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April 28, 2025

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

**RE: 459-471 Old York Road
Preliminary/Final Land Development Plan Review
Jenkintown Borough, Montgomery County, PA
HCE Project No.: 1764**

Dear George:

With regard to the above referenced project, please find the following materials for the Preliminary/Final Land Development Plan resubmission:

- One (1) copy of the Waiver Request Letter, dated 10/25/25, last revised 04/28/25.
- Eight (8) full-size copies of the Preliminary/Final Land Development Plans, dated 10/25/24, last revised 04/25/25, sheets 1-15 of 15.
- Four (4) 11" x 17" copies of the Preliminary/Final Land Development Plans, dated 10/25/24, last revised 04/25/25, sheets 1-15 of 15.
- Four (4) 11" x 17" copies of the updated Architectural Elevations, dated 04/25/25.
- Eight (8) copies of the Photometric Plans and Details, prepared by CED, dated 04/25/25.
- Two (2) copies of the Post Construction Stormwater Management Plan Narrative, dated 10/25/24, last revised 04/25/25.
- Two (2) copies of the Transportation Impact Assessment, prepared by TPD, dated 12/18/25.
- One (1) electronic copy of all submission items (via dropbox link).

We are in receipt of a review letter for the above-referenced project. Below please find responses to each of the comments contained in this letter.

Review Letter from Pennoni dated March 28, 2025.

The Applicant was granted the following conditional use by the Borough of Jenkintown Council at their regularly scheduled meeting held on January 22, 2025:

1. §181-49.B.(1) – A conditional use to permit a 40-unit apartment building use.

The above approval was granted subject to the following conditions:

1. The Applicant must comply with the testimony and exhibits of the Applicant at the public hearing before the Borough Council, unless otherwise amended or acceptable by Borough Council; and
2. In all other respects, Applicant shall comply with all provisions of the statutes, laws, regulations, rules, codes, and ordinances of the United States, Commonwealth of

Pennsylvania, Jenkintown Borough, and any other Municipal entity having jurisdiction over this matter and obtain all other necessary permits and approvals.

3. The Applicant and the Applicant's assigns and successors shall not market, advertise, or otherwise promote or represent that the dens in the one-bedroom apartment units containing dens could not be used as potential second bedrooms for such units.

The above conditional use approval and conditions of approval shall be indicated on the record plan.

Response: The conditional use approval and conditions of approval have been added to the Record Site Plan, sheet C1.0.

The Applicant was also granted the following variances as part of the Stipulation and Settlement Agreement between the Appellant and the Borough of Jenkintown Zoning Hearing Board dated August 23, 2024:

1. §181-50.A - A variance to permit lot size of 3,057 SF for proposed Lot 2 where 15,000 SF is otherwise required.
2. §181-50.B - A variance to permit a minimum lot width of 24.3 feet for proposed Lot 2 where 50 feet is otherwise required.
3. §181-50.1 - A variance to permit a minimum lot area of 25,732 SF per dwelling unit for Proposed Lot 1 where 48,300 SF is otherwise required.
4. §181-50.1 - A variance to permit a minimum lot area of 3,057 SF per dwelling unit for Proposed Lot 2 where 3,900 SF is otherwise required.
5. §181-80 - A variance to permit 48 off-street parking spaces for Proposed Lot 1 where 65 off-street parking spaces are otherwise required.
6. §181-80 - A variance to permit 2 off-street parking spaces for Proposed Lot 2 where 7 off-street parking spaces are otherwise required.

The above granted variances and any conditions of approval shall be indicated on the record plan.

Response: The list of variances granted by the Borough of Jenkintown Zoning Hearing Board has been added to the Record Site Plan, sheet C1.0.

The Applicant is requesting the following waivers from the Borough of Jenkintown Subdivision of Land Code as specified on the Cover Sheet and in the Waiver Request Letter dated October 31, 2024:

1. §160-7 - A waiver to allow the Land Development Plan to be reviewed and approved as a Preliminary Plan.
2. §160-29 - A waiver from the street tree requirement.
3. §160-31 - A waiver from providing landscaping and screening buffer requirements.

4. §160-32.C - A waiver to allow podium parking spaces and drive aisles to have dimensions smaller than those listed in Figure 6 - Parking Lot Dimensions.
5. §160-33.D - A waiver to allow podium parking spaces and drive aisles to have dimensions smaller than those listed in Figure 6 - Parking Lot Dimensions.
6. §160-41.B - A waiver to allow the minimum size of pipe to be less than fifteen (15) inches in diameter.

These waiver requests shall be included on Record Plan and not the Cover Sheet.

Response: The list of requested waivers is now provided on the Record Site Plan, sheet C1.0.

Zoning Comments – Chapter 181

1. Per §181-50.G.(2), Building height shall be a maximum of four (4) stories or 50 feet, provided there is a ten- foot setback (on average) from the building façade for floors above the third story.

The plans and renderings show a minimum ten (10) foot setback on the fourth(4th) floor along the façade facing Old York Road; therefore, this project complies with the requirements of this section.

Response: So noted.

2. Per §181-50.J.(2).(a) & (b), All commercial floor area on ground floors of a mixed-use building must contain at least 800 SF or 25% of the lot area (whichever is greater) on lots with street frontages of less than 50 feet; or at least 20% of the lot area on lots with 50 feet or more of street frontage shall be commercial space.

For proposed Lot 1, the frontage is greater than 50 feet; therefore, a minimum of 20% of the lot area shall be commercial space on the ground floor. In accordance with the Record Plan (Sheet 4), the commercial area is proposed to be 3,434 sf. Based on our calculations, the commercial floor area ratio shall be based on the occupied building area of 15,552 sf; therefore, the commercial floor area ratio was calculated to be 22.08% (3,434 sf/15,552 sf) which complies with this requirement.

Response: The Zoning Table on the Record Site Plan, sheet C1.0 has been updated accordingly.

For proposed Lot 2, the frontage will be less than 50 feet; therefore 800 SF or 25% of the lot area shall be commercial space on the ground floor. In accordance with the Record Site Plan (Sheet 4), the commercial area is proposed to be 500 sf referenced. Based on our calculations, the commercial floor area ratio shall be based on the footprint of the building, which is 1,416sf; therefore, the commercial floor area ratio was calculated to be 35.31% (500 sf/1,416 sf). The Zoning Table on the Record Plan (Sheet 4) indicates a commercial floor area ratio of 54.5%. This commercial floor area ratio in the zoning table shall be revised to indicate the correct ratio of 35.31% accordingly.

Response: The Zoning Table on the Record Site Plan, sheet C1.0 has been updated accordingly.

3. Per §181-51.B, all uses shall be serviced by public water and sewer facilities.

Based on the plans, the proposed sanitary lateral connection to the building on Lot 1 is shown but needs to be extended to the proposed building. In addition, the existing connection to the building on proposed Lot 2 shall be shown as well.

Response: The proposed sanitary sewer lateral for the proposed building on Lot 1 is now shown to extend to the building on the Grading, Drainage and Utility Plan, sheet C2.0. The existing sanitary lateral for the existing building on Lot 2 is now shown on the Existing Conditions & Demolition Plan, sheet C0.1.

