

**WHITEMARSH TOWNSHIP PLANNING COMMISSION
MEETING OF FEBRUARY 11, 2020 7:00 PM**

DAMBMAN ___ DORAN ___ CORNOG ___ GLANTZ-PATCHEN ___ QUITEL ___
SHAW-FINK ___ SHULA ___
TOLL (BOS) ___ GUTTENPLAN ___ HERSH ___ SANDER ___

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- Montgomery County Planning Commission / Planning Smarter Montco 2020 Courses and Events

3. APPROVAL OF MINUTES

- January 28, 2020

4. ZONING HEARING BOARD APPEALS (None)

5. CONDITIONAL USE APPLICATIONS

- Review CU #01-20; Anusa Nail Studio, LLC/428 Germantown Pike
Personal Service Shop in VC-1 District

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

- Review (continued) SLD #05-14; 901 Washington Partners, LP/901 Washington Street
Revised Preliminary Plan; 62 Townhomes

7. OLD BUSINESS

8. NEW BUSINESS

9. PLANNING COMMISSION MEMBER COMMENTS

10. PUBLIC COMMENT FOR NON-AGENDA ITEMS

11. ADJOURNMENT

NEXT MEETING

February 25, 2020 at 7:00 PM

Projected Agenda (anticipated items at this time):

- Review ZHB#2020-06 Crown Castle / 400 Stenton Avenue – Zoning Hearing Board Application; replace existing 80'-6" unipole with an 88' unipole
- Comprehensive Plan Selective Update – Continued review of draft document

PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Commission shall follow a prescribed agenda, which will be available to the general public no later than the Friday preceding the meeting.
2. If members of the public wish the Commission to address a specific item at a public meeting, a written request to the Staff Liaison shall be submitted at least one week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
3. The Commission may consider other matters for the agenda as they see fit.
4. The Commission will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
6. The Commission Chair shall preside over Public Comments and may within their discretion:
 - a. Recognize individuals wishing to offer comment.
 - b. Require identification of such persons.
 - c. Allocate total available Public Comment time among all individuals wishing to comment.
 - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
 - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Commission.

WHITEMARSH TOWNSHIP

TO: PLANNING COMMISSION
FROM: **Charles L. Guttenplan, AICP, Director of Planning and Zoning**
SUBJECT: MATERIAL FOR FEBRUARY 11, 2020 MEETING
DATE: FEBRUARY 7, 2020
CC: Vincent Manuele, BOS Liaison
Richard L. Mellor, Jr., Township Manager
James Hersh, PE, Township Engineer
Dave Sander, Esq., Township Solicitor



In addition to the minutes from the January 28, 2020 meeting, there are two agenda items for the February 11th meeting.

The first agenda item is CU #01-20, Conditional Use application for Anusa Nail Studio, LLC at 428 Germantown Pike in Lafayette Hill. It is the easternmost space in 'The Shops of Lafayette Hill'. This is a personal service shop, and as such in the VC-1 District, it requires conditional use approval (under Section 116-290.C.(2) of the Zoning Ordinance). In addition to the application, enclosed is a floor plan, photos of the building, a lease, a letter of permission from the landowner's attorney, and a zoning compliance review. This is on the agenda for the Planning Commission to make a recommendation to the Board of Supervisors; the Board will be holding a public hearing at their February 27, 2020 meeting.

The second agenda item is a continued review of SLD #05-14, Revised Preliminary Land Development Plans for 901 Washington Partners, LP for their 62-unit townhome development. These plans have been revised since the January 14, 2020 Planning Commission meeting at which these plans were first presented. You will recall from the January 14th meeting that the proposal is for 62 units, 46 stacked/front to back units, and 16 traditional townhouses; the revised plans show the same breakdown. In addition to updates to the plan sheets provided for that meeting, two new plan sheets (#'s 20 and 21), are enclosed. Also included: the applicant's response letter to my zoning review and the Township Engineer's review; an additional letter from Sarah Peck of Progressive New Homes detailing some plan modifications; and a letter from Aqua concerning water service. In response to a comment in my zoning review, the applicant has added the percentages of steep slope disturbance on the plans (Site Plan, Sheet 4, last items listed under the 'Steep Slope Ratio' heading). The latter two percentages exceed those permitted by the Zoning Ordinance; the applicant is reviewing minor modifications to the rain gardens so that these percentages can be brought into compliance. Redevelopment of this property is governed by the Riverfront Development (Overlay) District, RDD-1 sub-district.

If you have any questions prior to the meeting, please feel free to get in touch with me (cguttenplan@whitemarshwp.org or 484-594-2625). If any member is unable to attend the meeting, please send an e-mail to Bob Dambman (rdambman@gmail.com) and copy me. I look forward to seeing you all at the meeting.

Enclosures

Deana Shuler

From: Deana Shuler
Sent: Thursday, February 6, 2020 3:32 PM
To: Deana Shuler
Subject: FW: Register Today! Planning Smarter Montco 2020 Courses and Events



Montgomery County Planning Commission

To view this content online, [click here](#)



[Share on Facebook](#)

[Share on Twitter](#)

Register today to attend our [Planning Smarter Montco 2020](#) events! This initiative of the Montgomery County Planning Commission, provides important information about planning that will enable local leaders and citizens to better plan for the future of their community. All Planning Smarter events are free of charge and open to the general public unless otherwise noted. Participants who complete our sponsored PMPEI courses in community planning, subdivision and land development review, zoning, and zoning administration will be recognized with a Planning Education Certificate at our 2020 Montgomery Awards celebration.



The Course in Community Planning

March 30, April 6, 13 | 6:30 p.m. — 9:30 p.m.

Whitemarsh Township Building (*Main Meeting Room*)

616 Germantown Pike • Lafayette Hill, PA 19444

\$110 Registration Fee* (*Preregistration required*)

REGISTER TODAY!

The Course in Community Planning is an excellent introduction to planning in Montgomery County for any local planning commission appointee or local elected official. This three-session course combines presentations and group exercises that explore the *Pennsylvania Municipalities Planning Code* (MPC), the function of a planning commission, comprehensive plans, zoning, subdivision and land development, capital budgeting, and official maps. This popular course is a must for all new planning commission members. Professional credits offered through PMPEI.

**Municipalities with a current Community Planning Assistance Contract with MCPC are eligible for a discounted rate of \$90.*



Connected Communities

Moving Montgomery County Forward with Complete Streets

April 29 | 4:00 p.m. — 6:00 p.m.

Upper Providence Township Admin. Building (*Meeting Hall*)

1286 Black Rock Road • Oaks, PA 19456

(*Registration check-in 3:30 p.m. to 4:00 p.m.*)

REGISTER TODAY!

Every day our roads are being used by people who drive as well as those who walk, bicycle, and take transit. Not everyone has access to or wants to use a car as their only means of transportation in our communities. Knowing this, Montgomery County developed a Complete Streets policy that requires the needs of pedestrians, bicyclists, and transit users to be considered along with vehicles every time a county-owned road, bridge, or other county facility is built or reconstructed. The policy is context sensitive, so a Complete Street in an urban community will likely be different from that in a rural one. The county policy is intended to be an inspiration for our local communities to follow. Join us at this free event to learn—through presentations and a hands-on group exercise—how Complete Streets can transform your community!



The Course in Subdivision and Land Development Review

May 5, 12, 19 | 6:30 p.m. — 9:30 p.m.

Upper Merion Township Building (*Freedom Hall*)
175 West Valley Forge Road • King of Prussia, PA 19406
\$110 Registration Fee* (*Preregistration required*)

REGISTER TODAY!

The Course in Subdivision and Land Development Review is essential for planning commissioners and elected officials. This three-session course reviews the subdivision and land development process from pre-application meetings through the completion of a project. It focuses on the principles of subdivision and land development, the *Pennsylvania Municipalities Planning Code* (MPC) requirements, effective plan management procedures, and design and technical standards for subdivisions and land developments. Professional credits offered through PMPEI.

**Municipalities with a current Community Planning Assistance Contract with MCPC are eligible for a discounted rate of \$90.*



Sustainable Places

Soak Up More Stormwater: Partnering with Businesses and Homeowners

June 30 | 4:00 p.m. — 6:00 p.m.

Ambler Borough Hall Council Chambers
131 Rosemary Avenue • Ambler, PA 19406
(*Registration check-in 3:30 p.m. to 4:00 p.m.*)

REGISTER TODAY!

Residents and businesses are increasingly experiencing the damaging impacts of stormwater runoff. Municipalities can address stormwater by enacting ordinances with green infrastructure requirements and developing their MS4 stormwater management programs. Yet, everyone can have a role in managing rainwater and reducing flooding. Opportunities to effectively and aesthetically manage stormwater increase when municipalities, homeowners, and businesses work together. Municipal efforts focus on municipal property including parks and open space, roads, and parking lots. Businesses and residents can help achieve an even more effective stormwater management program by installing green stormwater management facilities on their own properties. This free event will highlight successful projects and programs where municipalities and watershed associations have collaborated with

and incentivized individual property owners (residents, institutions, businesses) to retrofit properties. We'll also revisit recommendations in MCPC's *Sustainable Green Parking Lots* guidebook, providing local examples of green parking lots and recently adopted ordinance language that strengthens and encourages private investment in green stormwater infrastructure.



The Course in Zoning

September 10, 17, 24 | 6:30 p.m. — 9:30 p.m.

Lansdale Borough Hall (*Council Chambers*)

One Vine Street • Lansdale, PA 19446

\$110 Registration Fee* (*Preregistration required*)

REGISTER TODAY!

The Course in Zoning deals with probably the most complex topic in local planning. This three-session course emphasizes the fundamentals for developing a sound zoning ordinance using the authority granted in the *Pennsylvania Municipalities Planning Code* (MPC). Course topics include the relationship of zoning to comprehensive plans, key terms used in zoning and how they are applied, critical issues in drafting a zoning ordinance and map, procedures for adopting and amending ordinances, and basic zoning administration. The course also explores techniques such as overlay districts, performance zoning, traditional neighborhood development, and planned residential development as well as the options available through regional planning. Attendees will have an opportunity to participate in mapping exercises, reviews of ordinance provisions, and discussions of problem situations. Professional credits offered through PMPEI.

**Municipalities* with a current *Community Planning Assistance Contract* with MCPC are eligible for a discounted rate of \$90.



The Course in Zoning Administration

October 15, 22, 29 | 6:30 p.m. — 9:30 p.m.

Towamencin Township Building (*Meeting Hall*)

1090 Troxel Road • Lansdale, PA 19446

\$110 Registration Fee * (*Preregistration required*)

REGISTER TODAY!

The Course in Zoning Administration provides zoning hearing board members, zoning officials, and elected officials—regardless of experience—with the basic principles, procedures, and information needed to effectively carry out their functions in the

administration of municipal zoning. This three-session course covers the technical aspects of zoning and how to build effective relationships with the public. Hands-on experiences and practice exercises are built into each session. Participants learn how to conduct effective and fair zoning hearings in a mock zoning hearing session. Course topics include the principles of zoning, key zoning terms, the zoning administration team, zoning officer duties, enforcement notices, and zoning hearing procedures, variances, special exceptions/conditional uses, and nonconformities. Professional credits offered through PMPEI. Professional credits offered through PMPEI.

**Municipalities* with a current Community Planning Assistance Contract with MCPC are eligible for a discounted rate of \$90.



Connected Communities
Happy Trails! Planning and
Designing Trails for All Users
October 27 | 3:30 p.m. — 5:30 p.m.

Montgomery County Planning Commission
(Montgomery Conference Room)
425 Swede Street • Suite 201 • Norristown, PA 19401
(Registration check-in 3:00 p.m. to 3:30 p.m.)

REGISTER TODAY!

Montgomery County has an extensive and heavily used trail system. However, the demographics of our trail users do not always match those of the communities they pass through, and there are often physical and cultural barriers that prevent local residents from accessing county trails. In response to this issue and to support the transportation and equity goals established in the county's comprehensive plan, *Montco 2040: A Shared Vision*, the county has developed a plan to promote equity on county trails. This event will explore the *Montgomery County Trail Access, Diversity, & Awareness Study*, which aims to increase the diversity of trail users; increase awareness, visibility, and ease of access to the county trail system; and modernize trail designs to address the changing, diverse needs of the communities they pass through.



Land Use Vision

Montgomery Awards Celebration

November 18 | 4:00 p.m. — 6:00 p.m.

John James Audubon Visitors Center at Mill Grove (*The Pavilion*)
1201 Pawlings Road Audubon • Audubon, PA 19403

Celebrate a successful year in planning with other municipal officials, developers, and planning design professionals. The [Montgomery Awards Program](#) recognizes the best in planning, design, and advocacy in Montgomery County. This annual program promotes awareness of outstanding design and innovative planning in our communities by awarding successful land developments, revitalization efforts, open space enhancements, environmental sustainability, and transportation improvements and recognizes sustained planning advocacy. In addition to our award winners, individuals who have completed the series of planning courses we sponsor will also be recognized.

Contact: [Rita McKelvey](#) 610-278-3753



[Unsubscribe](#) | [Update Email](#)

**MINUTES
PLANNING COMMISSION MEETING JANUARY 28, 2020**

Attendees: Dave Shula, Sherri Glantz-Patchen, Patrick Doran, Bob Dambman, Peter Cornog, Scott Quitel, Charlie Guttenplan, AICP, Director of Planning and Zoning, Vince Manuele (BOS Liaison), Jim Hersh (Township Engineer), and Dave Sander, Esq. (Township Solicitor)

1. CALL TO ORDER: 7:12 PM by Chair Dambman (Delayed start due to Technical Recording Difficulties)

2. ANNOUNCEMENTS & CORRESPONDENCE

Announcements:

- Mr. Guttenplan stated there are some minor changes to the agenda format; the Township is trying to standardize agendas between the various Boards and Commissions.

