ft. therefore, the parking lot setback is an existing nonconformity as noted on the plans. However, the zoning data chart on the plan shows setbacks of -1.2-ft and 0.9-ft; therefore, the Applicant shall confirm this discrepancy and revise accordingly.  
*Please see the revised Record Plan and Existing Features & Demolition Plan & ERSAM Map.*
3. Per §181-4, the Front of Lot is defined as the edge of a lot which borders on a street or highway. In the case of a corner lot, the front shall be designated by the Borough Zoning Officer. The Rear of Lot is defined as the edge of a lot opposite the front. In the case of a triangular lot, the rear shall be designated by the Borough Zoning Officer. The Side of Lot is defined as the edge(s) of a lot running from the front of the lot to the rear of the lot. Currently, the Applicant shows the front of lot along Old York Road (SR 611) and the rear of lot along Spring Avenue with a front and rear yard building setback of 30-ft and 20-ft respectively. Also, at the intersection of Old York Road and Spring Avenue the Applicant indicates a side of lot with a side yard setback of 15-ft. Per the above referenced ordinance, we defer to the zoning officer to determine if the Applicant's interpretation of the front, rear, and side lots are acceptable.  
*Noted. Per Mr. Locke's June 14<sup>th</sup>, 2022 review letter, there were no comments relating to yard setbacks.*
4. Per §181-60.A, all development in the Gateway Commercial Zoning District shall be served by public sewer and water facilities. The Applicant shall provide will serve letters for sewer and water for review and approval.  
*The required will-serve letters are currently being coordinated with AQUA, Jenkintown Borough, and Abington Township and will be distributed upon receipt.*
5. Per §181-61.A.(1) thru (5), The Applicant shall provide architectural renderings and plans to confirm compliance with the building design standards outlined in Section §181-61.A.(1) thru (5). Once we receive architectural renderings and plans, we may have further comments to follow.  
*Noted*

6. Per §181-61.D.(4), all internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort. The Applicant shall indicate the proposed crosswalk material to be installed to confirm compliance with the above ordinance. A crosswalk detail shall be provided for review and approval.  
*Please refer to the Construction Details Sheet.*
7. Per §181-61.E & §181-69.C, Exterior lighting. All exterior lighting shall be designed to prevent glare onto adjacent properties. Surface parking areas and pedestrian pathways need to be clearly marked and well lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites. The height of fixtures shall be a maximum of 20 feet for parking lots and 14 feet for pedestrian walkways and shall comply with the Borough's Revitalization Master Plan, where applicable. The Applicant shall provide a lighting plan for review and approval to confirm the parking lot area is well lit and does not create glare onto adjacent properties. The lighting shall comply with the latest IESNA Standards and provide max/min ratios at the parking lot areas.  
*Please refer to the Lighting Plan which has been added to the plan set.*
8. Per §181-61.F(1) and (2), No person shall cause, suffer, allow or permit the operation of any sound source on a commercial property or public space or right-of-way in such a manner as to create a sound level that exceeds the background sound level by 10 dBA during daytime (7:00 a.m. to 9:00 p.m.) hours and by five dBA during nighttime (9:00 p.m. to 7:00 a.m.) hours when measured at or within the real property line of the receiving property. No delivery, loading, trash removal or compaction or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the Applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 dBA, as measured at the lot line of any adjoining property. The Applicant shall show the above referenced note on the plans.  
*Please refer to the revised Record Plan, where the above note has been added to the plan.*
9. §181-61.G.(1), loading docks, utility meters, HVAC equipment, trash dumpsters and other service functions shall be incorporated into the overall design theme of the building so that the architectural design is continuous and uninterrupted by ladders, towers, fences, and equipment. These areas shall be located and screened as much as possible so that the visual and acoustic impacts of these functions are mitigated and not in uninterrupted sight from the adjacent properties and public streets. The Applicant shall provide architectural renderings to confirm compliance with the above ordinance. The Applicant is proposing a refuse collection area in the front yard. We suggest that the Applicant relocate the proposed refuse collection area to mitigate sight from the adjacent properties and public streets. Also, screenings shall be shown around the loading area.  
*Architectural renderings shall be submitted prior to recording. The trash enclosure has been screened with a 6' hedgerow and is not located in a sight-triangle.*

10. Per §181-70, parking space requirements by use or multiple uses on a site shall follow the standards found in table 5 or follow the standards from §181-74, On-site parking reduction by special exception.