4. Per §181-51.D, all exterior lighting shall be designed to prevent glare onto adjacent properties. 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 Master Plan, where applicable.

The Applicant is not indicating if any lighting is proposed as part of this project. A lighting plan shall be provided which shows lighting along the sidewalks of Old York Road, Cherry Street, and Johnson Street as well as lighting for the parking area to ensure the areas are well lit. Notes shall be provided on the plan indicating all exterior lighting shall be designed to prevent glare onto adjacent properties.

Response: A Lighting Plan is provided within this submission.

5. Per §181-51.F.(2), all rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following, when above the roofline, requires screening: stairwells, elevator shafts, air-conditioning units, large vents, heat pumps and mechanical equipment.

The Applicant has indicated at the Conditional Use Hearing that all rooftop mechanical equipment and other appurtenances will be housed within the units. We will defer to the Borough until building permits are submitted for review.

Response: So noted.

6. Per §181-51.F.(3).(a) thru (c), parking lots visible from a street shall be continuously screened by a three- foot-high wall/fence or plantings. Parking lots adjacent to a residential use shall be continuously screened by a six-foot-high wall/fence or plantings. Screening shall include:
 - a. Hedges, installed at 36 inches in height;
 - b. Mixed planting (trees and shrubs); or
 - c. Wall sections, with no wall break or more than nine feet, and landscaping to provide a continuous screen.

Based on our review of the renderings, it appears that there will not be a continuous screen by a three (3) foot-high wall or plantings. It appears there is a translucent screening along the parking lot area visible from the street along the portion without the landscape planters. Either a three (3) foot wall shall be provided or additional plantings along the parking lot on Johnson Street.

Response: The walls of the building around the parking area will either be extended to provide a continuous screen or planters will be provided.

7. Per §181-51.F.(4), service and loading areas must be visually screened from street and pedestrian ways. For new construction, service and loading areas must be behind the

building. Loading docks shall not be on the primary street but to the side and rear of the building.

A loading area is proposed at the northwestern corner outside the building on Lot 1 and abutting Lot 2 along Johnson Street. Based on the plan, it does not appear that the loading area is screened from the street and sidewalk along Johnson Street. Please provide an associated plan showing the screening.

Response: A fence is now proposed between the loading/parking area and the northern property line.

8. Per §181-51.H, street trees are required where a building fronts on a road with street trees and where possible. Until such point that more precise standards are adopted in the Subdivision and Land Development Ordinance, street trees shall match the type, size and frequency dictated by the prevailing streetscape design of the street(s) upon which the property sits and taking into account the standards in §181-52, Streetscape and green area standards, and Article 111 §160-19 (Shade Trees) of the Subdivision and Land Development Ordinance. The provision of street trees will be reviewed by Borough Council.

A landscape plan shall be provided to determine compliance with this section. Please note that if physical restrictions are encountered for traditional plantings, the Applicant may want to consider planting boxes on Old York Road and Cherry Street. Johnson Street may be dimensionally restricted. We defer to Borough Council and the Borough Zoning Officer to determine whether the Applicant complies with this section.

Response: A Landscape Plan will be submitted under separate cover.

9. Per §181-52.A.(1), streetscape and green area standards shall relate to Jenkintown's streetscape design and be reviewed by Borough Council. The applicant shall install streetscape and green area standards consistent with existing projects within the Borough further down York Road and demonstrate that these standards are met through elevations and conceptual sketches.

A landscape plan shall be provided to determine compliance with this section. Please note that if physical restrictions are encountered for streetscape and green areas along the sidewalk of Old York Road, the Applicant shall provide alternatives to the streetscape and green areas for review by Borough Council. We defer to Borough Council and the Borough Zoning Officer to determine whether the Applicant complies with this section.

Response: A Landscape Plan will be submitted under separate cover.

10. Per §181-54.A.(1), sidewalks are required along all street frontages, with a minimum width of eight (8) feet.

This property has 3 frontages along Old York Road, Cherry Street, and Johnson Street. The sidewalk along Old York Road is approximately 9.5 feet wide and the sidewalk along Cherry Street is 8 feet wide, both of which comply with the minimum 8 feet width requirement. However, the sidewalk along Johnson Street is shown to be approximately 5 feet. The existing sidewalk along Johnson Street may be considered existing non-conforming. Based on the existing right-of-way, it may not be feasible to increase the width. It has been determined by the Borough Zoning Officer that the existing sidewalk width along Johnson Street is an existing nonconformity.

Response: So noted.

11. Per §181-54.B.(3)(b)[1], the ground-floor facades of buildings visible from the pedestrian view shall consist of a minimum of sixty-percent window area and a maximum of 75%, with views provided through these windows into the business and/or product display windows.

Architectural plans shall be provided to confirm the ground-floor facade will consist of a minimum 65% window area and a maximum of 75%. The architect stated at the conditional use hearing that they will comply with the window area requirement. Plans and calculations shall be provided to confirm compliance with the window area requirement.

Response: Plans and calculations will be provided by the Architect under separate cover to confirm compliance with the window area requirement.

12. Per §181-54.B.(3)(b)[4], upper-story windows of front facades shall not be boarded or covered and shall comprise a minimum of 35% window area in the facade above the ground floor and a maximum of 75%.

Architectural plans shall be provided to confirm the ground-floor facade will consist of a minimum 65% window area and a maximum of 75%. The architect stated at the conditional use hearing that they will comply with the window area requirement. Plans and calculations shall be provided to confirm compliance with the window area requirement.

Response: Plans and calculations will be provided by the Architect under separate cover to confirm compliance with the window area requirement.

13. Per §181-54.B.(3)(b)[5], smoked, reflective or black glass in windows is prohibited.

It appears from the renderings that the ground-floor windows will be either smoked or reflective. The Applicant shall confirm and make the appropriate revisions to the type of windows so that they are not smoked or reflective.

Response: The ground-floor windows will not be smoked or reflective as it appeared on the renderings.

14. Per §181-54.B.(l)(a), (5) and (6), we defer to the Design Review Board to confirm whether the walls meet minimum architectural treatments, and the building character and architectural rhythm comply with the required requirements.

Response: So noted.

15. Per §181-69.H, for the purposes of this section, a required motor vehicle parking space shall consist of not less than 162 square feet of usable area, shall have dimensions of not less than nine feet in width and 18 feet in length, exclusive of aisles, driveways and maneuvering areas, and shall be suitable for the parking of a motor vehicle. Spaces in parking lots, wherever possible, shall be physically separated from a street or sidewalk by a barrier or buffer area and shall have access to a street or alley by way of an approved curb opening. Aisle space between rows of parked vehicles shall be not less than 24 feet for 90° parking and not less than 20 feet for 60° (or less) parking. In lots without a parking attendant, spaces for customers and clients shall be located with free access to exit aisles. Outdoor parking spaces, and the approaches thereto, shall be paved or covered with gravel or cinders to a minimum depth of two inches. Such outdoor parking space shall be deemed to be part of the open space on the lot on which it is located.