3. APPROVAL OF MINUTES

- On a motion by Mr. Cornog, seconded by Mr. Doran, the Planning Commission approved the January 14, 2020 meeting minutes with a minor amendment by Mr. Cornog. Vote 5-0-1. (Mr. Shula abstained, not present at that meeting)

4. ZONING HEARING BOARD APPEALS: None

5. CONDITIONAL USE APPLICATIONS: None

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

- Review SLD #09-19; Conference Facilities, Inc./800 Ridge Pike – Preliminary/Final Plan
2-lot minor subdivision; separate the two uses; no development proposed

Attendees: Andy Freimuth, Esquire, Wisler Pearlstine, LLP, the applicant's representative and Joe Hanna, P.E., Chambers Associates, Inc., the applicant's engineer

Mr. Freimuth briefly introduced the application: this site is over 300 acres that has frontage on 4 different roads (Ridge Pike, Barren Hill Road, Manor Road and Harts Lane) and has many zoning district classifications (AA, AAA, AAAA, Administrative & Research and Recreational Overlay). The applicant is proposing a 2-lot minor subdivision with Lot 1 containing the golf course, club house & maintenance building (276.79 acres) and Lot 2 containing the conference center facilities (29.78 acres). The purpose of the subdivision is to separate the two uses and as speculated by Mr. Freimuth, to allow for any financing in the future for upgrades and improvements to the facilities that are on the site today; no development is proposed. An updated waiver request letter was submitted; the applicant is prepared to comply with all the comments contained in the Township Engineer's review letter (except for the waiver requests) and the Zoning review letter including the fact that there are going to be some cross easement agreements for shared facilities.

Planning Commission Comments: concerned that an owner was not present to represent the application; what is their intent and what is prompting the request now (they currently want to take this step now simply to create 2 lots & separate the uses, not sure why this wasn't done in 2002 with the land development for the Natural Resource Management Center and Clubhouse); subdividing into 2 lots doesn't correct or simplify the zoning situation; why is the maintenance building located on Lot 1 with the golf course (it is primarily for the golf course); County review letter talks about creating a bike/pedestrian network and dedication of right-of-ways (all roadways and right-of-ways were offered for dedication in 2002 and it still stands now); asked if they are aware of the County's Ridge Pike project and that sidewalks on Ridge Pike will be built as part of that project (doesn't stand in the way of the Ridge Pike improvements.; also rain gardens are being

placed at the corner of Manor Road & Ridge Pike as part of the County's stormwater and drainage compliance); there were suggestions to make on the plan to correct some survey information (Mr. Hanna will make those changes); is stormwater management needed for the subdivision (no, there is no proposed impervious surface or proposed improvements in general); does the conference center meet current standards for stormwater management (there is a built-in collection system that goes to a pond on the golf course that they use for irrigating the golf course; there were extensive improvements done as part of the 2002 approval); and what is the classification of a minor & major subdivision and who determines which one (Mr. Guttenplan stated it meets the definition of a minor; these are defined in the Subdivision and Land Development Ordinance).

Public Comment: Fletcher MacNeill, 2161 Harts Lane; Aaron Martinez, unknown address; Steve Kaufman, 644 Harts Ridge Road; Brennan Preine, 265 Northwestern Avenue; Linda Doll, Fairway Road; Graeme & Becky Frazier, 2176 Harts Lane; Bill Rorer, 608 Harts Ridge Road; Sydelle Zove, Harts Ridge Road; Chris Jones, 2221 Manor Road. Questions and concerns: would like a clearer explanation as to the real purpose of this project, they deserve to have a representative present from Chubb to answer their questions; does the Township require a stormwater remediation plan for the conference center; what right-of-ways exist that could be turned into access roads; what is the tax revenue from the deteriorated conference and underused golf course and how will taxes be assessed in the future, are Chubbs taxes up to date; is there historic precedent for lot boundary; what benefit will granting this plan provide that they don't have now (2-lots; could sell either); could it be developed now if sold as 1 parcel (could be developed with current zoning regulations); how many parcels could they get now (hard to say without seeing roads, etc; but they do have the ability to subdivide with limitations because of the different zoning districts); they are not environmentally responsible, not maintaining the property (abundance of trash, weed overgrowth & invasive vines along the road); the definition of major subdivision was quoted from the SALDO to determine if this proposal fit said definition; need to look carefully at the waivers requested (there is a conflict between the zoning review letter and the waivers requested with respect to steep slope information); there is not a direct access to Lot 2; Lot 2 would become a dominant property (Mr. Guttenplan clarified access vs. frontage); cross easements and shared parking are always an issue; are there any other accesses proposed (no, there is one main access on Manor Road and an emergency access on Harts Lane); do we have the right to request a long term master plan.

Planning Commission Final Comments: need full disclosure on what is going on and need Chubb to send a representative; there are 5 golf courses in the Township and concerned if one (Chubb) possibly wants to sell; a quoted goal in the comprehensive plan - prepare a study that will provide an in-depth analysis of options to protect golf courses; it was asked to free up the schedule to finish the Comprehensive Plan; with lack of information on Chubb's long term goals, this can't be supported; it meets the zoning, so doesn't know how it can be denied; doesn't see a difference if a representative from Chubb comes and says the same thing; can't legally hold them to it; lack of intent or transparency is not a reason to deny. After discussion, the following motions were made:

On a motion by Ms. Patchen, seconded by Mr. Cornog, the Planning Commission recommended to table SLD#09-19 Conference Facilities, Inc./800 Ridge Pike 2-lot minor subdivision request (and have them return to the Planning Commission). Vote 3-3; no action taken.

On a motion by Mr. Shula, seconded by Mr. Doran, the Planning Commission recommended to approve SLD#09-19 Conference Facilities, Inc./800 Ridge Pike 2-lot minor subdivision along with the requested waivers with the exception of waiver #8 (park-rec dedication or fee in lieu). Vote 3-3; no action taken.

On a motion by Mr. Quitel, no second. the Planning Commission recommended to deny SLD#09-19 Conference Facilities, Inc./800 Ridge Pike 2-lot minor subdivision. No vote.

A message will be sent to the Board of Supervisors that the Planning Commission was unable to take action; no recommendation.

- Review SLD #11-19; Mercedes of Fort Washington/404 Pennsylvania Avenue – Request for Land Development Waiver

3-lane canopy over the drive-up service intake area

Attendees: Craig Johnson, North Star, representing the ownership; who were also present.

The dealership is proposing the addition of a 3-lane canopy over the drive-up service intake area (two lanes for service intake and one by-pass lane). In order to make these improvements, 4 parking spaces are being relocated (with no net loss of parking). Also, 400 square feet of green space is being removed and relocated; there will be no loss of green space nor any change in the total impervious coverage. The Township Engineer recommended the granting of the land development waiver, conditioned upon the requirement of an Earth Disturbance (Grading) Permit due to the amount of land disturbance. The canopy will be built to 14' height for fire apparatus clearance and access. Sprinklers will not be required under the canopy as long as parking and long-term vehicle storage are not permitted (this will be a condition in any approval resolution considered by the Board of Supervisors). This project is voluntary to improve customer safety and experience and to make it a safer environment.

Planning Commission Comments: why is the by-pass lane under the canopy (for structural reasons); what is the view from Bethlehem Pike (it will blend with the existing service structure, the showroom is more prominent); concerned with the safety of the customers walking thru to the service advisors, will there be crosswalks (no, cars will not need to circulate in the parking lot for parking).

Public Comment: Sydelle Zove, Harts Ridge Road, was contacted by a resident in the Township regarding a list of open code violations, quoting from a 2014 letter from Mr. Guttenplan; what is the status of the violations and are they being addressed (Mr. Guttenplan stated they are meeting with the applicant to go over any outstanding issues and inspect the site to see if any are in violation of the Zoning Hearing Board but that the ones cited in the letter had been resolved).

On a motion by Mr. Doran, seconded by Mr. Shula, the Planning Commission recommended approval of SLD#11-19, Mercedes of Fort Washington/404 Pennsylvania Avenue, the Land Development Waiver request subject to obtaining the appropriate permits. Vote 6-0.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.

9. PLANNING COMMISSION MEMBERS COMMENTS: None.

10. PUBLIC COMMENT FOR NON AGENDA ITEMS

- No public comments were presented on any non-agenda items

11. ADJOURNMENT

- On a motion by Vice-Chair Doran, seconded by Mr. Shula, the meeting was adjourned at 9:37 PM.

Respectfully submitted,

Charles L. Guttenplan, AICP, Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitmarsh Township. No formal

decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.

G:PLANNING COMMISSION/PC Minutes/2020/1.28.2020

DRAFT



WHITEMARSH TOWNSHIP CONDITIONAL USE APPLICATION

Applicant Information			
Name:	Anusa Nail Studio, LLC		
Address:	336 Van Kirk Street		
City:	Philadelphia	State: PA	Zip: 19120
Phone:	267-825-4307	Email:	
Interest of Applicant, if not owner (agent, lessee, etc.): Lessee			
Owner Information			
Name:	PROIA PATRICIA A & KORMAN LEONARD I & JP MORGAN CHASE BANK & GOLDENBERG MARVIN		
Address:	Korman Commercial Properties, Two Neshaminy Interplex, Suite 305		
City:	Treose	State: PA	Zip: 19053
Phone:	215-244-0880 Michael Landis, Esq.	Email:	mlandis@mlandislaw.com
Attorney for Applicant Information			
Name:	David G Ennis, Esquire		
Address:	2209 Mount Carmel Avenue		
City:	Glenside	State: PA	Zip: 19038
Phone:	215-887-2700	Email:	davidennis@verizon.net
1. Brief Description of Real Estate Affected:			
Parcel #(s):	65-00-04654-00-6	Block No.:	
Address:	428 Germantown Pike		
Lot Size:	1 ACRE	Deed Recorded at Norristown in Deed Book No.:	Page No.:
Present Zoning Classification:	VC-1	Present Use:	retail
Present Improvements on Land:	strip shopping center		
2. Specific Section(s) of the Zoning Code upon which this Application is based:			
116-290 C 2 Personal service shops, such as a nail salon, may be permitted as conditional uses in VC-1 subdistricts, provided they meet the requirements of 116-37, 116-291 and 116-292.			

RECEIVED

FEB 03 2020



WHITEMARSH TOWNSHIP CONDITIONAL USE APPLICATION

3. Describe the Proposed Use of Property	
Nail salon	
4. Briefly State Why the Applicant Believes the Board of Supervisors Should Grant the Application:	
NOTE: The applicant or its representative(s) shall be required to provide testimony at the Planning Commission meeting(s) at which this application is discussed and at the required Board of Supervisors Public Hearing(s) for this application, addressing the Board of Supervisors considerations as specified in Section 116-37.F. of the Whitemarsh Township Zoning Ordinance.	
The proposed use meets all the requirements of the zoning code. The space is located in the end unit of an established strip shopping center that is in compliance with the requirements of 116-37 F of the zoning ordinance.	
5. Answer the Following Questions and Provide a Date of Previous Application (if known):	
Has a previous Conditional Use Application been filed for this Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
Has a previous Zoning Hearing Board Application been filed for this Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No _____
Has a previous Subdivision or Land Development Application been filed for this Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No _____

In addition to this application, documentation must be submitted in compliance with Section 116-37.A. of the Zoning Ordinance, reproduced here for convenience.

- 116-37. A. Conditional use procedures. The procedure for granting of conditional uses in any zoning district shall be as follows:
- A. The applicant shall file an application for a conditional use permit with the Board of Supervisors. The application shall contain the following material:
 - (1) Appropriate design plans and/or specifications, in conformance with the requirements for a preliminary subdivision or land development plan.
 - (2) Photographs depicting the site.
 - (3) Appropriate engineering responses to any identified or suspected site development problem.
 - (4) Other related information required to support the application.

My signature authorizes permission to post this property and permission to Township officials and staff to enter thereon for inspection purposes. My signature further authorizes a waiver of the 60-day requirement to hold the first hearing (from date of application) as stipulated in the PA Municipalities Planning Code, recognizing that the Township will make every effort to abide by said requirement but if circumstances do not permit, to hold the first hearing as soon as reasonable feasible.

I certify that the information provided on this application and supporting documentation and plans are true and correct to the best of my knowledge, information and belief.

DEPARTMENT USE ONLY	
C.U. Application #:	_____
Date Received:	_____
Fee Paid: \$ _____	Date Paid: ____ / ____ / ____

APPLICANT SIGNATURE:  _____

PRINT NAME: XINE HUYNH

LAW OFFICE OF
MICHAEL H. LANDIS, LLC

MICHAEL H. LANDIS
ADMITTED IN PA AND NJ

SUITE 204
TWO NESHAMINY INTERPLEX
TREVOSE, PENNSYLVANIA 19053
(215) 244-0880

(215) 244-0425 FAX

mlandis@mlandislaw.com
www.mlandislaw.com

January 29, 2020

BY E-MAIL AND OVERNIGHT DELIVERY:

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Attention: Charles L. Guttenplan
Director of Planning & Zoning

Re: **Anusa Nail Studio**
The Shops of Lafayette Hill
428 Germantown Pike
Lafayette Hill, Pennsylvania 19444

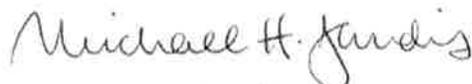
Dear Mr. Guttenplan:

I represent the owner of The Shops of Lafayette Hill Shopping Center on Germantown Pike in Lafayette Hill, Pennsylvania.