Based on Table 5, restaurants require 1 space per 100 square feet of patron floor area plus 1 space per employee on the largest shift. Based on the information provided in Note 2 of the Zoning Data Table (Sheet 2), the following calculations will apply:

- Frozen Desert Restaurant:  $0 \text{ SF} / 100 \text{ SF} = 0$  parking spaces + 1 space per employee during largest shift = 3 parking spaces
- Café Restaurant:  $2,144 \text{ SF} / 100 \text{ SF} = 21.44$  or 22 parking spaces + 4 spaces per employee during largest shift = 26 parking spaces

In total, the Applicant is required to provide an additional 29 parking spaces. The Applicant is indicating they are providing a total of 504 parking spaces within this lot; however, the entire lot is not shown on the plans to confirm the amount of parking provided. Therefore, the Applicant shall provide a parking plan for the entire lot and show parking calculations for all existing and proposed uses to confirm compliance.

*Please refer to the Record Plan for the parking calculations. Please refer to the Overall Existing Features Plan to confirm the existing parking spaces for the entire lot.*

11. Per §181-92, No lot may be used as or for a trailer camp, tourist cabin or automobile court. No building may be erected, altered or used, and no lot or premises may be used for any trade, processing or business which is noxious or offensive by reason of odor, dust, smoke, gas, vibration, illumination or noise, or which constitutes a public hazard whether by fire, explosion or otherwise. No commercial enterprise authorized under the chapter, either specifically or permitted as a special exception, which is principally devoted to the sale for consumption, either on or off the premises, of food, shall be permitted to be open to the public between the hours of 1:01 a.m. and 4:49 a.m., prevailing time. The Applicant shall show the above referenced note on the plan.

*Please refer to the revised Record Plan where the above note has been added to the plan.*

## **SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

### **CHAPTER 160**

12. Per §160-8.B, all preliminary plans shall show the following basic information:
- a. Per §160-8.B.2, name, address, email, and phone number of Applicant, and the owner of record, if different from the Applicant. The plan shall show the email and phone number of the Applicant (SBG Management) and the owner of record (Jenkintown Court Realty Company LP) on the plans accordingly.  
*Please refer to the revised Cover Sheet.*
  - b. Per §160-8.B.7, the entire tract boundary with bearings and distances and total tract acreage, including lot numbers and acreage or square foot area of each lot. The plan shall show the entire tract boundary in accordance with the above referenced ordinance.  
*Please refer to the Overall Existing Features Plan.*

- c. Per §160-8.B.10, names of all current owners of immediately adjacent lands. The plan shall show current owners of immediately adjacent lands accordingly.  
*Please refer to the Overall Existing Features Plan.*
- d. Per §160-8.B.12, description of variances or special exceptions, conditions of their approval, and the dates they were granted, if any. The plan shall show approvals referenced above. If no approvals have been obtained at this time, then the plan shall show a note indicating such.  
*As stated in the Borough of Jenkintown Zoning Hearing Board's Written Opinion and Order dated November 27, 2023, zoning relief was granted for the drive-through window to face a public street. The statement above has been added to the Record Plan.*
- e. Per §160-8.B.13, description of any deed restrictions, including conservation and environmental, or other covenants affecting development of the tract. This information should contain the name of the easement holder or parties in the covenant agreement and a reference to their deed and page book recording location. The plan shall show any deed restrictions accordingly. Please confirm if there is an existing storm sewer easement on site. If there is an existing storm sewer easement, the Applicant shall extinguish this easement to execute a new easement for the proposed storm sewer pipe on site.  
*The existing storm sewer easement to be extinguished and proposed storm sewer easement has been shown on the Easement Plan.*
- f. Per §160-8.B.16, deed book and page numbers for all parcels being subdivided or developed. The Applicant shall show the deed book and page number for the parcel being developed accordingly.  
*Please refer to the revised Cover Sheet where the deed book and page have been added to the plan.*
- g. Per §160-8.B.18, a note indicating whether the properties being subdivided or developed, or any property within 200 feet of the properties being subdivided or developed, is listed on the local historic resource inventory. The plan shall show this required note accordingly.  
*Please refer to the revised Record Plan where the above note has been added to the plan.*
- h. Per §160-8.B.19, Owner's statement of intent block, which indicates the owner's intent for the application by summarizing the proposal. The plan shall show this required note accordingly.  
*Please refer to the revised Record Plan where the above note has been added to the plan.*
- 13. Per §160-8.C.1 thru 12, the Applicant shall provide an existing features plan showing all existing features listed in the above referenced ordinance within 400 feet of the tract boundary.  
*Please see the Existing Features within 400-foot Map on the Cover Sheet.*