The applicant is proposing the following parking stall dimensions under this application:

- 29 spaces - 9 feet x 18 feet
- 10 spaces - 8.5 feet x 18 feet
- 5 spaces - 9 feet x 17 feet
- 2 spaces - 10 feet x 17 feet
- 2 space - 9 feet x 18 feet (Handicap Spaces)

In addition, the drive aisle widths are labeled as 23.5 feet when a minimum of 24 feet is required.

In our opinion, if the applicant confirms compliance with section 160-32.C.(4) long term parking, then the requirements of the above Code Section would be met.

Response: Parking in the podium parking lot will have minimal turnover. The parking is reserved for the residents living in the building and workers in the ground floor retail stores and many of the spaces provided will be assigned. For these reasons it is our opinion the proposed parking meets the requirements of §160-32.C.(4) for long term parking. Also, please note that the majority of the parking spaces that are less than 9 feet in width are next to a column and the majority of the parking space would have an additional 6" (minimum) of width available.

16. Per §181-72, parking lots containing more than 10 parking spaces shall provide one bicycle parking space for every 10 parking spaces in bike racks in close proximity to the building entrance.

There are 48 parking spaces proposed within the parking area; therefore, a minimum of 5 bicycle parking spaces shall be provided in bike racks which are in close proximity to the building entrance. These bicycle parking spaces shall be shown on the plans and a detail of the bike rack shall also be provided in the plans for review and approval.

Response: A bike rack with minimum storage capacity of 5 bicycles is now proposed in the podium parking area as shown on the Parking Plan, sheet C1.1.

Subdivision of Land Comments – Chapter 160

17. Per §160-8.A.(5), property lines shall be drawn and labeled in conformance with the Act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Surveyor, and Geologists Registration Act," and accepted surveying and civil engineering practices, including dimensions shown in feet and decimal fractions thereof, and bearings shown in degrees, minutes, and seconds.

As part of this submission, the existing property lines will be extinguished, and new property lines will be subdivided. The property lines for Lot 1 and Lot 2 shall be clearly drawn on the plan with metes and bounds provided for these boundary lines. Legal descriptions must be provided. In addition, a lot consolidation plan shall be provided showing the lot consolidation. This lot consolidation plan shall be recorded as part of the land development plans. The Borough may want to consider requesting right-of-way area along the frontage of Cherry Street to be dedicated to the Borough by the Applicant.

Response: Metes and bounds have been provided on the proposed Lot 1 and Lot 2 property lines on the Record Site Plan, sheet C1.0. A Subdivision and Lot Consolidation Plan is provided in the Land Development Plan set. Refer to sheet C0.2.

18. Per §160-8.B.(12), description of variances or special exceptions, conditions of their approval, and the dates they were granted if any shall be provided on the plans.

The variances and conditional use approvals shall be provided on the Record Plan (Sheet 4) as indicated in the above Code Section.

Response: The list of variances granted by the Borough of Jenkintown Zoning Hearing Board and Conditional Use granted by the Borough of Jenkintown Council have been added to the Record Site Plan, sheet C1.0.

19. Per §160-8.B.(18), a note indicating whether the properties being subdivided or developed, or any property within 500 feet of the properties being subdivided or developed, is listed on the local historic resource inventory.

A note indicating whether or not the subject properties are listed on the local historic resource inventory.

Response: General Note #8 has been added to the Record Site Plan, sheet C1.0 noting the subject properties are not on the Local Historic Resource Inventory.

20. Per §160-8.C.(2).(c), the existing features plans shall show the legal and ultimate rights-of-ways.

The existing features plan is showing a 10-foot-wide alley to be vacated; however, based on the Montgomery County Property Records; there does not appear to be an alley located on this property. A copy of the deeds for the subject properties shall be provided to determine if an alley right-of-way exists on this property. If it is determined that the 10-foot alley right-of-way exists, then the Applicant would have to petition to the Borough to have the alley right-of-way vacated.

Response: Copies of the property deeds were provided to Borough Staff, including Pennoni, and confirm the alleys are not for public use and do not require a petition to the Borough to have them vacated.

21. Per §160-8.C.(7).(a), the existing features plans shall show the location, size, species, and condition and health of all trees three inches in diameter at breast height (DBH) or greater and indicating all trees TO REMAIN or TO BE REMOVED. Existing trees or other vegetation proposed to be used to comply with any landscaping requirements of this chapter shall be indicated as such on the plan. The information required by this subsection shall be prepared by an ISA certified arborist, or other professional who is certified in their field to perform such work.

Along Cherry Street, there is landscaping along the frontage of this area. The existing features plan is showing wooded areas; however, individual trees with DBH of 3" or greater are not shown on the plan. The existing features plan shall be revised to show this information.

Response: Individual trees with DBH of 3" or greater are now depicted on the Existing Conditions & Demolition Plan, sheet C0.1, and are noted to be removed.

22. Per §160-8.C.(9).(a) thru (c), the existing features plans shall show the soils type including the mapped limits, names, and significant limitations, such as high-water table or shallow bedrock, ponding, or flooding.

The mapped soils shall be shown on the existing features plan and a resolution table shall be provided providing the above information.

Response: The mapped soils and a table listing limitations and resolutions are now provided on the Existing Conditions & Demolition Plan, sheet C0.1.

23. Per §160-8.C.(10).(a), the existing features plans shall show the existing contours on site.

The existing features plan shall be revised to provide the existing contours.

Response: Existing contours were provided on the Existing Conditions & Demolition Plan, sheet C0.1.

24. Per §160-8.D.(3).0).[2], the subdivision and/or land development plan shall show the recreation facilities.

A pocket park is proposed at the corner of Cherry Street and Johnson Street. The renderings provide for review show two (2) benches to be proposed and a tree. We defer to the Borough if the proposed pocket park meets their vision.

Response: So noted.

25. Per §160-8.D.(3).(m), the proposed landscape plan shall be prepared, signed, and sealed by a landscape architect licensed in the Commonwealth of Pennsylvania.

A landscape plan shall be provided which shall be prepared, signed, and sealed by a landscape architect. The landscape plan shall include all information required in Section 160-8.D.(3)(m)[1] thru [9].

Response: A Landscape Plan will be submitted under separate cover.

26. Per §160-8.D.(3).(n).[1] thru [4], An outdoor lighting plan shall be provided which includes the information indicated in the above Code Sections.

The lighting plan shall include any wall pack lighting and point-by-point calculations that also include max/min ratios. A note shall be provided indicating that all lighting shall be pointed straight down, be full cutoff criteria, and adhere to the latest IESNA requirements.

Response: A Lighting Plan is provided within this submission.

27. Per §160-8.D.(5).(f), the infrastructures and utilities plan shall show the finished floor elevations of proposed buildings.

The finished floor elevation of the proposed building shall be provided on the plans.

Response: The finished floor elevations of the proposed building have been added to the Grading, Drainage and Utility Plan, sheets C2.0 and C2.1.