I understand that Anusa Nail Studio LLC ("Anusa") is applying for conditional use approval to operate a retail nail salon at this location. Please accept this letter as the owner's consent and authorization for Anusa to apply for conditional use approval for this use.

Please let me know if you need any further information from my client.
Thank you.

Very truly yours,



Michael H. Landis

MHL:pk

cc: David Ennis, Esquire
Xine Huynh

KORMAN

**COMMERCIAL
PROPERTIES**

February 12, 2020

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Attention: Charles L. Guttenplan

To Whom it May Concern:

This letter is to confirm that Anusa Nail Studio, LLC and Shops of Lafayette Hill Ownership Trusts have a fully executed lease for 428 Germantown Pike, Lafayette Hill, PA 19444 within The Shops of Lafayette Hill. Their permitted use is a retail nail salon open to the public.

Sincerely,

Korman Commercial Properties, Agent for Shops of Lafayette Hill Ownership Trusts



Harry Feldman
Manager, Shopping Centers

Korman Commercial Properties, Inc.

Suite 305 • Two Neshaminy Interplex • Trevoze, PA 19053 • Voice: 215.244.5100 • Fax: 215.245.6243
www.KormanCommercial.com

RENOVATION TO EXISTING TENANT SPACE 428 GERMANTOWN PIKE LAFAYETTE HILL, PA

GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE W/ APPLICABLE CODE, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS & ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING BODIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO MINIMIZE DISRUPTION TO ADJACENT PROPERTIES. SCHEDULE & SEQUENCING OF WORK TO BE REVIEWED W/ THE OWNER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION PROVISION & CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE, AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER, WEATHER, THEFT, & FIRE, OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION W/ THE CONTRACT.
- ALL MATERIALS & ITEMS REMOVED BY THE CONTRACTOR BECOME HIS PROPERTY, UNLESS NOTED OTHERWISE (U.N.C.), & ARE TO BE REMOVED FROM THE SITE IN CLOSED CONTAINERS ON A DAILY BASIS OR IN A MANNER ACCEPTABLE TO THE OWNER.
- CONTRACTOR TO THOROUGHLY CLEAN ALL AREAS & SPACES USED TO ACCESS WORK AREAS WITHIN CONTRACT LIMITS & BROOM CLEAN TWICE DAILY AT A MINIMUM. THE CONTRACTOR IS TO PROVIDE FIRE RETARDANT DUST MATS AT ALL EXITS & ENTRANCES TO SPACES UNDER CONSTRUCTION. DUST MATS SHALL BE REPLACED AT A MINIMUM OF AT LEAST 2 TIMES A DAY FOR EACH WORKING DAY.
- CONTRACTOR TO COORDINATE EXACT LOCATION OF ALL FIXTURES, FINISHES, & EQUIPMENT W/ APPROPRIATE TRADES.
- CONTRACTOR TO PROVIDE WRITTEN NOTICE OF ANY CHANGES THAT INVOLVE ADDITIONAL MONEY &/OR TIME TO THE OWNER WITHIN THREE (3) DAYS OF DISCOVERY.
- CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES: ELECTRICITY, LIGHTING, HEATING, VENTILATION, TELEPHONE SERVICE, WATER, & SANITARY FACILITIES.

ZONING INFO

ZONING CONFORMANCE SCHEDULE

Address: 428 GERMANTOWN PIKE, LAFAYETTE HILL, PA
 Existing Use: 1-STORY BUILDING BUSINESS - SHOE STORE
 Proposed Use: 1-STORY BUILDING BUSINESS - NAIL SALON

PLEASE NOTE: NO CHANGE IN BUILDING WIDTH, LENGTH OR HEIGHT

BUILDING CODE DATA

- 2018 INTERNATIONAL BUILDING CODE
- PA UNIFORM CONSTRUCTION CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

PROJECT DESCRIPTION:

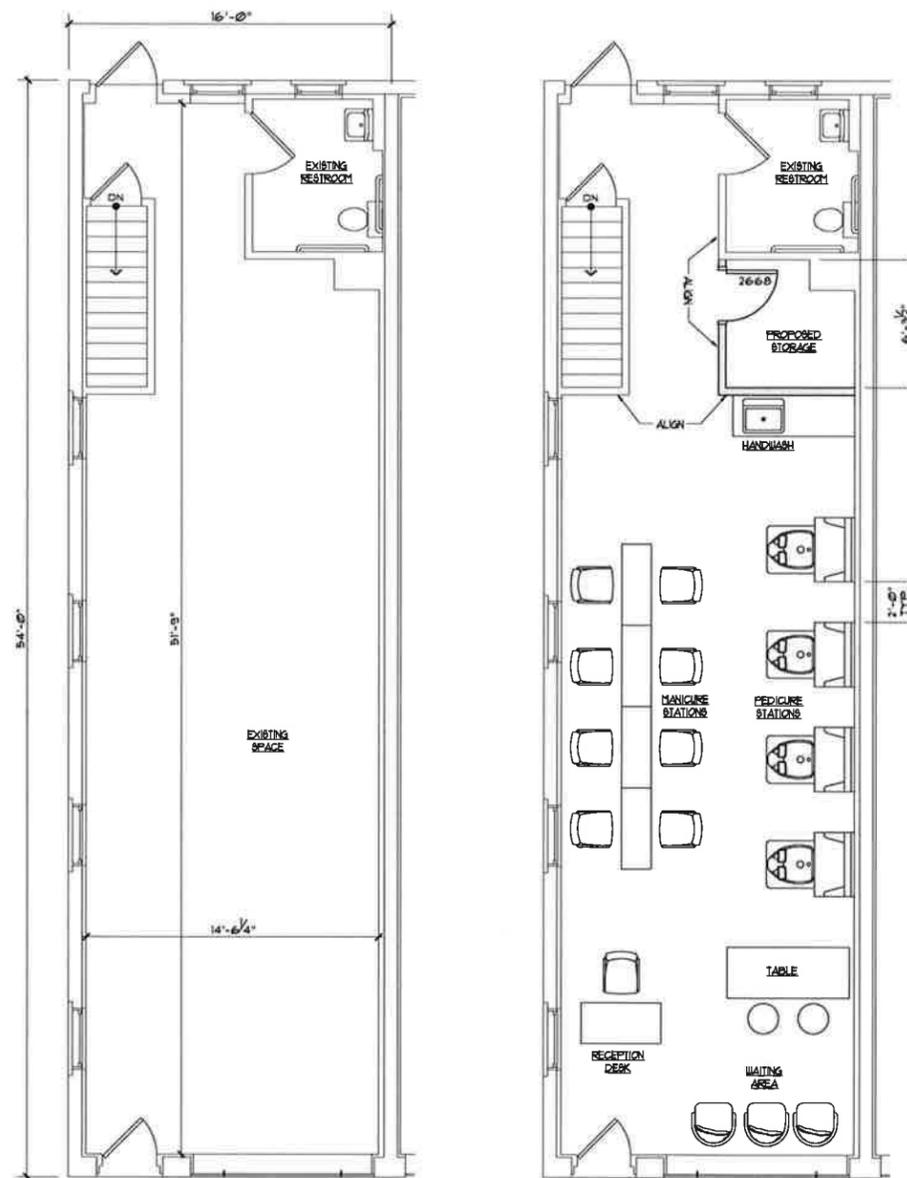
INTERIOR ALTERATIONS TO EXISTING 1-STORY BUILDING.

OWNER:

KORMAN COMMERCIAL PROPERTIES
 TWO NESHAMINY INTERPLEX SUITE 305
 TREVOSE, PA 19053

TENANT:

ANUSA NAIL STUDIO, LLC.
 336 VAN KIRK STREET
 PHILADELPHIA, PA 19120

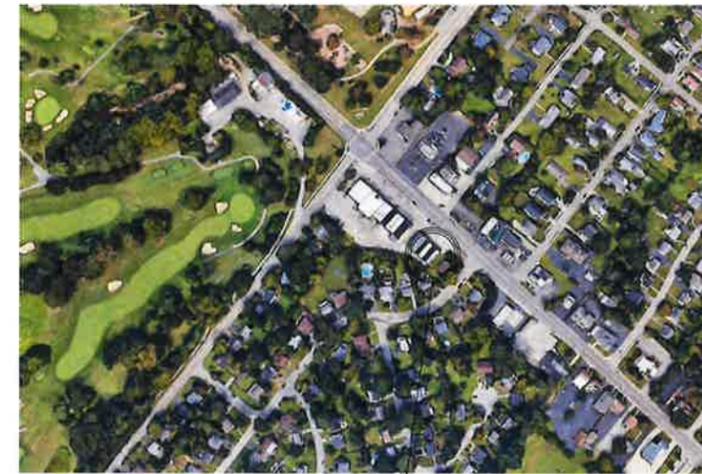


1 EXISTING FLOOR PLAN
 A.1 1/4" = 1'-0"

2 PROPOSED FLOOR PLAN
 A.1 1/4" = 1'-0"

WALL KEY:

- NEW WALL
- EXISTING WALL TO REMAIN



4 LOCATION MAP
 N.T.S.

428 GERMANTOWN PIKE
 LAFAYETTE HILL, PA



STREET ELEVATION PHOTO
 N.T.S.



STREET ELEVATION PHOTO
 N.T.S.



CDGI

CASALINA DESIGN GROUP, INC.
 MBE CERTIFIED PT0832
 2209 Mt Carmel Ave
 Glenside, PA 19038
 215.498.4149
 www.casalinadesign.com

JASON CHRISTIANSEN, AIA
 PA LIC#RA405055

COPYRIGHT © BY CASALINA DESIGN GROUP INC 2020
 PROPERTY OF CASALINA DESIGN GROUP, INC.
 REPRODUCTION WITHOUT APPROVAL OF CASALINA
 DESIGN GROUP, INC. IS STRICTLY PROHIBITED.

PROJECT TITLE
**RENOVATION AND
 USE CHANGE
 428 GERMANTOWN PIKE
 LAFAYETTE HILL, PA**

REVISIONS

NO	DATE	DESCRIPTION

DRAWN BY: CDGI
 CHECKED BY: JC
 ISSUE DATE: 2-04-2020

ISSUED FOR:
USE PERMIT

SHEET NAME:
 EXISTING &
 PROPOSED FLOOR
 PLANS & INFO.

SHEET NUMBER:

A.1

PROJECT NO.: CDG202010.01



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshtwp.org

BOARD of SUPERVISORS

Laura Boyle Nester – Chair
Fran McCuster – Vice Chair
Michael Drossner
Vincent Manuele
Jacy Toll

Richard L. Mellor, Jr.
Township Manager

February 4, 2020

Anusa Nail Studio, LLC
c/o Xine Huynh
336 Van Kirk Street
Philadelphia, PA 19120

**Re: Conditional Use #01-20 Proposed Nail Studio/Personal Service Shop
428 Germantown Pike; Lafayette Hill, PA
Zoning Ordinance Compliance Review**

Dear Ms. Huynh:

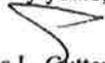
Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Conditional Use Application, proposing a "Personal Service Shop" (Nail Salon) under Section 116-290.C.(2) of the Whitemarsh Township Zoning Ordinance. This review is based upon your Conditional Use Application and accompanying documentation submitted on February 3, 2020, for 428 Germantown Pike at 'The Shops of Lafayette Hill' shopping center. We understand that you have signed a lease for this location and we are in receipt of authorization from the owners to submit this application. The property at 428 Germantown Pike is in the VC-1 Village Commercial District, sub-district 1.

The following are the zoning issues identified that are associated with this proposal:

1. §116-37.F.(1)-(8) Testimony must be provided to allow the Board of Supervisors to make determinations as required in these sections, for all conditional use requests.
2. §116-184.G. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as enacted and amended. The applicant must obtain approval from the Whitemarsh Township Fire Marshal. The parking lot shared by all users in this multi-use building (one of two in the shopping center) is existing and has been used for prior uses at the subject address.
3. §116-290.C.(2) This section permits various personal service shops as conditional uses in the VC-1 Village Commercial District, sub-district 1. This application proposes a use under this section and conditional use approval is being sought based upon it.
4. §116-292. All conditional uses in the Village Commercial District must demonstrate compliance with all of the provisions of this section.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Richard L. Mellor, Jr., Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Nick Weaver, Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Michael H. Landis, Esq., Owner's Representative
David Ennis, Esq., Applicant's Attorney

DOCUMENTS PROVIDED TO THE PLANNING COMMISSION FROM THE JANUARY 14, 2020 MEETING FOR SLD#05-14 / 901 WASHINGTON PARTNERS, LP., FOLLOW THIS PAGE.

NEW DOCUMENTS BEING PROVIDED FOR THIS APPLICATION FOR THE FEBRUARY 11, 2020 MEETING ARE LOCATED BEHIND THE JANUARY 14, 2020 DOCUMENTS.