14. Per §160-8.D.6.a.i & ii, cross sections, profiles, and preliminary structural designs. Plans shall be drafted to the same standards required for a preliminary plan §160-8, except that the horizontal scale of the plan and profile shall not be in excess of 5-feet to the inch, and the vertical interval of the plan shall be two (2), five (5), or ten (10) feet to the inch, whichever is appropriate, and shall include: cross section and centerline profile for each proposed or widened cartway, driveway, or parking area shown on the preliminary plan including: road centerline grades and vertical curvature including road centerline elevations shown at horizontal intervals of 25 feet along vertical curves and 50 feet for straight grades. Profiles for sanitary sewers, water mains, storm drains, including locations of manholes, inlets, and catch basins. The Applicant shall provide profiles for all proposed storm sewer pipe and include all cross- pipes in accordance with the above ordinance for review and approval.  
*Please refer to the Storm Sewer Profile sheet.*
15. Per §160-10.C., the Applicant shall update the record plan to show all certifications, acknowledgments, and notations as outlined in the above referenced ordinance.  
*Please refer to the revised Record Plan*
16. Per §160-21.A, the Applicant shall indicate the street classification for both Old York Road and Spring Avenue on the plans. The Applicant shall also provide dimensions for the full and half ultimate right- of-way width to confirm compliance with the above referenced street classifications. It shall be noted that all setbacks shall be taken from the ultimate right-of-way. The Applicant shall clearly label the ultimate right-of-way on the plans.  
*Please refer to the revised Record Plan. Old York Road (State Route) and Spring Avenue (Residential) classifications have been added to the plans. Right-of-way widths have been added as well.*
17. The Applicant is proposing to widen the existing driveway which intersects Spring Avenue. Per §160- 23., any new driveway proposed to be installed, and any driveway proposed to be widened or enlarged, must comply with the following requirements:
  - a. Per §160-23.B-1 & I, adequate site distance in compliance with the standards established by PennDOT and AASHTO shall be provided where all driveways intersect with streets. Such intersections shall also be designed and constructed in compliance with Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads) of Title 67 Pennsylvania Code, unless Borough standards are more restrictive. Proper sight lines shall be maintained at driveway intersections with streets. There shall be measured along the center line, a minimum clear sight triangle of 75 feet from the point of intersection, or as determined by the Borough Engineer. No building or other obstruction will be permitted in this area. Any obstruction to sight shall be removed at the time the street is permitted in this area. Any obstruction to sight shall be removed at the time the street is graded, or at the time a building or structure is erected on the adjacent lot, whichever occurs first. The Applicant shall show site distance triangles on the plans to confirm compliance.  
*Please refer to the revised Record Plan.*