28. Per §160-8.D.(6).(a).[2], the infrastructures and utilities plan shall show cross-sections, profiles, and preliminary structural designs. Plans shall be drafted to the same standards required for a preliminary plan in §160-8, except that the horizontal scale of the plan and profile shall not be in excess of 50 feet to the inch, and the vertical interval of the plan shall be two, five, or 10 feet to the inch, whichever is appropriate.

Profiles for the proposed storm pipes shall be provided on the plans which shows the existing and proposed grades, all cross pipes, and dimensions and vertical distances from all other cross pipes.

Response: Profiles for the proposed storm pipes have been added to the plans. Refer to sheet C2.2.

29. Per §160-10.A.(2).(e).[2][a] & [b], the following notes shall be provided on the plans.

- a. "The approved improvement construction plan, a copy of which may be inspected at the Borough of Jenkintown office, has been made a part of the approved final plan."

Response: The above referenced note has been added to the General Notes on the Record Site Plan, sheet C1.0.

- b. "For access to a highway under the jurisdiction of PennDOT, a highway occupancy permit is required, pursuant to Section 420 of the Act of June 1, 1945 {P.L. 1242, No. 428}, known as the 'State Highway Law.' Access to the state highway shall be only as authorized by the highway occupancy permit."

Response: The above referenced note has been added to the General Notes on the Record Site Plan, sheet C1.0.

30. Per §160-10.B.2.f & §160-40, the record plan shall show the location, material, and size of all existing and proposed monuments or pins with reference to them.

All monuments and iron pins (existing and proposed) to be set shall be provided on the plans. Monuments shall be placed at the intersection of the property lines and ultimate right-of-way line, where feasible. Iron pins shall be set at all other corners.

Response: Proposed monuments and iron pins are provided at the intersection of the property lines and ultimate right-of-way lines on the Record Site Plan, sheet C1.0.

31. Per §160-10.C.(3).(c), the signature block provided for the Township Engineer shall provide adequate room for the signature and seal of the Township Engineer to avoid text overwrites.

The signature block for the Borough Engineer shall be revised to reference the wording indicated in the above Code Section. In addition, sufficient room for the signature and seal of the Borough Engineer shall be provided to ensure no text overwrites.

Response: The Borough Engineer's signature block has been revised accordingly. Refer to the Record Site Plan, sheet C1.0.

32. Per §160-10.C.(4), Certifications by the Zoning Hearing Board that any required special exceptions and variances have been granted, as applicable, and certifications by the Borough Council that any required conditional use approval has been granted, as applicable.

The above referenced certifications shall be provided on the Record Plan.

Response: Certifications for the Borough Zoning Hearing Board and Borough Council have been added to the Record Site Plan, sheet C1.0.

33. Per §160-10.D.(3), Surveyors Acknowledgement.

The surveyor's acknowledgement currently on the Record Plan shall be revised to match the wording as indicated in the above Code Section.

Response: The Surveyor's acknowledgement has been revised accordingly. Refer to the Record Site Plan, sheet C1.0.

34. Per §160-23.C.(3), the curb reveal adjacent to a nonresidential or residential driveway apron at the gutter line shall not exceed 1.5 inches.

The depressed curb detail provided is showing dimensions of both 1.5 inches and 2 inches. The curb reveal shall be no more than 1.5 inches. The detail shall be revised to clearly indicate what the proposed curbing height will be for the depressed curbs. In addition, the spot elevations at the depressed curbing are indicating a top and bottom curb elevation which is the same and would result in a curb reveal of 0 inches. The elevations shall be confirmed and revised accordingly.

Response: The depressed curb detail on the Site Details, sheet C1.2, has been revised to show a curb reveal of 1.5 inches.

35. Per §160-23.G, all nonresidential driveways shall be provided with a stopping area 20 feet in length within which the grade shall not exceed 5% measured behind the right-of-way line.

Based on the spot elevations provided, the stopping area will have a proposed slope ranging from 7.95% on the southern portion of the driveway entrance and 4.8% on the northern side of the driveway. The grading for the stopping area shall be revised to provide an area no more than 5% in slope. If the stopping area grades under 5% are not feasible, then a waiver from this Code Section may be required.

Response: Stopping area grades greater than 5% are required to slope down to the proposed podium parking floor elevation and a waiver from this code section has been requested.

36. Per §160-23.1.(2), 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.

Clear sight triangle lines shall be provided on the plans for the proposed driveway entrances for both lots 1 and lot 2. Driveway sight distance shall comply with Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads) of Title 67 of the Pennsylvania Code.

Response: Clear sight lines have been provided at the entrances for both lots 1 and 2 on the Parking Plan, sheet C1.1.

37. Per §160-26.B.(3), in no case shall the unobstructed width of a sidewalk be less than four feet. If the sidewalk is less than five feet wide, a passing space must be provided, in compliance with applicable ADA standards, at intervals of 200 feet or less which is either:
- a. Five-foot-by-five foot minimum, or

- b. An intersection of two walking spaces, provided a T-shaped space where the base and arms of the T-shapes space spans four feet minimum beyond their intersection.

At the corner of Cherry Street and Johnson Street, there is a pocket park proposed. At the corner of this pocket park, there is sidewalk proposed; however, the clearance of the sidewalk to the back edge of the curbing is only approximately 3.5 feet which is less the minimum 4 feet sidewalk clearance provided. Since the sidewalk is less than 4 feet, a passing space must be provided which meets the requirements of the above Code Section.

Response: The sidewalk has been revised to maintain a minimum 5 feet width. Refer to the Record Site Plan, sheet C1.0.

- 38. Per §160-26.B.(8), the cross slope of a sidewalk shall not exceed 2%. The cross slope shall be sloped in the downward direction towards the cartway.

Additional spot elevations for the proposed sidewalks shall be provided at regular intervals to ensure the cross slope of the sidewalks is no more than 2%.

Response: Additional spot elevations have been provided on the Detailed Grading, Drainage and Utility Plan, sheet C2.1, to ensure the cross slope of the sidewalks are no more than 2%.

- 39. Per §160-26.C.(1), subbase shall consist of AASHTO No. 57 stone with a depth of four inches to a suitable grade.

Note #7 on the sidewalk detail provided is indicating that 4" of 28 stone is required, and the detail is indicating 6" stone subbase. This note and detail shall be revised to indicate 4" AASHTO #57 stone is required.

Response: The sidewalk detail on the Site Plan, sheet C1.2 has been revised accordingly.

- 40. Per §160-26.C.(2), for sidewalks located within the public right-of-way, concrete shall have a minimum rating of 4,500 psi with a depth of four inches, 5% to 8% air entrained, a maximum w/c ratio of 0.45, and a nonslip surface, or latest ACI 318 standards. For pedestrian pathways located outside of the public right-of- way, concrete shall have a minimum rating of 3,500 psi, 5% to 8% air entrained, and a maximum w/c ratio of 0.45.

Note #1 on the sidewalk detail provided is indicating that 4,000 PSI concrete shall be used. This note shall be revised to indicate 4,500 PSI concrete is required.

Response: The sidewalk detail on the Site Plan, sheet C1.2 has been revised accordingly.