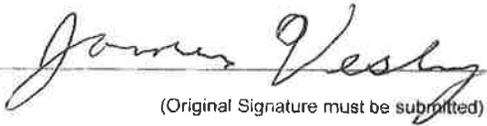
Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitmarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitmarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: October 3, 2019

Signature: 
(Original Signature must be submitted)

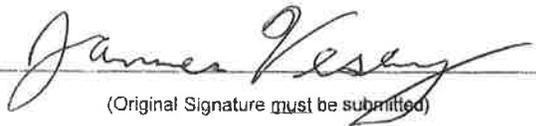
Printed Name: Jim Vesey

I, **(name)** Jim Vesey **(title)** Member of _____

(entity submitting application) 901 Washington Partners, LP do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: October 3, 2019

Signature: 
(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM**

Date: October 3, 2019

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: 901 Washington Street

On or about, October 3, 2019, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

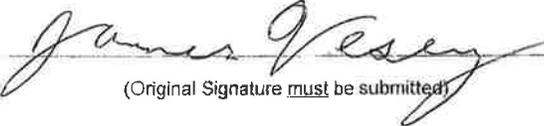
Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: October 3, 2019

Signature:


(Original Signature must be submitted)

Printed Name:

Jim Vesey

Firm Name:

901 Washington Partners, LP

(if applicable)

Title:

Member

(if applicable)

WHITEMARSH TOWNSHIP
REQUEST FOR MODIFICATION (WAIVER) OF
SUBDIVISION and/or LAND DEVELOPMENT ORDINANCE REQUIREMENTS

Pursuant to § 512.1.(b) of the Pennsylvania Municipalities Planning Code, all requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

Check the appropriate line:

No modification (or waiver) of the Whitemarsh Township Subdivision and Land Development Ordinance is requested

I/we hereby request the following modification[s] (or waiver[s]) of the Whitemarsh Township Subdivision and Land Development Ordinance. (The request must identify the applicable Section[s] of the Ordinance, modification[s] requested, and facts of unreasonableness or hardship upon which the request is made; attach additional sheets if necessary).

See attached.

Name of Subdivision and/or Land Development: 901 Washington Street

Date: October 3, 2019

Signature:


(Original Signature must be submitted)

RIVERplace
901 Washington Street

Preliminary Land Development Waiver Request List

Submission Requirements

1. Ch. 105-21.B(15)- Preliminary Resource Impact and Conservation Plan: we request a waiver from this requirement because this is a redevelopment of an industrial site and no areas within the limit of disturbance were left undisturbed. The work at this formerly industrial site will be performed in accordance with PADEP-approved Act 2 Cleanup Plan.

Streets

2. Ch. 105-30(A) / Ch. 105-69.A - Street standards: We request a waiver from this requirement. We are proposing to extend Washington Street along the frontage of the property and to offer this new street for dedication to the Township. Due to existing site constraints, this new street will have a 43' Ultimate R.O.W. and a 30' cartway. This design is comparable to that which received approval with the prior office development proposal.

Driveways A, B, and C are being treated as private drive aisles and are being designed with a 24' width.

3. Ch. 105-34 - Street grades: where a street grade exceeds 7%, a 50' leveling area shall be provided. We request a waiver from this requirement due to existing conditions. The grade of Driveway C is approximately 7.8% but this is an existing condition that is tied to the existing parking area on the David's Bridal site.

Off-street Parking Facilities

4. Ch. 105-38(F) – angle of perpendicular parking not permitted along public or private streets. We are considering Driveways A, B, and C to be private drive aisles which meet the required 24' drive aisle width required for two-way aisles. Backing into these driveways from perpendicular parking will not pose a safety risk given the low volumes of these drive aisles and the extra guest parking addresses concerns raised previously by the planning commission.

Curbs

5. Ch. 105-46- curbs shall be provided: We request a waiver from this requirement to eliminate curbs in certain areas of the site to promote sheet flow runoff of stormwater. Curbs will be provided along the main drive aisles internal to the site, at the ends of some of the courts, and on Washington Street.

Sidewalks and Pedestrian paths

6. Ch. 105-47.B / Ch. 105-73- minimum width of sidewalks shall be 5 feet: We request a waiver from this requirement to provide 4'-wide sidewalks in order to decrease the impervious coverage of the site as well as to free up more land for landscaping.

7. Ch. 105-47(k)(1)- in the RDD-1 district, a 25' right-of-way shall be offered to the Township for public riverfront access: We request a modification to this requirement in order to offer an easement for public access and use rather than right-of-way dedication.

Buffers

8. Ch. 105-52.A/ 105-52.B(2)-all buffers shall have a minimum width of 50' and buffers are required between land developments: We request a waiver from these requirements due to existing conditions, specifically on the David's Bridal boundary.

Park and recreational Facilities, Land and/or Fees

9. Ch. 105-53.D- dedicate land suitable for park or recreational use: We request an interpretation of this requirement. We are proposing a walking trail along the river and scenic overlooks that will be for public use and we believe these public amenities should satisfy this requirement.

Resolution 2004-8: Grading, Erosion Control, Stormwater Management, and Best Management Practices

10. I(B)(4)(k)- Edges of slopes shall be 5 feet from property or right-of-way lines: We request a modification of this requirement to allow such grading to occur, specifically at the ROW with the proposed Washington Street where we are seeking to create landscaped berming to provide a visual and audible shield against the active train activity.
11. I(C)(5)- Fills shall not encroach on floodway fringes: We request a waiver from this requirement because the entire property is located within the floodway fringe (i.e. the Floodplain Conservation District) and grading the site will be required.
12. II(C)(8)(d)- Add a note to the drainage plans stating that the site is not underlain by limestone: We request a waiver from this requirement. The proposed rain gardens will have impermeable liners and no infiltration structures are proposed. The property is a brownfield from historic industrial activity.
13. II(D)(4)- Detention basins shall provide 24 hour storage for the 1-year, 24-hour storm: We request a waiver from this requirement. The site is adjacent to the Schuylkill River and is in a floodplain and discharging storm water rapidly is advantageous; detaining runoff slowly will have no increased bearing on downstream flooding.
14. II(E)(2)(g)(iv)- All storm pipes shall be reinforced concrete pipe: We request a waiver from this requirement to use HDPE storm pipes.

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2018-26
APPLICANT: 901 Washington Partners, LP
Block 010, Unit 026
Block 011, Unit 039
901 Washington Street
Conshohocken, PA 19428
HVY – Heavy Industrial District
RDD-1 – Riverfront Development Overlay District Subdistrict 1
Floodplain Conservation Overlay District
Riparian Corridor Conservation Overlay District

FIRST HEARING DATE: 11/07/18
CONT'D HEARING DATES: 12/05/18
01/09/19, 02/06/19, 02/13/19
VOTE: 02/13/19
WRITTEN DECISION: 02/25/19
COPY MAILED: 02/25/19

The Applicant proposes to redevelop the property for sixty-two (62) townhomes (single-family attached dwelling units) with parking.

After completion of a public hearing on the above-referenced application pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A special exception under Section 116-166.A(1), so as to permit a water-related use of an emergency boat launch, is **GRANTED**.
2. A variance from Section 116-165, so as to permit structures within the Floodplain Conservation District that are not permitted under this Section, is **GRANTED**.
3. A variance from Section 116-280.H, so as to permit an exclusively residential development, rather than the minimum of two percent (2%) of the footprint area of nonresidential use required, is **GRANTED**.
4. A variance from Section 116-281.A(7)(a), so as to permit a building height of four (4) habitable stories above the floodplain, rather than the maximum building height permitted for a single-family house of three (3) habitable stories above the floodplain, is **GRANTED**.
5. A variance from Section 116-281.A(9), so as to permit the proposed area of riverfront open space to be included in the calculation of total tract area, is **GRANTED**.
6. A variance from Section 116-284.A, so as to permit a reduction in the required riverfront area to not less than 45' in width, rather than the 100' to 150' required, is **GRANTED**.
7. The request for a variance from Section 116-281.A(8), so as to permit impervious coverage in excess of the permitted 75%, is **NOT REQUIRED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall substantially conform to the exhibits (excluding the conceptual density yield plan marked as Exhibit A-13) and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicant shall comply with all requirements of the Township related to the Subdivision and Land Development Ordinance, unless waived by the Board of Supervisors.
4. The Applicant shall comply with all requirements of the Township and the Fire Marshal with respect to implementation and modification of the Emergency Action Plan for the property. A copy of the Emergency Action Plan shall be provided by the homeowners' association to every unit owner upon the purchase of each unit.
5. The Applicant shall pave, and offer for dedication to the Township, the Washington Street extension as required by the Township.
6. The Applicant shall construct, install, and offer for dedication to the Township, the public trail, the access paths leading to such trail, the public amenities (scenic overlooks), and emergency boat ramp as required by the Ordinance and as directed by the Township. In the event that the Township elects not to accept dedication of some or all of same, the Applicant shall record easements granting public access to same. In either event, the Applicant shall maintain same in good order at all times.
7. The Applicant shall provide to the Township a copy of the PA DEP Act 2 Letter for the site.
8. The development shall not exceed sixty-two (62) single-family attached dwellings units (townhomes).

As required by Section 116-227.D of the Zoning Ordinance, the Applicant is on notice that:

Certain relief from floodplain regulations may result in increased premium rates for flood insurance and/or may increase the risks to life and property.

The development of the property in the floodplain is entirely at the risk of the Applicant.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

The Board reserves the right to issue Findings of Fact and Conclusions of Law in the event of an appeal.

Section 116-223 of the Zoning Ordinance provides as follows:

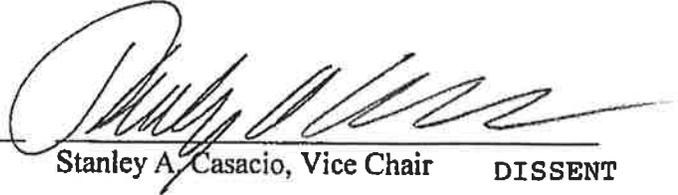
Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

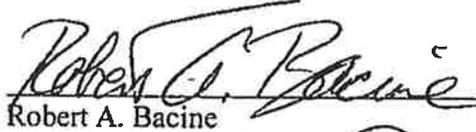
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:



Marc Weinstein, Chair



Stanley A. Casacio, Vice Chair **DISSENT**

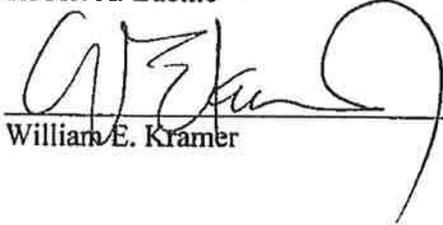


Robert A. Bacine



James Behr

Alternate



William E. Kramer

Randi Rubin



MAR 06 2015

March 2, 2015

Mr. Robert Haley
Spring Mill Corporation
194 Greenfield Road
Lancaster, PA 17601

Re: Site-Specific and Statewide Health Final Report Approval
Former Finneran & Haley
eFACTS PF No. 758570
901 Washington Street
Whitemarsh Township
Montgomery County

Dear Mr. Haley:

The Department of Environmental Protection (DEP) reviewed the document titled "Remedial Action Completion/Final Report-Groundwater" (report), for the property located at 901 Washington Street, Conshohocken, Pennsylvania. The report was prepared by Welsh Environmental and Mulry and Cresswell, Inc., and submitted to DEP in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2) and constitutes a Final Report as defined in Chapter 3 of Act 2.

DEP hereby approves this Final Report for the substances identified and remediated to an Act 2 standard within the site specified. Chapter 5, Section 501 of Act 2, provides the liability protection where attainment of Act 2 cleanup standards is demonstrated. The cleanup liability protection provided by this chapter applies to the current and future owner or any other person who participated in the remediation; a person who develops or occupies the property; successor or assign of any person to whom liability protection applies; and a public utility to the extent the public utility performs activities on the identified property.

This project attained a Site-Specific and residential Statewide Health Standard for groundwater.

The Uniform Environmental Covenants Act (Act 68 of 2007), Title 27, Pa. C.S. Chapter 65 (UECA) and accompanying regulations provided a standardized process for creating, documenting, and assuring the enforceability of activity and use limitations on contaminated properties involving most engineering and institutional controls used to achieve Act 2 standards. Since the report utilizes activity and use limitations or will have post-remedial care obligations to meet and or attain the Site-Specific Standard, an environmental covenant is required to be submitted within 30 days of the receipt of the approval letter.

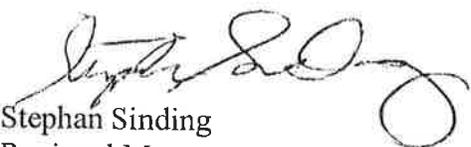
Thank you for your cooperation in working with DEP in the remediation of this site. If you have any questions or need further information regarding this matter, please contact Mr. J. Michael Penzone, P.G., at 484.250.5786.