- b. Per §160-23.C-3, curb depressions. The curb reveal adjacent to a nonresidential or residential driveway apron at the gutter line shall not exceed 1.5 inches. The Applicant shall provide a driveway apron detail to confirm compliance.  
*Please refer to the revised Construction Details Sheet.*
- c. Per §160-23.C-4, Driveway Apron. The apron in the driveway area shall be six (6) inches thick, 4,500 psi compression strength concrete reinforced with wire six (6) inches by six (6) inches, ten (10) gauge wire (minimum). The wire shall be installed so that it is not closer than two (2) inches from the top or bottom surfaces of the driveway. Six (6) inches of crushed stone shall be used as a bedding under the driveway apron. The Applicant shall provide a driveway apron detail to confirm compliance.  
*Please refer to the revised Construction Details Sheet.*
- i. The driveway apron shall be installed in a fashion that provides the minimum slope. Where a proposed slope exceeds 8%, the proposed slope angle (i.e., percentage) shall be listed on the permit application and must be approved by the Borough Engineer. The Applicant shall provide a driveway apron detail to confirm compliance.  
*Please refer to the revised Grading & Utility Plan and Construction Details Sheet.*
- ii. The portion of the sidewalk which crosses the driveway apron must comply with the thickness requirements in §160-23.C.4. above and have a maximum cross slope of 2%. The Applicant shall provide a driveway apron detail to confirm compliance.  
*Please refer to the revised Grading & Utility Plan and Construction Details Sheet.*
- d. Per §160-23.C-5, Maximum Driveway Width. The maximum width of any new driveway, as measured at the cartway, shall be 20 feet, unless a wider driveway is deemed necessary by the Borough Engineer. The Applicant is proposing a driveway width of 24-ft which is four (4) feet wider than the maximum driveway width permitted above. The Applicant shall reduce the driveway width or request a waiver.  
*A waiver is being requested for §160-23.C-5 regarding maximum driveway width.*
- e. Per §160-23.E.2, Driveways shall be located as far from street intersections as is reasonably possible, but no less than the following distances from the edge of the driveway to the edge of the cartway of the closest intersecting street - 100 feet. The Applicant shall dimension the distance between the edge of the proposed driveway to the edge of the cartway of the closest intersecting street (Old York Road & Spring Avenue) to confirm compliance. It appears that the proposed widened driveway does not provide the minimum setback distance of 100-ft, the Applicant shall confirm and either revise the proposed location of the driveway entrance or request a waiver.  
*A waiver is being requested for §160-23.E.2 as the proposed driveway is in the same location as the existing driveway.*

- f. Per §160-23.H., the maximum grade for driveways shall not exceed 6%. The Applicant shall show percent grades at the driveway entrance to confirm compliance.

*Please refer to the revised Grading & Utility Plan.*

18. Per §160.26.B.2 & 3 & 9, the minimum sidewalk width is based on location or zoning district, as set forth in Figure 2. A minimum of a 10-ft sidewalk width shall be provided along York Road and 8-ft along Spring Avenue. Where proposed sidewalks meet existing sidewalks which have a different width, a tapered transition shall be constructed. Sidewalks along York Road must comply with York Road Sidewalk Design Standards available at Borough Hall. In no case shall the unobstructed width of a sidewalk be less than four (4) feet. If the sidewalk is less than five (5) feet wide, a passing space must be provided, in compliance with applicable ADA standards, at intervals of 200 feet or less which is either: Five (5) by five (5) foot minimum; or An intersection of two walking spaces, provided a T-shaped space where the base and arms of the T-shaped space spans four (4) feet minimum beyond their intersection. A sidewalk may have a running slope in the upwardly or downwardly direction at a maximum of 5% from the existing sidewalk grade in order to accommodate driveway aprons and transitions to ramps which are either higher or lower than the level of the sidewalk. The sidewalk running slope may exceed 5% when following the existing roadway profile. The existing and proposed sidewalk along both Old York Road and Spring Avenue shall be clearly shown and dimensioned on the Record Plan (Sheet 2) to confirm compliance with the above referenced ordinance.

*The existing sidewalk has been labeled and dimensioned. The proposed sidewalk matches the existing sidewalk dimensions and is increased to a 5' width for areas of the ADA ramps. Please refer to the revised Record Plan.*

19. The Applicant shall update the sidewalk detail per the material specifications outlined under §160.26.C.

*Please refer to the revised Construction Details Sheet.*

20. The Applicant shall show sidewalk construction notes on the plan in accordance with the construction notes outlined under §160.26.D thru G.

*Please refer to the revised Construction Details Sheet.*

21. The Applicant shall update the curb detail shown on the plan in accordance with the curb standards outlined under §160.28. Also, the Applicant shall show the curb construction notes on the plans per §160.28.E thru I.