- 41. Per §160-27.A, marked crosswalks shall be provided within the cartway where sidewalks intersect with roads, in accordance with PennDOT standards. In no case shall marked crosswalk width be less than five feet. Appropriate crosswalks shall also be provided internal to the site, such as to provide pedestrian access through parking areas.

The plans are not showing crosswalks across Cherry Street or Johnson Street. Continental crosswalks, in accordance with PennDOT standards, shall be provided at these intersections.

Response: Proposed crosswalks are now depicted across Cherry Street and Johnson Street on the Record Site Plan, sheet C1.0.

42. Per §160-27.B, crosswalks and their transition to adjacent sidewalks shall be designed to facilitate access and use by persons that are physically disabled, in compliance with the Americans with Disabilities Act (ADA).

Two (2) new ADA Ramps are required at the NE corner of the Johnson and Cherry intersection. Receiving ramps must be provided as well. If the receiving ramp disrupts the existing ramp for other crossings, they need to be replaced as well. It appears that six (6) new ADA ramps shall be provided by the Applicant at this intersection, and two (2) crosswalks shall be restriped as continental crosswalks.

Response: The existing ADA ramp at the NE corner of the Johnson and Cherry Intersection will be replaced.

43. Per §160-28.C.(1) thru (4), curbing shall be installed along all existing and proposed public and private streets, common driveways, and common parking areas when located within or adjacent to a proposed subdivision or land development.

As part of this project, the existing curbing is proposed to remain. It is recommended that the existing curbing be removed and replaced with new curbing that meets the specifications as indicated in the above Code Sections.

Response: Curbing along the property frontage is proposed to be replaced. However, existing top of curb heights will need to be maintained. Refer to the Detailed Grading, Drainage and Utility Plan for proposed curb reveals.

44. Per §160-28.1, a radius curb shall be constructed at all intersections, including intersections between public or private alleys and a street. The minimum radius for any curb at a street intersection shall be 10 feet. The minimum radius for any curb at an intersection between two alleys, where applicable, or an alley and a street, shall be five feet. Radius curbs and walks shall be poured monolithically from the point of curvature to point of tangent.

As part of this project, the existing curbing is proposed to remain. The existing radii of curvature of the curbing is not provided on the plans; however, based on our measurements, the radius of curvature at the intersection of Old York Road and Cherry Street is less than 10 feet. Since we are requesting that the Applicant remove and replace the curbing along Old York Road and Cherry St, it is recommended that new curbing be installed which provides a minimum radius of curvature of 10 feet at the street intersections.

Response: Curbing along the property frontage of Old York Road and Cherry Street is proposed to be replaced. However, existing top of curb heights will need to be maintained. Refer to the Detailed Grading, Drainage and Utility Plan for proposed curb reveals. A 10 foot radius cannot be provided at the NW corner of the Old York Road and Cherry Street intersection due to the location of the existing utility manhole.

45. Per §160-29.B.(1).(a), street trees shall be planted a minimum distance of five (5) feet and a maximum distance of fifteen (15) feet from the back edge of the sidewalk.

No street trees are proposed as part of this project. Street trees shall be required along Old York Road, Cherry Street, and Johnson Street and shall be planted as indicated in the above Code Section. To accommodate the street trees, the Applicant may want to consider tree planter boxes along Old York Road and Cherry Street; however, Johnson Street may be dimensionally restricted; therefore, the Applicant may have to consider requesting a waiver from providing the street trees.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

46. Per §160-29.C.(1), trees shall be planted at a rate of at least one tree per 30 feet of public or private street frontage, access driveway, or pathway, or portion thereof. Trees shall be distributed along the entire length of the public or private street frontage, access driveway, or pathway, although they need not be evenly spaced. Trees planted along pathways shall be staggered on either side of the pathway in order to create areas of alternating shade and sun.

Based on our calculations, proposed Lot 1 has a frontage of approximately 489 feet which shall require 17 street trees. Proposed lot 2 has a frontage of approximately 25 feet which shall require one (1) street tree. In total 18 street trees shall be required along the frontages of both properties. To accommodate the street trees, it is recommended that the Applicant propose tree planter boxes along Old York Road and Cherry Street; however, Johnson Street may be dimensionally restricted; therefore, the Applicant may have to consider requesting a waiver from providing the street trees.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

47. Per §160-29.C.(2), trees shall be selected and located so as not to interfere with the installation and maintenance of sidewalks and utilities and shall comply with the general landscaping requirements in §160- 35.

The locations of the street trees and all surrounding sidewalks and utilities shall be provided on the plans to ensure the street trees will not interfere with any sidewalks and utilities.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

48. Per §160-29.C.(3), tree species shall be selected based on appropriate growth rates and mature heights for use under or adjacent to overhead utility lines, if applicable, as indicated in Appendix A, List of Approved Plants.

There are currently overhead utility wires along Johnson Street. Since Johnson Street may be dimensionally restrictive to propose street trees, the Applicant may have to consider requesting a waiver from providing the street trees.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

49. Per §160-30.A.(4).(a) & (b), each freestanding mature tree, tree, mass, or woodland on the site shall be designated "To Remain" or "To Be Removed" in accordance with the criteria with the above Code Sections.

It appears that as part of this project, the only trees along Cherry Street will be removed.
Response: The trees along Cherry Street are now depicted on the Existing Conditions & Demolition Plan, sheet C0.1, and labeled to be removed.

50. Per §160-30.D.(1).(a) thru (c), any subdivision or land development proposal which will result in the destruction of 25% or more of the existing trees three inches DBH or greater on a lot, shall replace all of the removed trees. Tree replacement shall occur in accordance with the above Code Sections.

It appears that as part of this project, the only trees along Cherry Street will be removed.
Response: So noted.

51. Per §160-31.A.(2), buffer plantings shall be required for all multifamily residential development.

Buffer plantings shall be provided between the proposed use and existing adjacent uses in accordance with Figure 4 (Required Buffer Type) as long as there are no space restrictions to proposing the buffers between the uses. If the Applicant cannot propose the buffer between this project (Lot 2) and the adjacent lot use, then the Applicant may have to request a waiver.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

52. 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 to provide a review of the plans related to emergency services for this project.

Response: So noted.

53. Per §160-32.8.(5), one parking space dedicated to alternative fuel vehicles, which may include electric vehicle charging stations, shall be provided for every 30 new parking spaces constructed.

The Applicant is proposing 48 parking spaces; therefore 1 parking space shall be provided which will be dedicated to alternate fuel vehicles. We defer to the Fire Marshal on any additional comments.

Response: The issue of providing parking spaces in the podium parking area for alternate fuel vehicles, which may include providing electric vehicle charging stations, will be discussed with the Fire Marshal to determine if the charging stations pose any fire hazard or safety concern. If so, a waiver from this requirement will be requested.

54. Per §160-32.C.(2), Figure 6, when 90° parking spaces are proposed, the minimum drive aisle width shall be 24 feet.

The Applicant is requesting a waiver from this Code Section to provide a driveway width which is less than the minimum 24 feet requirement.