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa. C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717.787.3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800.654.5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717.787.3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

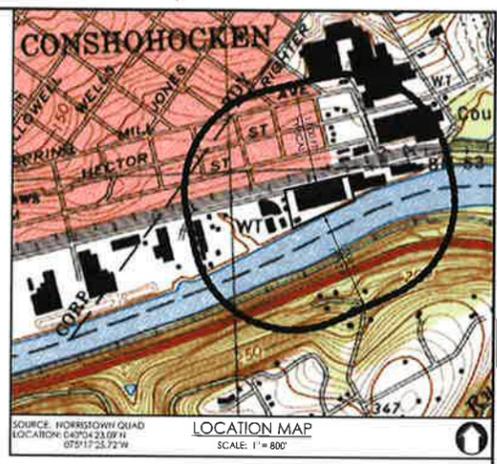
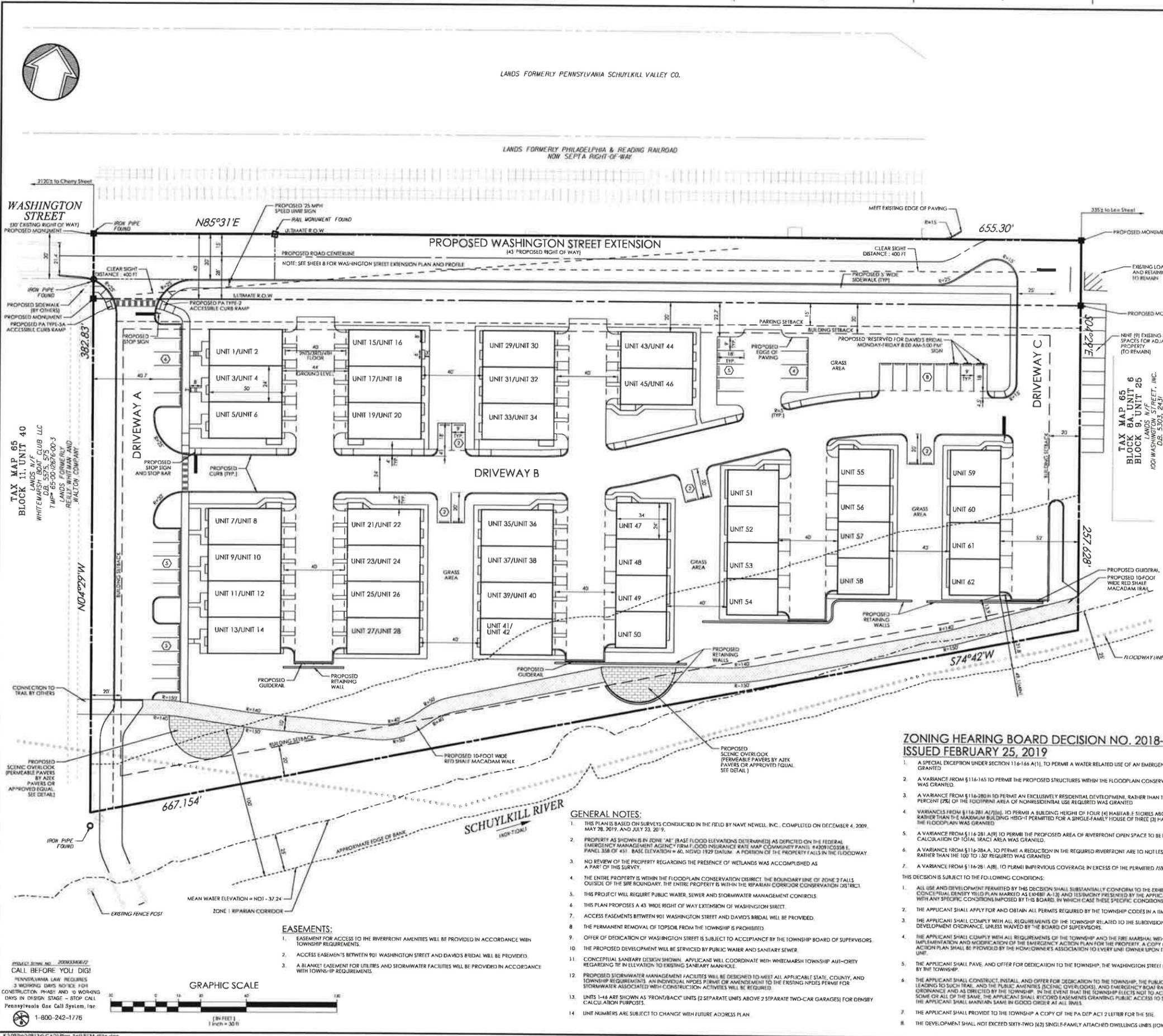
If you want to challenge this action, your appeal must reach the board within 30 days. You do not need a lawyer to file an appeal with the board.

Important legal rights are at stake, however, so you should show this document to a lawyer at once. If you cannot afford a lawyer, you may qualify for free pro bono representation. Call the secretary to the board (717.787.3483) for more information.

Sincerely,


Stephan Sinding
Regional Manager
Environmental Cleanup and Brownfields

cc: Mr. Welsh, P.E. - Welsh Environmental
Mr. Mulry, P.G. - Mulry & Cresswell, Inc.
Mr. Penzone, P.G.
Mr. Payne, P.G.
Mr. Toll - 901 Washington Partners, LP
Ms. Warren
Ms. Bass
Whitemarsh Township
Montgomery County Health Department
Re 30 (eh15ecb)061-3



OWNER / APPLICANT
 APPLICANT: 901 WASHINGTON PARTNERS, L.P.
 CONTACT NAME: JIM VESEY
 CONTACT INFO: 410-873-5685
 120 PENNSYLVANIA AVENUE
 MALVERN, PA 19355

SITE / ZONING DATA TABLE

CRITERIA: R2D-1	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 ACRES	4.81 ACRES	4.17 ACRES (NET)***
MINIMUM LOT WIDTH	200'	655.3'	655.3'
BUILDING SETBACK	20'	16.1'	31.8'
FROM PROPERTY LINE	40'	2.5'	40.0'
FROM UNATTACHED BUILDINGS	10'	N/A	20'
FROM RIGHT OF WAY	10' MIN / 20' AVE.	N/A	13.9'
FROM PUBLIC TRAIL	10'	N/A	13.9'
PARKING SETBACK	15'	0.0'	22.7'
FROM PROPERTY LINE	10'	0.0'	0.0'
FROM BUILDING	10'	0.0'	0.0'
MAXIMUM BUILDING HEIGHT	3 STORIES ABOVE FLOODPLAIN	60.8'	3 STORIES ABOVE GARAGE
MAXIMUM BUILDING COVERAGE	40%	51%	22.0% (23,972 SF)
MAXIMUM IMPERVIOUS COVERAGE	75%	91.5%	62.7% (113,890 SF)
MINIMUM RIVERFRONT AREA	150'	26.5'	49.1'
MAX. ACCESSORY USES IN REAR YARD	30%	6.4%	29.2% (3,895 SF)

PARKING SUMMARY

REQUIREMENT: 1.75 SPACES PER DWELLING UNIT SHALL BE REQUIRED FOR RESIDENTIAL USES AND RESIDENTIAL USES SHALL NOT BE SUBJECT TO THE MINIMUM PARKING REQUIREMENTS OF CHAPTER 105, SUBDIVISION AND LAND DEVELOPMENT §105-308.

REQUIRED	PROPOSED
1.75 X 14 (SINGLE UNITS) = 28 SPACES	2 X 14 SPACES = 28 SPACES
1.75 X 44 (46 FRONT/BACK UNITS) = 80.5 SPACES	2 X 46 SPACES = 92 SPACES
TOTAL = 108.5 SPACES REQUIRED	41 CURB STREET PARKING SPACES = 163 PARKING SPACES PROVIDED

1 UNITS 1-46 ARE SHOWN AS "FRONT/BACK" UNITS FOR DENSITY CALCULATIONS AND WILL BE COMPRISED OF TWO UNITS PER BUILDING.

RESIDENTIAL DENSITY

REQUIREMENT: RESIDENTIAL DENSITY SHALL NOT EXCEED 30 DWELLING UNITS PER GROSS ACRE.

REQUIRED	PROPOSED
4.81 X 30 = 144 UNITS MAX	42 UNITS

STEEP SLOPE RATIO

TOTAL AREA OF ALL STEEP SLOPES WITHIN THE SITE DIVIDED BY SITE AREA

EXISTING	PROPOSED
4.7%	5.5%

7% SLOPES WITHIN THE SITE: 9,939 S.F.
 EXISTING MEAN WATER ELEVATION: 307.84 S.F.
 PROPOSED SITE AREA (NET): 181,668 S.F.

ZONING HEARING BOARD DECISION NO. 2018-26, ISSUED FEBRUARY 25, 2019

- A SPECIAL EXCEPTION UNDER SECTION 116-146 A(1), TO PERMIT A WATER RELATED USE OF AN EMERGENCY BOAT LAUNCH WAS GRANTED.
 - A VARIANCE FROM § 116-145 TO PERMIT THE PROPOSED STRUCTURES WITHIN THE FLOODPLAIN CONSERVATION OVERLAY DISTRICT WAS GRANTED.
 - A VARIANCE FROM § 116-200 H TO PERMIT AN EXCLUSIVELY RESIDENTIAL DEVELOPMENT, RATHER THAN THE MINIMUM OF TWO PERCENT (2%) OF THE EQUIPMENT AREA OF NONRESIDENTIAL USE REQUIRED WAS GRANTED.
 - VARIANCES FROM § 116-281 A(7)(ii), TO PERMIT A BUILDING HEIGHT OF FOUR (4) HABITABLE STORIES ABOVE THE FLOODPLAIN, RATHER THAN THE MAXIMUM BUILDING HEIGHT PERMITTED FOR A SINGLE-FAMILY HOUSE OF THREE (3) HABITABLE STORIES ABOVE THE FLOODPLAIN WAS GRANTED.
 - A VARIANCE FROM § 116-281 A(9), TO PERMIT THE PROPOSED AREA OF RIVERFRONT OPEN SPACE TO BE INCLUDED IN THE CALCULATION OF TOTAL TRACI AREA WAS GRANTED.
 - A VARIANCE FROM § 116-284 A, TO PERMIT A REDUCTION IN THE REQUIRED RIVERFRONT AREA TO NOT LESS THAN 45' IN WIDTH, RATHER THAN THE 100' TO 150' REQUIRED WAS GRANTED.
 - A VARIANCE FROM § 116-281 A(8), TO PERMIT IMPERVIOUS COVERAGE IN EXCESS OF THE PERMITTED 75% WAS NOT REQUIRED.
- THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:
- ALL USE AND DEVELOPMENT PERMITTED BY THIS DECISION SHALL SUBSTANTIALLY CONFORM TO THE EXHIBITS, EXCLUDING THE CONCEPTUAL DENSITY YIELD PLAN MARKED AS EXHIBIT A-13, AND THE WORKSHEET PRESENTED BY THE APPLICANT, UNLESS INCONSISTENT WITH ANY SPECIFIC CONDITIONS IMPOSED BY THE BOARD. IN WHICH CASE THESE SPECIFIC CONDITIONS SHALL TAKE PRECEDENCE.
 - THE APPLICANT SHALL APPLY FOR AND OBTAIN ALL PERMITS REQUIRED BY THE TOWNSHIP CODES IN A TIMELY MANNER.
 - THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE TOWNSHIP WITH RESPECT TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, UNLESS WAIVED BY THE BOARD OF SUPERVISORS.
 - THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE TOWNSHIP AND THE FIRE MARSHAL WITH RESPECT TO IMPLEMENTATION AND MODIFICATION OF THE EMERGENCY ACTION PLAN FOR THE PROPERTY. A COPY OF THE EMERGENCY ACTION PLAN SHALL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION TO EVERY UNIT OWNER UPON THE PURCHASE OF EACH UNIT.
 - THE APPLICANT SHALL PAVE, AND OFFER FOR DEDICATION TO THE TOWNSHIP, THE WASHINGTON STREET EXTENSION AS REQUIRED BY THE TOWNSHIP.
 - THE APPLICANT SHALL CONSTRUCT, INSTALL AND OFFER FOR DEDICATION TO THE TOWNSHIP, THE PUBLIC TRAIL, THE ACCESS PATHS LEADING TO SUCH TRAIL, AND THE PUBLIC AMENITIES (SCENIC OVERLOOKS), AND EMERGENCY BOAT RAMP AS REQUIRED BY THE ORDINANCE AND AS DIRECTED BY THE TOWNSHIP. IN THE EVENT THAT THE TOWNSHIP PUBLIC TRAIL DOES NOT ACCEPT DEDICATION OF SOME OR ALL OF THE SAME, THE APPLICANT SHALL RECORD EASEMENTS GRANTING PUBLIC ACCESS TO SAME. IN EITHER EVENT, THE APPLICANT SHALL MAINTAIN SAME IN GOOD ORDER AT ALL TIMES.
 - THE APPLICANT SHALL PROVIDE TO THE TOWNSHIP A COPY OF THE PA DEP ACT 2 LETTER FOR THE SITE.
 - THE DEVELOPMENT SHALL NOT EXCEED SIXTY-TWO (62) SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOUSES).