*Please refer to the revised Construction Details Sheet.*



22. Per §160.29., trees, preferably of types found growing naturally in the soils of the vicinity, planted in formal or informal groupings, are highly desirable along streets. Trees may be planted within the right-of-way subject to the rules and regulations of the Borough Shade Tree Commission. We recommend that the Applicant propose, to the maximum extent possible, street trees along Spring Avenue. If the Applicant determines, due to underground facilities, that street trees cannot be planted along the frontage of the property, the Applicant shall consider planting within another place on the site or consider providing a fee in lieu of so that trees may be planted elsewhere within the Borough.  
*Please refer to the Landscape Plan.*
23. Per §160-31, buffer plantings shall be installed in subdivisions and land developments to integrate new development with its surroundings, to separate incompatible land uses by providing screening, to reduce wind, and to minimize or eliminate views to certain site elements in compliance with the following regulations. The Applicant shall provide a landscaping plan and buffer calculations to confirm buffer compliance outlined under the above referenced ordinance.  
*Please refer to the Landscape Plan.*
24. Per §160-32.B.4, fire lanes shall provide emergency access to the building as indicated by the International Fire Code. Parking spaces shall not encroach upon any fire lanes. We defer to the Fire Marshal regarding fire lane access.  
*The plans are being submitted simultaneously to the Fire Marshal for review.*
25. Per §160-33, parking lots should be adequately and effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights and parking lot lights, to delineate driving lanes and rows of parking, to provide shade, and to improve the aesthetics of parking lots. The Applicant shall provide a landscaping plan to confirm compliance outlined under the above referenced ordinance.  
*Please refer to the Landscape Plan.*
26. Per §160-34 & 35 & 36, additional planting/general landscape design criteria/plant material and planting specifications - the plantings required by this section shall be cumulative and in addition to plantings required by any other section of this chapter. The Applicant shall provide a landscaping plan to confirm compliance outlined under the above referenced ordinances.  
*Please refer to the Landscape Plan.*
27. Per §160-39., fire hydrants shall be installed at the expense of the developer in such locations as shall be prescribed by the Fire Marshal and the regulations of the Middle Department Associations of Fire Underwriters. We defer to the Borough Fire Marshal for fire related issues. The Applicant shall coordinate with the Fire Marshal to install fire hydrants at the requested location(s) at the direction of the Fire Marshal.  
*The plans are being submitted simultaneously to the Fire Marshal for review.*

28. Per §160-40., monuments of stone or concrete shall be placed at locations designated by the Borough Engineer. The Applicant shall show on the plans all monuments and iron pins to be set. Monuments shall be placed at the intersection of the side property lines and ultimate right-of-way line, where feasible. Iron pins shall be set at all other corners.  
*Please refer to the revised Record Plan where concrete monument and iron pin notes have been added.*
29. Per §160-41.B, the minimum size of pipe shall be fifteen (15) inches and a minimum grade of 0.5%. The Applicant shall provide stormwater profiles for review and approval to confirm compliance.  
*Please refer to the revised Grading and Utility Plan and Storm Sewer Profiles Sheet.*

STORMWATER MANAGEMENT COMMENTS  
CHAPTER 154

30. Per §154-12.A, no regulated earth disturbance activities within the Borough shall commence until approval by the Borough of an erosion and sediment control plan for construction activities.  
*Please refer to the Erosion and Sedimentation Control Plan and Details.*
31. Per §154.14.B.(4), a statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Municipality. A Post Construction Stormwater Management Plan shall be included with this plan set and this statement shall be added to the Post Construction Stormwater Management.  
*This application decreases impervious coverage and is less than 1 acre of disturbance; thus, no BMPs are proposed. Thus, a Post Construction Stormwater Management Plan has not been created. The Grading and Utility Plan and the Storm Sewer Profile Sheet indicate all proposed storm sewers.*
32. Per §154-17.A., the property owner shall sign an operations and maintenance agreement with the Borough covering all stormwater BMPs that are to be privately owned. The agreement shall be substantially the same as the agreement in Appendix H of this chapter. The Applicant shall indicate if the proposed BMPs will be privately owned, and if so, sign an operations and maintenance agreement with the Borough. A note shall also be provided on the Site Plan (Sheet 2) indicating who will be responsible for the maintenance and inspection of the stormwater BMPs.  
*Please see the response to comment number 31.*
33. Per §154-19, The owner of any land upon which permanent BMPs will be placed, constructed or implemented, as described in the BMP operations and maintenance plan, shall record the following documents in the office of the Recorder of Deeds for Montgomery County within 15 days of approval of the BMP operations plan by the Borough: The operations and maintenance plan or a summary thereof; operations and maintenance agreements under § 154-17; easements under § 154-18. The Borough may suspend or revoke any approvals granted for the project site upon discovery of the failure of the owner to comply with this section.  
*Noted*