The applicant is proposing the following parking stall dimensions under this application:
29 spaces - 9 feet x 18 feet

10 spaces - 8.5 feet x 18 feet
5 spaces - 9 feet x 17 feet
2 spaces - 10 feet x 17 feet
2 space - 9 feet x 18 feet (Handicap Spaces)

In our opinion, if the applicant confirms compliance with section 160-32.C.(4) long term parking, then they would not need a waiver from the aisle width since this requirement allows for an aisle width of twenty (20) feet.

Response: Parking in the podium parking lot will have minimal turnover. The parking is reserved for the residents living in the building and workers in the ground floor retail stores and many of the spaces provided will be assigned. For these reasons it is our opinion the proposed parking meets the requirements of §160-32.C.(4) for long term parking. Also, please note that the majority of the parking spaces that are less than 9 feet in width are next to a column and the majority of the parking space would have an additional 6" (minimum) of width available.

55. Per §160-32.C.(4).(a) thru (e), Figure 6, in parking lots which service the parking needs of commuters or employees and have limited turnover of vehicles or where vehicles are stored such as auto dealers, parking stalls may have minimum dimension of 8.5 feet in width by 17 feet in length, with a twenty-two-foot aisle.

The Applicant is requesting a waiver from this Code Section to provide parking space dimensions which are less than the minimum 9 feet x 18 feet requirement.

The applicant is proposing the following parking stall dimensions under this application:

29 spaces - 9 feet x 18 feet
10 spaces - 8.5 feet x 18 feet
5 spaces - 9 feet x 17 feet 2 spaces - 10 feet x 17 feet
2 space - 9 feet x 18 feet (Handicap Spaces)

In our opinion, if the applicant confirms compliance with section 160-32.C.(4)(a) thru (e), then they would not need a waiver from the parking lot dimensions since the parking space dimensions noted above would comply with the minimum dimensions of 8.5 feet in width by 17 feet in length.

Response: Parking in the podium parking lot will have minimal turnover. The parking is reserved for the residents living in the building and workers in the ground floor retail stores and many of the spaces provided will be assigned. For these reasons it is our opinion the proposed parking meets the requirements of §160-32.C.(4) for long term parking. Also, please note that the majority of the parking spaces that are less than 9 feet in width are next to a column and the majority of the parking space would have an additional 6" (minimum) of width available.

56. Per §160-32.F.(1) thru (3), bicycle parking facilities shall comply with the requirements in these Code Sections.

Bicycle parking spaces and bike racks shall be provided which comply with the above Code Sections.

Response: A bike rack with minimum storage capacity of 5 bicycles is now proposed in the podium parking area as shown on the Parking Plan, sheet C1.1.

57. Per §160-34.A.(1) thru (4), all proposed developments in the Gateway Commercial, Neighborhood Commercial Residential, and High-Rise Apartment Zoning Districts shall incorporate the following minimum plant materials in the landscaping areas adjacent to the proposed structure:
- a. A minimum of 25% of the area between the building facade and the right-of-way shall consist of pervious planting areas.
 - b. Planting areas shall be a minimum of 150 square feet in area with a minimum depth of 10 feet.
 - c. One medium or small canopy tree and five shrubs shall be planted for every 25 feet of proposed building facade facing a public street, or portion thereof.
 - d. Where the required amount of landscaping cannot be provided due to space constraints, Borough Council may approve alternative compliance options, such as raised planters, to meet this requirement.

Since this project is located within the Neighborhood Commercial Residential District, the requirements of the above Code Section will be required. Landscaping shall be provided along all sides of the proposed building which meets the provisions of the above Code Sections. Additional comments may follow once a Landscape Plan is provided within the plan set for review per earlier comments.

Response: A Landscape Plan will be submitted under separate cover.

58. Per §160-35.E.(1) thru (3), in the event that an applicant requests a waiver from the landscaping requirements of this article on the basis that compliance with such requirements would represent an undue hardship, the grant of any such waiver may be conditioned upon the payment to the Borough of a fee-in-lieu of planting such required landscaping in accordance with the following:
- a. The developer shall provide sufficient plans and documentation to establish what landscaping is to be waived and to permit the proper evaluation of the effect of the grant of the proposed waiver and the reasons for such waiver.
 - b. The fee shall be based upon the value of the required landscaping that is to be waived. The calculation of which value shall be performed by a registered landscape architect licensed by the Commonwealth of Pennsylvania, and shall be based on the costs of materials, installation, relocation, and guaranty of the landscaping that is not to be installed.
 - c. The fee-in-lieu of the planting of the required landscaping shall be used, unless the developer paying such fee shall agree otherwise, only for the purpose of providing for the planting of trees and other landscaping on Borough-owned lands or along the streets or highways of the Borough.

Once a Landscape Plan has been submitted for review, a fee in lieu of can be determined based on which landscaping would not be proposed to be planted, and a waiver to be requested from the requirements of the landscaping.

Response: A Landscape Plan will be submitted under separate cover.

59. Per §160-36.A thru G, all proposed landscaping shall meet the requirements of the above Code Sections.

The above Code Sections shall be added as notes to the Landscape Plans. Additional comments may follow once a Landscape Plan has been included within the plan set for review.

Response: A Landscape Plan will be submitted under separate cover.

60. 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 Association of Fire Underwriters.

There is an existing fire hydrant at the corner of Old York Road and Cherry Street. We defer to the Fire Marshal to determine if additional fire hydrants are required to service this project.

Response: So noted.

Stormwater Management Comments – Chapter 154

61. Per §154-11.D, any stormwater management facility that would be located on a state highway right-of-way or require access from a state highway shall be subject to approval by the Pennsylvania Department of Transportation (PennDOT).

There are trench drains located on the sidewalks along Old York Road which are proposed to discharge onto the gutter of Old York Road which is a State road. These trench drains will require PennDOT review and approval.

Response: Trench drains are no longer proposed.

62. Per §154-14.B.(1).(i), a fifteen-foot-wide access easement around all stormwater BMPs that would provide ingress to and egress from a public right-of-way.

The Applicant is proposing an underground stormwater basin on Lot 1 along with stormwater piping located on Lot 2 which will capture runoff from Lot 2 and direct it to the underground basin on Lot 1. The Applicant shall provide a stormwater easement for the underground basin and all stormwater piping located on private property with access from a right-of-way. The Applicant may consider a blanket easement on both lots in lieu of easement around just the basin and stormwater piping. The Applicant shall provide descriptions of each easement and exhibits on 8.5x11 in page for review and approval.

Response: A blanket easement will be provided to allow Jenkintown Borough to enter the property, inspect and repair (if necessary) any stormwater management facility or pipes. General Note #11 has been added to the Record Site Plan, sheet C1.0, stating the same.

63. Per §154-14.B.(2), a description of how each permanent stormwater BMP will be operated and maintained, and the identity of the person(s) responsible for operations and maintenance.

A BMP O&M schedule and description for the proposed underground BMP shall be provided on the plans. We recommend a Post Construction Stormwater Management Plan be provided as part of the plan set which includes the O&M requirements.

Response: A BMP Maintenance Plan has been added to the Post Construction Stormwater Management (PCSM) Plan Details, sheet C4.1.

64. 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.