LEGEND

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING MONUMENT
	EXISTING BUILDING
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING SHADE ROW
	EXISTING EDGE OF RIVER
	EXISTING RAILROAD TRACKS
	EXISTING FLOODWAY LINE
	EXISTING MEAN WATER ELEVATION
	PROPOSED RIGHT-OF-WAY
	BUILDING SETBACK LINE
	PROPOSED MONUMENT
	PROPOSED WALKING PATH
	PROPOSED SIDEWALK
	PROPOSED CURB
	RIPIARIAN CORRIDOR ZONE 1
	PROPOSED CLEAR SIGHT LINE
	PROPOSED CONCRETE CAR STOP
	PROPOSED PERMEABLE PAVER SURFACE

- GENERAL NOTES:**
- THIS PLAN IS BASED ON SURVEYS CONDUCTED IN THE FIELD BY NAVE NEWELL, INC., COMPLETED ON DECEMBER 4, 2009, MAY 28, 2019, AND JULY 23, 2019.
 - PROPERTY AS SHOWN IS IN ZONE "A1" (BASE FLOOD ELEVATIONS DETERMINED) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL #400120010E, PANEL 358 OF 431. BASE ELEVATION = 66.00 (NGVD 1929 DATUM). A PORTION OF THE PROPERTY FALLS IN THE FLOODWAY AREA OF THIS SURVEY.
 - NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPLISHED AS A PART OF THIS SURVEY.
 - THE ENTIRE PROPERTY IS WITHIN THE FLOODPLAIN CONSERVATION DISTRICT. THE BOUNDARY LINE OF ZONE 2 FALLS OUTSIDE OF THE SITE BOUNDARY. THE ENTIRE PROPERTY IS WITHIN THE RIPIARIAN CORRIDOR CONSERVATION DISTRICT.
 - THIS PROJECT WILL REQUIRE PUBLIC WATER, SEWER AND STORMWATER MANAGEMENT CONROLS.
 - THIS PLAN PROPOSES A 43' WIDE RIGHT OF WAY EXTENSION OF WASHINGTON STREET.
 - ACCESS EASEMENTS BETWEEN 901 WASHINGTON STREET AND DAVID'S BRIDAL WILL BE PROVIDED.
 - THE PERMANENT REMOVAL OF TOPSOIL FROM THE TOWNSHIP IS PROHIBITED.
 - OFFER OF DEDICATION OF WASHINGTON STREET IS SUBJECT TO ACCEPTANCE BY THE TOWNSHIP BOARD OF SUPERVISORS.
 - THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
 - CONCEPTUAL SANITARY DESIGN SHOWN. APPLICANT WILL COORDINATE WITH WHITEMARSH TOWNSHIP AUTHORITY REGARDING THE IN ELEVATION TO EXISTING SANITARY MANHOLE.
 - PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO MEET ALL APPLICABLE STATE, COUNTY, AND TOWNSHIP REQUIREMENTS. AN INDIVIDUAL NPDES PERMIT OR AMENDMENT TO THE EXISTING NPDES PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES WILL BE REQUIRED.
 - UNITS 1-46 ARE SHOWN AS "FRONT/BACK" UNITS (2 SEPARATE UNITS ABOVE 2 SEPARATE TWO-CAR GARAGES) FOR DENSITY CALCULATION PURPOSES.
 - UNIT NUMBERS ARE SUBJECT TO CHANGE WITH FUTURE ADDRESS PLAN.

- EASEMENTS:**
- EASEMENT FOR ACCESS TO THE RIVERFRONT AMENITIES WILL BE PROVIDED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 - ACCESS EASEMENTS BETWEEN 901 WASHINGTON STREET AND DAVID'S BRIDAL WILL BE PROVIDED.
 - A BLANKET EASEMENT FOR UTILITIES AND STORMWATER FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.



CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 3 WORKING DAYS IN DESIGN STATE - STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

Nave NEWELL
 Where Ideas Get Down to Earth
 900 West Valley Road - Suite 1100
 Wayne, PA 19387-1830
 P: 610-261-4299
 www.navenewell.com

JAMES P. BANNON
 Professional Engineer
 1000 W. WASHINGTON STREET, SUITE 200
 PHILADELPHIA, PA 19107
 P: 215-575-1111
 www.jpbannon.com

901 Washington Street
 TOWNHOUSE LAYOUT

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT NO: 2009-134.02
 DATE: 10/3/19
 SCALE: 1" = 30'

4 of 19

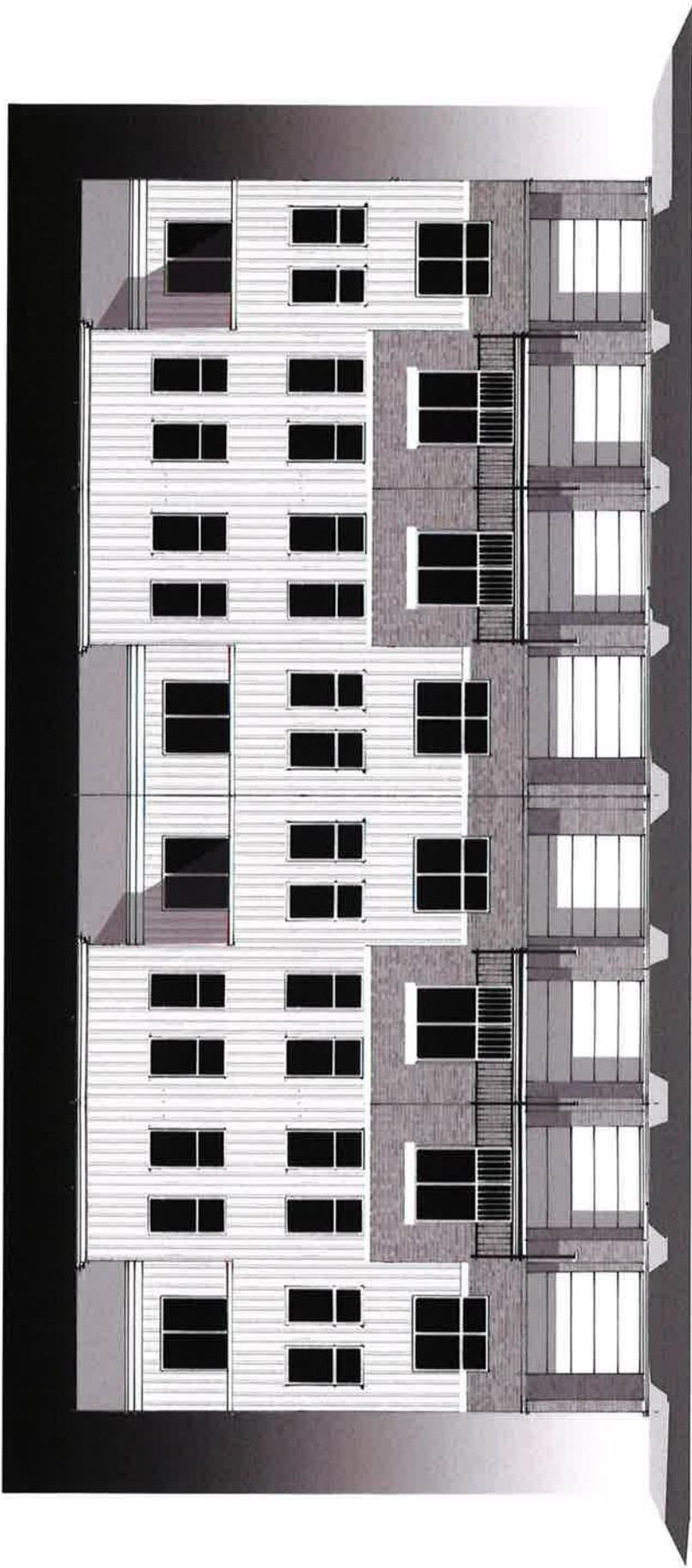
Copyright © 2019 by Nave Newell, Inc., Wayne, PA 19387, phone number 610-261-4299. All rights reserved. The plans, elevations, drawings, illustrations and other materials submitted herein are the property of Nave Newell, Inc., and may not be reproduced either in part or wholly, nor are they to be assigned to any third party, without the expressed written permission of Nave Newell, Inc. Written dimensions on the drawings shall have precedence over scaled dimensions. All shop details must be submitted to this office for approval before proceeding with application. The dimensions and conditions shown on these drawings, all shop details, must be submitted to this office for approval before proceeding with application.