34. Per §154-43.B.(1)., an Existing Resource and Site Analysis Map (ERSAM) showing environmentally sensitive areas, including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, and hydrologic soil groups. Land development, existing recharge areas, and any other requirements specifically outlined in the municipal SALDO shall be included. The Applicant shall provide an Existing Resources Site Analysis Map (ERSAM) as part of this land development. The Existing Features Plan may be concurrently called the ERSAM Map.  
*Please refer to the Existing Features & Demolition Plan & ERSAM Map regarding the above comment.*
35. Per §154-43.B.(2).(g)., the PCSM Plan shall show the limits of earth disturbance, including the type and amount of impervious area that would be added. The Applicant shall provide a PCSM Plan and show the type and amount of impervious area that would be added on the plan.  
*Please see the response to comment number 31. Please refer to the Record Plan for the Impervious Area Chart.*
36. Per & §154-43.B.(2).(s)., a fifteen (15) foot wide access easement around all stormwater BMPs that would provide ingress and egress from a public right-of-way shall be shown on the PCSM Plan. The Applicant shall provide the required fifteen (15) foot wide access easement to the stormwater BMPs proposed on site. If the Applicant does not wish to provide the fifteen (15) foot wide easements, a blanket easement covering the entire site may be provided. The stormwater easement(s) shall be described and submitted for review and approval.  
*Please see the response to comment number 31.*
37. Per §154-43.B.(2).(u)., a statement signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Borough shall be included on the PCSM Plan. The Applicant shall provide this statement on the PCSM Plan.  
*Please see the response to comment number 31.*

#### GENERAL STORMWATER COMMENTS

38. The Applicant shall submit pipe conveyance calculations for all proposed storm pipe. Once these items have been produced a review shall be completed accordingly.  
*Please refer to the pipe conveyance calculations that have been included in this submission.*
39. Our office is in the process of completing an evaluation of the drainage in the vicinity of the site and on-site of the subject property and may have further comments related to the proposed stormwater.  
*Noted*

### TRAFFIC COMMENTS

40. The plans are still under review for traffic compliance and comments will be submitted under a separate letter. However, it shall be noted that the Applicant shall submit a traffic impact study for review and approval per §160-52.

*Noted*

### SEWER COMMENTS

41. The Applicant shall submit the following documents for review and approval:
- Planning module mailer
  - Narrative of sewer flows which shall include the number of employees and other facility operations that will generate flows for EDU tracking.

*As discussed on a telephone conversation on March 27<sup>th</sup>, 2024, the Planning Module Mailer and Narrative of Sewer Flows will be submitted to the PADEP by Carroll Engineering Corporation with Pennoni copied.*

### GENERAL COMMENTS

42. Clearly call out and dimension all legal rights-of-way and ultimate rights-of-way on the plans.  
*Please refer to the revised Record Plan.*
43. Please include calculations for impervious coverage and building coverages to confirm the percentages provided within the zoning table on Sheet 2.  
*Please refer to the revised Record Plan.*
44. Please dimension all radii of curvatures within the parking areas on site.  
*Please refer to the revised Record Plan.*
45. The Applicant shall provide additional room for the signature and seal of the Borough Engineer on the Cover Sheet.  
*Please refer to the revised Cover Sheet.*
46. The Applicant shall show the cartway widths and rights-of-way of both Old York Road and Spring Avenue on the site plans.  
*Please refer to the revised Record Plan.*
47. We defer to the Borough Fire Marshal relating to fire code requirements. The Applicant shall obtain an approval letter from the Fire Marshal prior to recording of the plans.  
*Noted*
48. We defer any proposed signage to the Borough Zoning Officer for review and for compliance with the applicable zoning requirements.  
*Noted*

Mr. George K. Locke  
Borough Manager/Zoning Officer  
Borough of Jenkintown  
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March 29, 2024

49. The Applicant shall be required to provide a Master Plan to confirm compliance with the zoning requirements in Section 181.51.59.A in terms of building and impervious coverage.

*Noted*

Thank you for your timely attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me directly at 215-268-3808 or [jkoutsouros@carrollengineering.com](mailto:jkoutsouros@carrollengineering.com).

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in blue ink, consisting of a stylized 'JK' followed by a long horizontal line.

John L. Koutsouros, P.E., Vice President  
Planning & Site Design Department Manager

JLK:mem