The above statement shall be provided on the plans. A Post Construction Stormwater Management Plan shall be provided as part of the plan set which includes this statement.

Response: The Owner's Stormwater Management Acknowledgement has been added to the Post Construction Stormwater Management (PCSM) Plan, sheet 4.0.

65. Per §154-17.A, the property owner shall sign an operations and maintenance agreement with the municipality 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 Part 1.

An O&M Agreement shall be recorded concurrently with the LD plans. A copy of this O&M Agreement shall be provided prior to recording plans approval.

Response: Comment Acknowledged.

66. Per §154-43.B.(1), prepare 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 also be included.

An ERSAM Plan shall be provided which includes the information as indicated in the above Code Section.

Response: There are no existing environmentally sensitive areas or natural resources located on the site. General Note #7 on the Existing Conditions & Demolition Plan, sheet C0.1, has been added to state the same.

67. 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.

A PCSM Plan shall be provided which shows a limit of disturbance delineation on the plan and a callout for the total area to be disturbed.

Response: The proposed limit of disturbance has been added to the PCSM Plan, sheet C4.0.

68. Per §154-43.B.(2).(v), the PCSM Plan shall include a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the municipality, and that a revised erosion and sediment control plan must be submitted to the municipality or conservation district for approval.

The above statement shall be included on the PCSM Plan.

Response: The above statement has been added to the PCSM Plan, sheet C4.0.

69. Per §154-43.B.(2).(w), the PCSM Plan shall include the following signature block for the design engineer:

"I, (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all design standards and criteria of the Tookany/Tacony-Frankford Watershed Act 167 Stormwater Management Ordinance."

The above signature block and statement shall be included on the PCSM Plan.

Response: The above signature block and statement has been added to the PCSM Plan, sheet C4.0, with the exception of the Tookany/Tacony-Frankford Watershed Act 167 Stormwater Management Ordinance since the site is located in the Pennypack Creek Watershed.

70. Per §154-48.K, storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm.

Dewatering calculations shall be provided for the proposed BMP to ensure the BMP can drain the stormwater flows between 24 and 72 hours.

Response: Dewatering calculations for the underground infiltration basin are now provided on pages 79-84 of the Post Construction Stormwater Management Plan Narrative.

71. Per §154-50.A.(2).(a) & (b), The size of the infiltration facility shall be based upon the following volume criteria:
- a. Where practicable and appropriate, the recharge volume shall be infiltrated on site. The recharge volume shall be equal to 1.0 inch of rainfall (I) over all proposed impervious surfaces.
 - b. The recharge volume (ReV) required shall be computed as: $ReV = (P/12) * I$

Based on the PCSM Report provided, the recharge volume for the site is calculated as 2,206 SF but the basin only has a storage volume of 1,020 CF. The basin volume shall be revised to adequately capture and hold the calculated recharge volume for the site.

Response: As previously noted in the PCSM Plan Narrative, the UGB-1 routed hydrograph was diverted so that the rate and volume of runoff that is infiltrated during the 2-yr design storm would be separated from the rate and volume of runoff that will discharge out of the basin. The diverted hydrograph confirms the required recharge volume is provided.

72. Per §154-52.A, in addition to the control of water quality volume (in order to minimize the impact of stormwater runoff on downstream stream bank erosion), the primary requirement is to design a BMP to detain the proposed conditions two-year, twenty-four-hour design storm to the existing conditions one-year flow using the SCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions one-year storm takes a minimum of 24 hours to drain from the facility from a point where the maximum volume of water from the one-year storm is captured (i.e., the maximum water surface elevation is achieved in the facility). Release of water can begin at the start of the storm (i.e., the invert of the water quality orifice is at the invert of the facility).

Dewatering calculations shall be provided for the proposed conditions one-year storm which show that the one-year storm takes a minimum of 24 hours to dewater from the proposed BMP.

Response: One-year storm dewatering calculations for the underground infiltration basin are now provided on pages 79-81 of the Post Construction Stormwater Management Plan Narrative.

General Stormwater Comments

73. A storm manhole detail shall be provided on the plans.

Response: A storm manhole detail is provided on the Grading, Drainage and Utility Details, sheet C2.2.

74. The inverts/elevations for the inlets and manholes on Sheet 2.1 are being cut off. The plan shall be revised to show the inverts/elevations.

Response: Inverts/elevation labels for the inlets and manholes are no longer cut off on the Detailed Grading, Drainage and Utility Plan, sheet C2.1.

75. Pipe conveyance calculations shall be provided to ensure the proposed stormwater piping and inlets can adequately capture and convey the proposed stormwater flows.

Response: Storm sewer design calculations are now provided on pages 85-89 of the PCSM Plan Narrative.

Traffic Comments

76. A PennDOT Highway Occupancy Permit (HOP) is required since there will be proposed improvements along Old York Road which is a state road.

Response: The applicant is in the process of obtaining a Highway Occupancy Permit (HOP) from PennDOT. A copy of the HOP will be provided to the Borough upon receipt.

77. A plan shall be provided that depicts the vehicle turning templates. This plan should show the garage traffic circulation, as well as left and right turning movements in and out of the garage.

Response: A Vehicle Circulation Plan, sheet C5.0, has been added to the Land Development Plan set.

78. The driveway configuration behind Proposed Lot 2 is not clear. Please update the plans to clearly show the driveway and how pedestrian cars will be able to enter and leave the proposed parking spaces.

Response: The driveway configuration behind Lot 2 has been revised. Refer to the Record Site Plan, sheet C1.0.

79. Regarding the parking garage driveway, curb returns cannot be placed within the sidewalk area without a buffer strip because they create a tripping hazard. A PennDOT Type 1A or Type 3A driveway apron shall be considered instead. This driveway apron may need to be wider than the garage opening to allow turning movements.

Response: The curb returns are no longer proposed in the sidewalk area.

80. Dimensions for the driveway width shall be dimensioned on the plans.

Response: Dimensions for the driveway width have been added to the Parking Plan, sheet C1.1.

81. A driveway grading detail, including the algebraic grade shall be provided for review and approval.

Response: Spot elevations and slope percentage labels for the driveway are provided on the Detailed, Grading, Drainage and Utility Plan, sheet C2.1.

82. A stop bar and stop sign at the parking garage driveway shall be provided.

Response: A stop bar and “STOP” pavement marking at the parking garage driveway exit are now proposed. A stop sign is not proposed to avoid an obstruction within the driveway/sidewalk. Refer to the Parking Plan, sheet C1.1.

83. One-way and do not enter signage within the parking garage shall be provided.

Response: Additional gore striping and pavement markings are now proposed in the parking garage to alert motorists of the one-way circulation. Refer to the Parking Plan, sheet C1.1.

84. ADA Parking signage, pavement markings, and details shall be provided.

Response: ADA Parking signage, pavement markings and details have been added to the Site Details, sheet C1.2.

85. Additional details regarding the improvements at the southwestern corner of the site shall be provided, specifically, the ADA ramp(s) and passing areas need to be further detailed on the plans.

Response: Additional detailing of the southwestern corner of the site is provided on the Detailed ADA Grading & Profiles Plan, sheet C2.2.