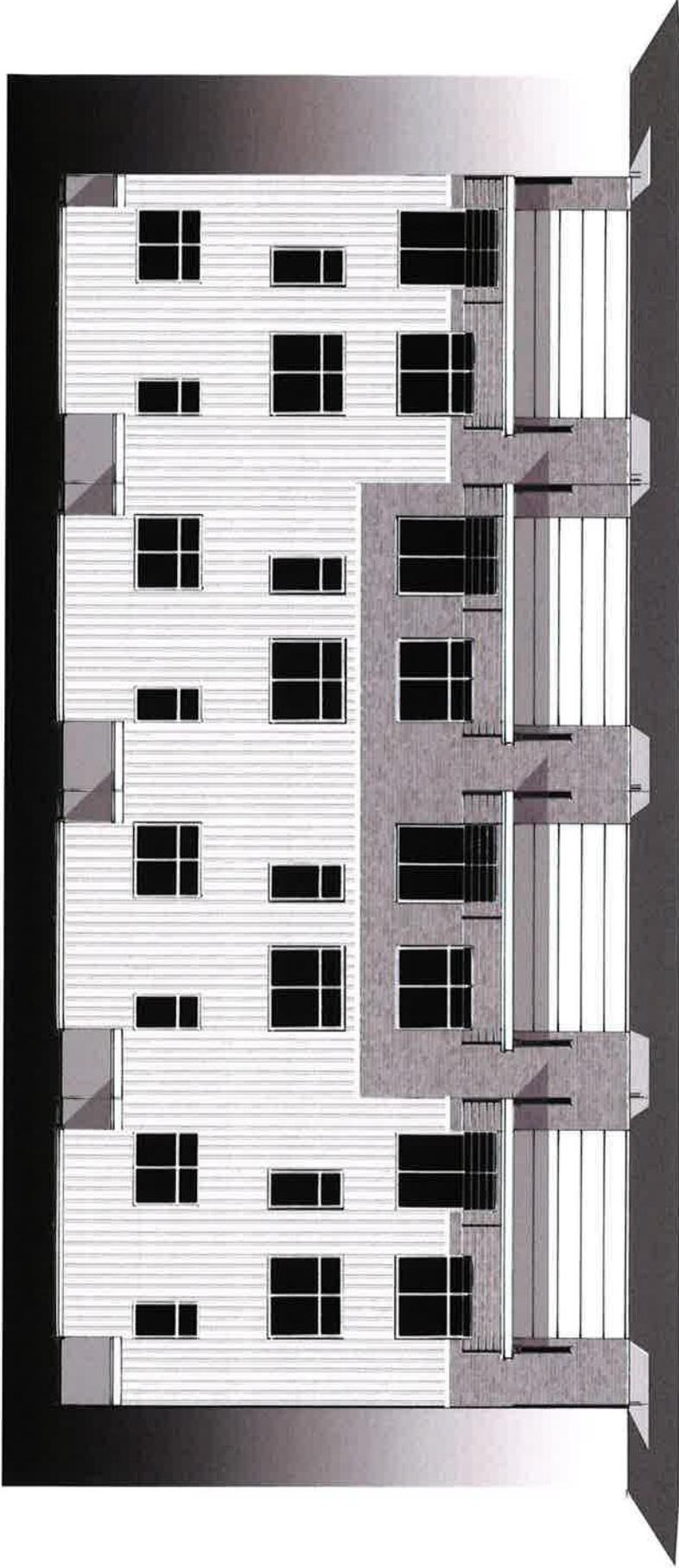
back to back front elevation 010 1-9-20



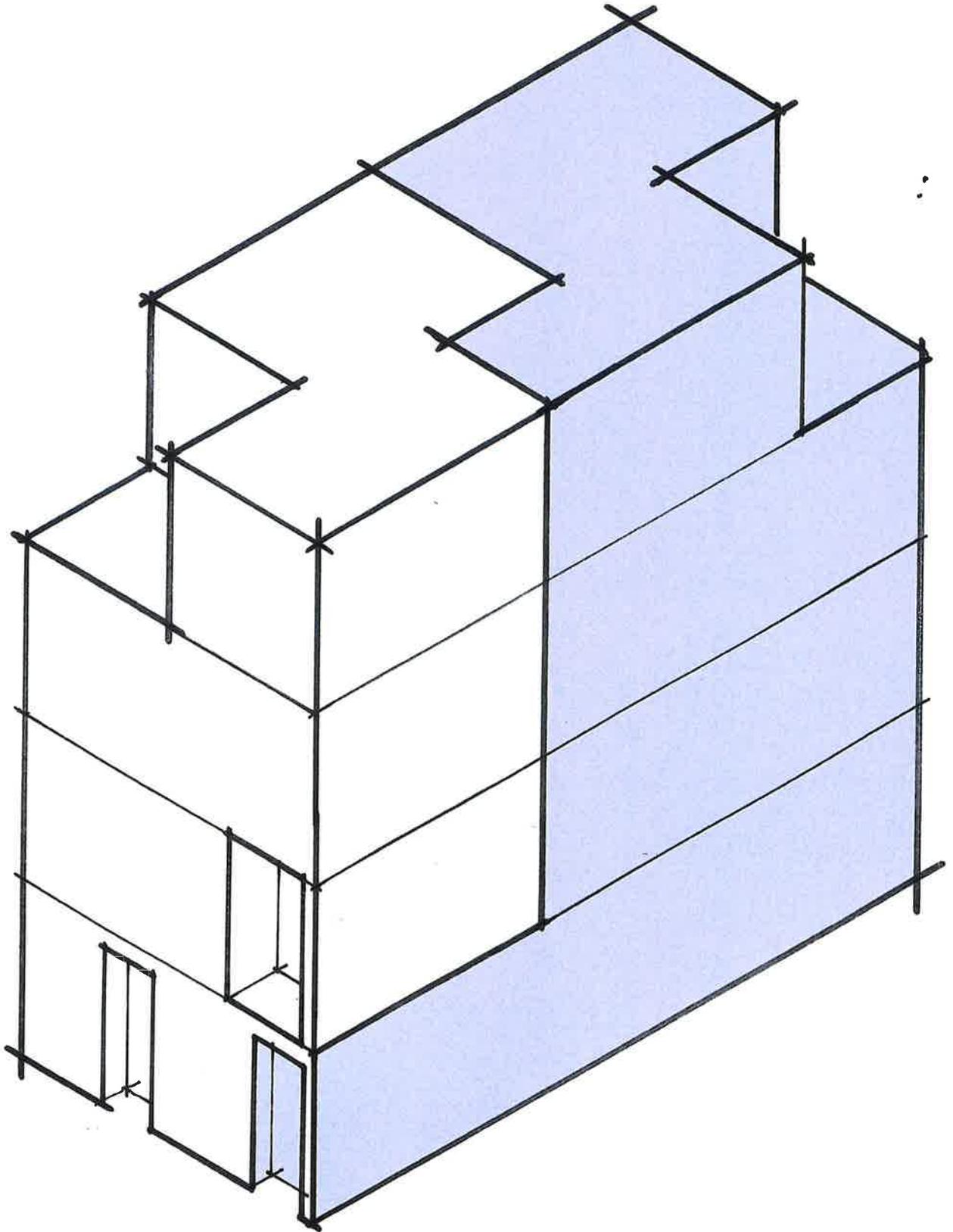
front elevation townhome 006 1-9-20



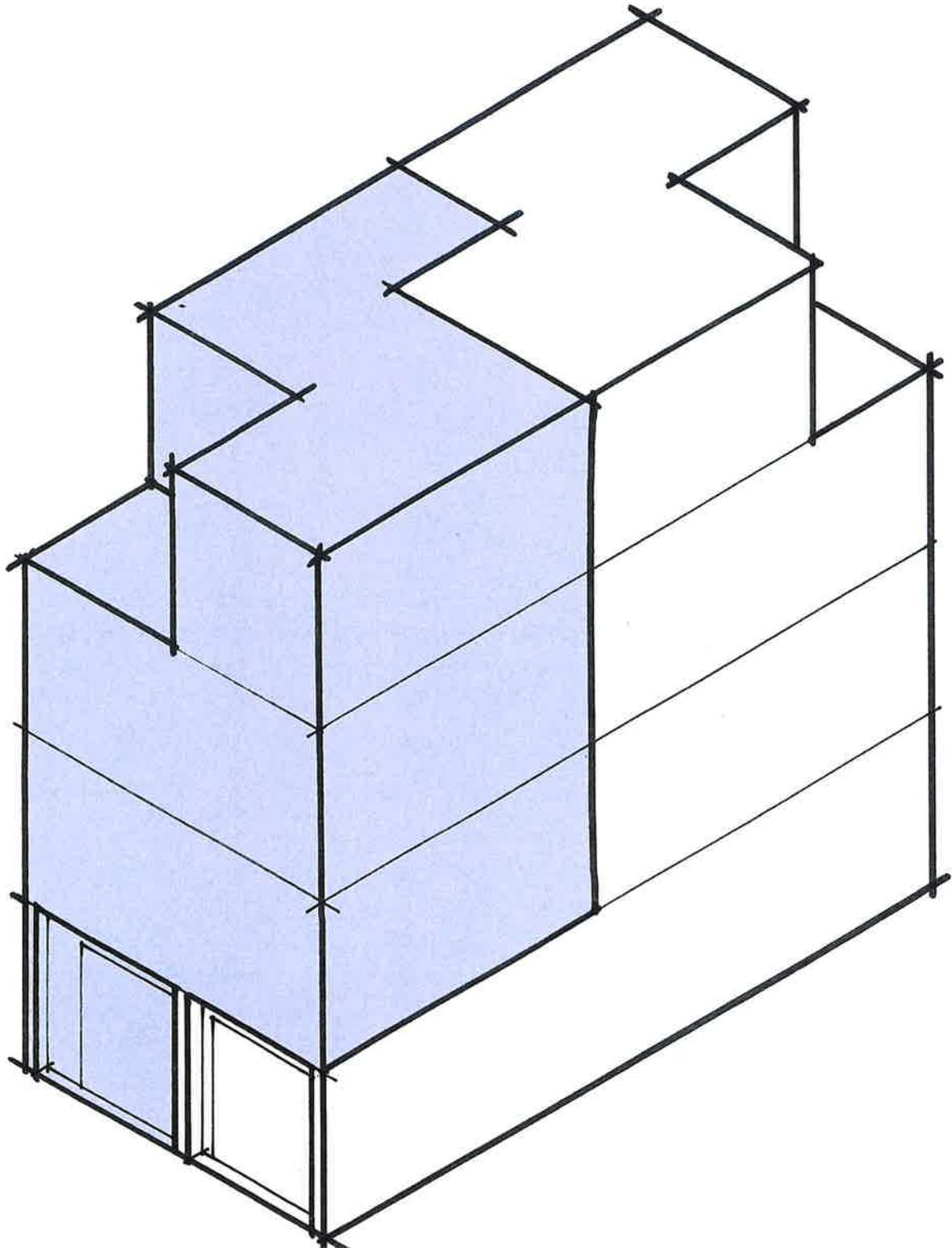
back to back rear elevation 012 1-9-20



rear elevation townhome 010 12-5-19



isometric front door



EMERGENCY ACTION PLAN

901 Washington Street
Township of Whitemarsh
Montgomery County, PA

CONTENTS

Plan Administration	
Hazard Analysis	Page 3
Concept of Operations	Page 4
Activation	Page 6
Notifications	Page 7
Coordinator Checklist	Page 8
ACTION GUIDES	Page 9
Evacuation	Page 10
Shelter-In-Place	Page 10
Flooding I Severe Weather	Page 11
Actions	Page 12
After The Storm	Page 13
Utility Emergencies	Page 14
HOA Responsibilities	Page 15
Emergency Action Log	Page 16

OVERVIEW

This Emergency Action Plan was designed specifically for the townhouse complex located at 901 Washington Street, Conshohocken, PA. The purpose of the plan is to provide management and occupants with guidelines and actions to respond to different types of emergencies. The plan is designed to be administered by a building Emergency Coordinator and Crisis Management Team. The plan will be reviewed and modified as needed once a year.

BUILDING LOCATION

The townhouse complex will consist of nine (9) buildings containing sixty-two (62) units. The site is located between David's Bridal to the East and Hines Rowing Club to the West along the Schuylkill river.

HAZARD ANALYSIS

Building occupants are subject to the typical interior and external hazards common to this type of structure and building use, and the Emergency Action Plan addresses these in an All-Hazard approach. The building's location, however, does present the need to emphasize one specific hazard: Flooding

Being adjacent to the Schuylkill River, portions of the site are considered in the Federal Emergency Management Agency's 100-year flood plain. Therefore, the Flooding section of this plan has been expanded accordingly.

CONCEPT OF OPERATIONS

The Homeowners Association shall appoint a Crisis Management Team for the complex. The Team will consist of an Emergency Coordinator and an Alternate. The Coordinator and /or Alternate must be available by phone contact 24 hours a day, and within a 15-minute response time.

Upon observation or notification of an emergency condition, Emergency Coordinator or Alternate, or, if unavailable, an HOA member, will activate the Emergency Action Plan. The Emergency Coordinator will interface with Emergency Responders until a representative of the HOA is on the scene.

The Crisis Management Team will report to the HOA board, making notifications and implementing the Plan to the extent required.

ORGANIZATION

Emergency Coordinator and Alternate:

The Emergency Coordinator and Alternate will be available by phone contact at all times. The coordinator and alternate shall be familiar with all sections of this and other emergency plans used by the -Townhome community. The coordinators will coordinate with Emergency Responders regarding evacuation and/or shelter in place strategies that will, in their best estimation, promote the safety of residents. The HOA will be responsible to see that all residents who may function as the Emergency Coordinator maintain a high state of readiness and are familiar with the Emergency Action Plan.

Building Captains:

Each Building group or cluster shall have at least one Building Captain appointed to assist with Evacuation. Building Captains must be familiar with the residents in their assigned buildings.

COMMUNICATIONS

Reliable and effective communications are a critical part of every Emergency Action Plan. Generally, communications between the Homeowners Association (HOA) and the Township will be via telephone.

The Crisis Management Team must maintain a state of vigilance, especially when heavy sustained rains or severe weather are predicted. A NOAA radio monitor with alert device and the Weather Channel shall be obtained, maintained, and monitored at all times. Internal communications shall be via email or cell phones for all key residents.

DIRECTION AND CONTROL:

The Emergency Coordinator shall:

- Assess the situation and make appropriate notifications.
- Assemble the Crisis Management Team and Notify the HOA
- Greet and confer with responding Township Fire, Police, and Emergency Management officials.
- The Emergency Coordinator shall assist first responders with any information needed.

- **Note:** The -HOA will maintain a current chain of command list (usually the Crisis Management Team listing) so that there will be a clear understanding of who is in charge in the coordinator's absence.

ADMINISTRATION

A current copy of this Emergency Action Plan must be maintained in the HOA office, or readily available to the Emergency Coordinator and Alternate.

A current copy must also be on file with the Township Emergency Management Coordinators. The HOA will insure that all Homeowners review and are familiar with the plan annually and that all phone numbers and email addresses are verified at least every 3 months. A record of changes shall be maintained as an element of this Emergency Action Plan.

EDUCATION OUTREACH:

It is essential that elements of this plan be provided to ALL HOMEOWNERS prior to the occurrence of an emergency.

ACTIVATION

The emergency Action Plan shall be activated upon confirmation of one or more of the following conditions:

- Severe weather watch
- Notification from an official or recognized source that an external emergency is threatening the - Townhomes or the geographic area.
- Internal or external gas leak
- Internal or external bomb, security, or safety threat
- A utility failure that is seriously affecting the -Townhomes
- Discretion of the HOA or Emergency Coordinator

NOTIFICATION AND IMPORTANT PHONE NUMBERS

POLICE, FIRE or MEDICAL EMERGENCY 9-1-1

Spring Mill Fire Company Non-Emergency: 610-825-1164

Whitemarsh Police Non-Emergency: 610-825-6530

Whitemarsh Community Ambulance Association: 610-828-0955

Whitemarsh Township Fire Marshal/OEM Non-Emergency: 484-594-2614

HOA 24 hr. Number: TBD

PECO - Gas or electric emergency call: 1-800-841-4141

Poison Information Center: 1-800-222-1222

Phone numbers for all critical system vendors/contactors: TO BE FILLED IN UPON COMMENCEMENT OF CONSTRUCTION

EMERGENCY COORDINATOR CHECKLIST

Upon activation the Emergency Coordinator will:

- Refer to the Emergency Action Plan
- Start a log of all activities (See attachment)
- Initiate evacuation from the Townhomes for fires, gas leaks, and/or immediate internal threats to the safety of the residents.
- For external emergency, confer with Township police, fire and Emergency Management officials
- Assess need for evacuation
- Estimate the duration of the emergency and address logistical needs for extended operations if they are anticipated.
- Provide information to residents via Email, calls, and or text messages
- Assist Certified Township Personnel with damage assessment
- Scale down operations and return to normal as soon as possible

EMERGENCY ACTION GUIDES

Evacuation

Shelter-in-Place

Fire/Explosion/Building Collapse

Flooding and Severe Weather

Bomb Threats/Suspicious Mail/Packages

Utility Emergencies

Security Incident/Lockdown Emergency Maps

Checklists

HOA Responsibilities

- Coordinator Responsibilities
- Building Captains
- Logs

EVACUATION

In the event of an internal emergency that poses an immediate threat to the safety of the residents, an immediate evacuation will be initiated. The individual observing or being made aware of the threat must contact the Crisis Management Team as the primary means to quickly evacuate the homes. Crisis Management Team members shall assist residents from the building, paying attention to those who may need additional assistance, such as the elderly and those with physical disabilities.

When the threat is external to the buildings, such as a toxic vapor cloud or a severe storm that is developing, the Township Police, Fire or Emergency Management Organization will advise the Emergency Coordinator regarding evacuation. IT IS CRITICAL THAT ACCURATE CONTACT PHONE NUMBERS AND EMAIL ADDRESSES BE MAINTAINED. However, in a rapidly developing crisis, such as a flash flood, the Emergency Coordinator may have to make a decision regarding evacuation or shelter in place.

EVACUATION DOs AND DON'Ts

EVACUATION DOs

- REMAIN CALM
- SHUT DOWN ALL ELECTRONICS
- EXIT THE HOMES
- FOLLOW INSTRUCTIONS OF CRISIS MANAGEMENT TEAM AND EMERGENCY RESPONDERS

EVACUATION DON'Ts

- DON'T PANIC OR RUN DON'T RUN
- DON'T USE ELEVATORS
- DON'T RETURN FOR ANYTHING UNTIL "ALL CLEAR" IS GIVEN
-

SHELTER-IN-PLACE

In some instances, you will be asked to Shelter-in-Place. Sheltering is an option that helps protect people from outside exposures such as chemicals, radiation, police activity, or weather.

- Know where your ventilation system controls are and how to turn them off
- Have a Shelter-in-Place kit available
- Follow instructions of authorities regarding actions to be taken (i.e. sealing vents, windows, or staying away from windows and doors,)

Shelter-in-Place Kit

- Plastic Sheeting
- Duct Tape
- Scissors
- Towels and rags for blocking vents and under doors
- Drinking water
- Battery powered radio with emergency alert station taped to side
- Working Flashlight
- Extra Batteries
- Snacks

FLOODING AND SEVERE WEATHER

The Townhouse Complex is located adjacent to the Schuylkill River and thus may be subject to flooding. Portions of the property are within the FEMA 100-year flood line. This plan will discuss actions to be taken in the event of such flooding. **All residents will be mandated by the HOA to register with the Montgomery County Emergency Notification System (Everbridge) to receive emergency alerts. Residents with special needs for evacuation will be required by HOA to have the person registered with the HOA. This shall be checked quarterly.**

DEFINITIONS:

- Flash Flood or Flood Watch: Flash flooding or flooding is possible in the watch area.
- Flash Flood or Flood Warning: Flash flooding or flooding has been reported or is imminent
- Urban and Small Stream Advisory: Flooding of small streams, streets, and low-lying areas is occurring.
- Flash Flood or Flood Statement: Follow-up information regarding a flash flood event.