86. ADA Curb ramp grading details for all ADA ramps shall be provided for review and approval.

Response: ADA Curb Ramp grading details are provided on the Detailed ADA Grading & Profiles Plan, sheet C2.2.

87. Sidewalk grading details, including but not limited to BC, TC, and back of sidewalk at 25' minimum and at critical locations shall be provided.

Response: Sidewalk grading details are provided on the Detailed Grading, Drainage and Utility Plan, sheet C2.1.

88. The Applicant shall provide a Traffic Impact Study (TIS) or provide calculations to demonstrate that a TIS is not required. Given the proposed size of this development, it is possible that the applicant is exempt from providing a TIS under § 160-52.8(2), and the number of projected trips must be provided for verification. If a TIS is not required, provide a Traffic Impact Assessment (TIA) documenting trip generation, distribution of traffic along neighboring roadways.

Response: A Traffic Impact Assessment is provided in this resubmission.

89. Accessible Pedestrian Signal push buttons (APS) for the signalized pedestrian crossing situated directly along the site frontage on York Road (SR 0611) shall be added to the plans.

Response: The applicant is willing to provide Accessible Pedestrian Signal push buttons as maintenance upgrades for the existing signalized pedestrian crossing situated directly along the site frontage on York Road.

90. The plans shall clearly show the removal of the existing driveways on York Road (SR 0611).

Response: Existing driveways are now labeled “TBR” on the Existing Conditions & Demolition Plan, sheet C0.1.

91. It is strongly recommended that the Applicant consider replacing all curb and sidewalk along the site frontage on York Road (SR 0611). The curb is in poor condition at many locations, and the curb reveal is substandard in many locations. The sidewalk is also in poor condition in many locations.

Response: Curbing along the property frontage of Old York Road and Cherry Street is proposed to be replaced. However, existing top of curb heights will need to be maintained. Refer to the Detailed Grading, Drainage and Utility Plan, sheet C2.1, for proposed curb reveals.

92. On Drawing C1.1, the Proposed Lot 1 flag shall be adjusted so that the detail behind it (parking spaces) can be seen and verified.

Response: The Proposed Lot 1 flag has been relocated on the Parking Plan, sheet C1.1.

Sewer Comments

93. The Applicant shall submit the following documents for review and approval:

- a. Planning module mailer
- b. The Applicant has provided a narrative of sewer flows and our review of these sewer flows have been provided under a separate review letter to the Borough.

Response: So noted.

94. The sewer lateral connection from the main on Old York Road shall be a straight-line connection from the main to the building. Sheet 2.1 is showing a slight bend in the lateral. The plan shall be revised accordingly.

Response: The sewer lateral connection is now shown as a straight-line connection from the main to the building. Refer to the Detailed Grading, Drainage and Utility Plan, sheet C2.1.

General Comments

95. The refuse collection area is indicated on the plans to be located underneath the building within the underneath parking lot area. The Applicant shall clarify how the trash collection by a refuse collection truck will take place as a refuse collection vehicle will not be able to maneuver under the building to the parking lot area.

Response: The Owner/Applicant will be contracting a 3rd party service to retrieve the dumpsters from the enclosed refuse room within the building, load the trash into their truck and return the dumpsters to the refuse room. The Trash room is next to the driveway on Johnson Street and is depicted on the Parking Plan, sheet C1.1. It is anticipated the trash room will have a roll up door so the dumpsters can be wheeled out to the street for pickup.

96. The Applicant should investigate the condition of the streetlight pole along the York Road (SR 0611) site frontage. There have been other locations recently where similar light poles were found to be in poor condition below grade and had to be replaced by the Applicant during construction. The streetlights are maintained by Jenkintown Borough.

Response: The Applicant will investigate the condition of the streetlight pole.

97. The Utility Notes on the Grading, Drainage and Utility Plan (Sheet 7) shall be revised on Note #4 to remove the reference to the Bucks County Water & Sewer Authority and

replace with Jenkintown Borough. Comment#11 shall be required to be confirmed during the Land Development approval process. The Applicant shall follow up accordingly and update the Borough and the Borough Engineer for review.

Response: Utility Note #4 on the Grading, Drainage and Utility Plan, sheet C2.0 has been revised accordingly. Utility Note #11 is no longer applicable and has been removed.

98. The Grading and Drainage Note for Comment #11 on the Grading, Drainage and Utility Plan (Sheet 7) shall be revised to also indicate shop drawings for review and approval by the design engineer along with the owner. Comment #13 shall be revised to remove the reference to Doylestown Borough and replace with Jenkintown Borough.

Response: Grading and Drainage Note #11 on the Grading, Drainage and Utility Plan, sheet C2.0 has been revised accordingly. Note #13 is now General Note #8 on the Post Construction Stormwater Management Plan and has been revised accordingly.

99. The Planting Soil Notes for Comment #3 it indicates a reference to the Landscape Plan; however, a Landscape Plan has not been included in this plan set. Once a Landscape Plan has been included this note shall be revised accordingly to reference the correct Landscape Plan sheet.

Response: A Landscape Plan will be submitted under separate cover.

100. The scale bar on Drawing No. C1.1 is enlarged/incorrect. Please confirm the correct scale and revise accordingly.

Response: The scale bar on the Parking Plan, sheet C1.1, has been corrected.

101. With the replacement of the sidewalk along all street frontages, the Applicant shall make sure that all parking meters (Along Johnson St) and signs are maintained in the same locations and fix any meters that are not plumb.

Response: General Note #12 has been added to the Record Site Plan, sheet C1.0, to memorialize this requirement.

102. The proposed property line between the lots shall be clearly shown and the lot line thickness be increased for clarity. This lot line shall also be clearly shown within the legend.

Response: The thickness of the proposed subdivision line has increased for clarity.

103. There are 2 parking spaces located on Lot 1 which are reserved for Lot 2. A cross access easement agreement between the two properties will be required to allow for the parking for Lot 2 to be located on Lot 1.

Response: A cross access easement agreement will be provided prior to recording.

104. The Applicant shall provide a description of the consolidated lot and for each new lot for review and approval to confirm they close out properly.

Response: Legal descriptions of the consolidated lot and each new lot will be prepared for review and approval under separate cover.

105. Architectural plans and renderings shall be provided for the proposed mixed-use building. In addition, floor plans shall be provided of each floor showing the size of the proposed retail space and the apartment layouts within the building.

Response: Architectural Plans (including floor plans) and renderings for the proposed mixed-use building will be provided by the Architect under separate cover

106. Spot elevations at the proposed stairs shall be provided on the plans.

Response: Spot elevations for the proposed stairs are provided on the Detailed Grading, Drainage and Utility Plan, sheet C2.1.

107. 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 the plans.

Response: Comment acknowledged.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or jason@hcengineering.net

Very truly yours,

Holmes Cunningham Engineering



Jason Korczak, P.E.

Cc: Vince Celenza – 459-471 Old York Rd LLC
Matthew McHugh – Klehr Harrison Harvey Branzburg LLP
Jeff Todd, P.E. – TPD

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