PROCEDURE:

Monitoring Conditions: The National Weather Service (NWS) in collaboration with the U.S. Geological Survey constantly monitors water levels in the Schuylkill River. These measurements are available real-time on line at the NWS web site. When weather conditions warrant, the NWS will issue weather ALERTS which are monitored by County and Local Emergency Management offices. Montgomery County will then issue ALERTS to communities which may be affected by the weather event.

The HOA shall register with the county ALERT system to receive these ALERTS by way of e-mail and/or cell phone text messages. As a backup, the HOA shall obtain a NOAA Weather Radio that will activate anytime a weather alert is issued for the area. During Flood Advisories, the Crisis Management Team shall monitor the USGS river

gauge web sites noted in this plan. Whitemarsh Township Office of Emergency Management will contact the HOA with vital information pertaining to River Flooding.

Restricted Parking in Flood Zones: Some vehicle parking areas may be located within the FEMA 100-year flood line. These areas of the parking lots will be designated by a marked color line on the paved areas and residents advised that parking in this area during a flood emergency will be prohibited, and if not moved within a certain time period after notification, -the Crisis Management Team will have them towed to a safe area.

ACTIONS: The Crisis Management Team will take the following actions according to the National Weather Service preparation levels:

FLOOD WATCH:

1. Review Emergency Action Plan will all residents and HOA.

FLOOD WARNING:

1. Monitor throughout the storm this website, which provides flooding information:
 - a. www.weather.com
2. Send out a blast e-mail with the same message.
3. Contact 2-3 local towing services to have them available before and during the storm to tow vehicles.
 - a. a. K&S Towing: 610-649-8697
 - b. b. Jamison Towing: 610-270-9999
 - c. c. Infinity Towing: 484.266.9081
4. Shut down irrigation system.
5. Secure outdoor furniture or objects subject to floating or blowing away.

FLOOD ACTION STAGE: (River Gauge at 10')

1. Re-send e-mail blast and text blast.
2. **REQUIRE ALL RESIDENTS TO RESPOND TO EMAIL AND OR TEXT BLASTS ACKNOWLEDGING RECEIPT.**
3. Advise Residents that they should consider the possibility that flooding may be severe enough to prohibit their ability to safely leave the property.
4. Advise residents that they may become stranded and prohibited by authorities from leaving if the water level rises to an unsafe level.
5. Have any remaining vehicles in flood zone way towed to a safe place.
6. Constantly monitor ingress and egress to the site and keep those areas clear of any obstructions
7. Coordinate any decision to evacuate the site with Whitemarsh Emergency Management officials.

AFTER THE STORM:

1. When determined safe, send out e-mail and text blast telling all residents the storm is over and they can return.
2. Contact HOA designated maintenance crew to begin cleanup efforts.
3. Clean and sweep parking lots and roadways.
4. Look for missing irrigation lids which could create tripping hazards. Cover with wood until new lids are installed.
5. Assist certified Township personnel with damage assessment to the complex

REMEMBER..... Even 6 inches of fast-moving water will knock you off your feet and 2 feet will float your car!
NEVER try to walk or drive through swift moving water. If such conditions exist, do not allow occupants to drive through the water.

UTILITY EMERGENCIES

Every resident should be aware of what utilities are connected to their townhome, where the utility shut offs are located, and what companies supply the utilities. Natural gas and electricity will pose the greatest danger to the facility.

Gas Odor/Leak

- Call 9-1-1 to report the odor/leak
- Open the windows
- Do not turn any electric devices on or off including light switches
- Follow Evacuation Plan

Electrical Emergency

- Call 911
- If there is a power outage to your facility and a transformer is on fire or trees are causing wires to arc call 9-1-1
- When evacuating the Townhome be cautious of downed wires - consider any wires on the ground live

Telephone/Water/Cable

- Be sure to keep current contact numbers on the emergency contact list in case these utilities ever need to be contacted

CRISIS MANAGEMENT TEAM AND HOA RESPONSIBILITIES

- KNOW CLOSEST TWO EVACUATION AND ESCAPE ROUTES OR SHELTER AREAS
- KNOW WHO TO CONTACT IN AN EMERGENCY
- KNOW LOCATION OF COMMUNICATIONS CENTER
- KNOW AND CONTACT EACH BUILDING CAPTAIN
- STAY CALM AND EXIT QUICKLY
- REPORT ANY EXIT OR ESCAPE OBSTRUCTIONS TO THE HOA
- IF TRAPPED, GO TO A ROOM WITH A WINDOW AND TELEPHONE FOR HELP IF POSSIBLE

EVACUATION COORDINATOR:

Make sure Emergency Plans are current and reviewed frequently.

Make sure Building Captains know their responsibilities and assignments

Account for all evacuees. Identify the name and last known location of any missing or unaccounted person and pass information on to Emergency Responders

BUILDING CAPTAINS:

Ensure the evacuation of your assigned area. Perform a sweep of the area, to ensure all persons have been evacuated. Report the status of the evacuation to the Emergency Responders.

NOTE: THIS DOCUMENT WILL NEED TO BE REVISED AND ADJUSTED MOVING FORWARD AS CONSTRUCTION EVOLVES AND UNITS BECOME OCCUPIED. MEETINGS WITH THE EMERGENCY MANAGEMENT COORDINATOR MUST BE COORDINATED WITH THE HOA.

EMERGENCY ACTION LOG

TIME	EVENT/ ACTION TAKEN	BY
------	---------------------	----

-

...

Deana Shuler

From: Christopher Ward <CWard@whitemarshpd.org>
Sent: Friday, January 25, 2019 9:42 AM
To: Charlie Guttenplan; Scott Lynch
Subject: RE: Emergency Action Plan for 901 Washington Street

Charlie,

Scott and I reviewed this together and we found the Plan to be appropriate, especially on my end.

I know Scott is off today, so you might want to wait until you hear from him in case there is a Fire Marshal thing in the Plan that I am unaware of.

Chris

From: Charlie Guttenplan [mailto:cguttenplan@whitemarshtwp.org]
Sent: Friday, January 25, 2019 9:27 AM
To: Christopher Ward <CWard@whitemarshpd.org>; Scott Lynch <SLynch@whitemarshtwp.org>
Subject: Emergency Action Plan for 901 Washington Street

Chris and Scott—

I have e-mail correspondence between you both and Jim Vesey concerning their Emergency Action Plan. It appears that it is a form that both of you find acceptable.

Could you please confirm that so that I can represent that to the Zoning Hearing Board.

Thanks!

Charlie



Charles L. Guttenplan, AICP
Whitemarsh Township
Director of Planning & Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444-1821
484-594-2625
cguttenplan@whitemarshtwp.org

Deana Shuler

From: Scott Lynch
Sent: Monday, January 28, 2019 3:16 PM
To: Charlie Guttenplan
Subject: RE: Emergency Action Plan for 901 Washington Street

Charlie,

I have reviewed their EAP and have no issues at this time

From: Charlie Guttenplan
Sent: Friday, January 25, 2019 9:27 AM
To: Christopher Ward (CWard@whitemarshpd.org); Scott Lynch
Subject: Emergency Action Plan for 901 Washington Street

Chris and Scott—

I have e-mail correspondence between you both and Jim Vesey concerning their Emergency Action Plan. It appears that it is a form that both of you find acceptable.

Could you please confirm that so that I can represent that to the Zoning Hearing Board.

Thanks!

Charlie



Charles L. Guttenplan, AICP
Whitemarsh Township
Director of Planning & Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444-1821
484-594-2625
cguttenplan@whitemarshwp.org

October 17, 2019

TPD# EKAN.000001



TRAFFIC PLANNING AND DESIGN, INC.



901 Washington Street Townhomes
Transportation Impact Study
Whitemarsh Township, Montgomery County,
PA

For Submission to:
Whitemarsh Township, PA



**HEINRICH & KLEIN
ASSOCIATES, INC.**

TRAFFIC ENGINEERING & PLANNING
1134 Heinrich Lane • Ambler, Pennsylvania 19002
215-793-4177 • FAX 215-793-4179

January 9, 2019

Charles J. Guttenplan, AICP
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Re: 901 Washington Street – Townhomes
901 Washington Partners, L.P.
Whitemarsh Township, Montgomery County

Dear Mr. Guttenplan:

As requested, I have completed a Traffic Engineering Review of the Townhome Community proposed along the south side of Washington Street east of Cherry Street in Whitemarsh Township, Montgomery County, PA. It is proposed to develop the site for 62 dwelling units. Access to the development is proposed to be provided via two driveways that will intersect Washington Street east of Cherry Street. A Transportation Impact Study (TIS) was prepared by Traffic Planning and Design, Inc., dated October 17, 2019. A Site Plan is included in the TIS. My comments are as follows:

1. The TIS includes an easement for the property to the east to access Lee Street which is indicated to be secured by the developer of the David's Bridal property. The easement exhibit provided in Appendix J appears to show the easement to be on SEPTA property. Please confirm the developer of the David's Bridal property has the right to grant the proposed easement.
2. The Lee Street Signage Plan provided in Appendix K shows pedestrian signage proposed along the connection between the property line and Lee Street. Please provide a detailed Signage and Pavement Marking Plan showing how pedestrian traffic will be protected/separated from vehicular traffic particularly through the easement area between the building and the railroad tracks. Also, if the walking path between Lee Street and the railroad station requires crossing the tracks to use the Schuylkill River Trail, appropriate signage must be provided.
3. The geometry of the connection to the easement at the east end of Washington Street at the property line may be too abrupt. Signage must be installed to warn motorists of the change in alignment. Also, consider extending the curb line for eastbound traffic normal to the radius with a standard right turn corner radius at the intersection with Driveway C, construction of a landscaped median diverter island, and installation of

signage that all eastbound traffic must turn right into Driveway C. Any vehicular traffic generated by the proposed development wishing to use the easement will be required to exit the site via Driveway C.

4. Due to potential sight distance limitations, a Stop-sign should be installed on the westbound approach of the easement at Driveway C.
5. At the meeting held on June 3, 2015, the Applicant agreed to install an actuated gate to be approved by the Fire Marshall, along Washington Street (location yet to be finalized) to prevent usage of Washington Street as a through street by others between Lee Street and Cherry Street. Please provide details of the status of this agreed upon condition.
6. The area of the proposed easement appears to be gated, overgrown and unusable in its current condition. Please provide details about how this area will be restored for vehicular and pedestrian traffic and who will be responsible for this restoration.
7. Please note the S.R. number for Hector Street is S.R. 3059.
8. In projecting future peak hour traffic volumes, the TIS considered new traffic generated by three other potential new developments in the vicinity of the proposed office building. New traffic generated by the proposed Washington Street Apartments (i.e., 401/433 Washington Street) was excluded from the projections under the assumption that all of that new trip generation will use other roads outside the study area for the proposed office building. It should be noted that some of the trip generation is assigned to Hector Street and will pass-through some of the study area intersections. More important, the TIS must discuss how new trips generated by the proposed apartments, and other Washington Street development to the west in the Borough of Conshohocken, will be prevented from using Washington Street to gain access to Lee Street. The responses to comments #3 and #4 may, however, suffice to resolve this comment.
9. The David's Bridal property is currently unoccupied. The projections in the TIS should incorporate re-use of the property.
10. The TIS presents a discussion of the potential vehicular trip reduction due to transit ridership for future residents of the proposed development. The reduction utilized in the TIS is 25% based on ridership increases at the Spring Mill train station before and after occupancy of the Spring Mill Courts. While it is agreed that development in this area near the train station will increase ridership at the station and reduce trip generation for some nearby developments, unless trip generation counts are provided and compared to trip generation calculated from ITE rates, this 25% reduction cannot be specifically tied to the experience at Spring Mill Courts. For the purpose of the TIS, the reductions are only seven (7) trips during the morning peak hour and nine (9) trips during the afternoon peak hour. A lower percentage reduction likely will have no effect on the findings and conclusions of the TIS. For the purpose of calculating the Traffic Impact Fee, however, it is recommended that either (1) the Traffic Impact Fee

be calculated with no reduction. The Applicant can then perform a trip generation count after full occupancy of the proposed development and request a refund for any reduction in actual trip generation versus the calculated trip generation. Alternatively, (2) the Traffic Impact fee can be calculated for the proposed development in a fashion used when assessing the Traffic Impact Fee for the Spring Mill Courts development.

11. Based on the estimated trip generation, 62 townhomes can be expected to generate 39 total trips per hour during the PM peak hour. The resultant Traffic Impact Fee calculation for a development situated in the South Transportation Service Area is preliminarily estimated to be \$98,631.00 (i.e., 39 PM peak hour trips X \$2,529.00 per PM peak hour trip = \$98,631.00).
12. Since completion of the Intersection Turing Movement counts in February 2019, All-way Stop signs have been installed at the intersection of Cedar Grove Road and Joshua Road. A revised analysis of future traffic conditions should be submitted for the intersection supplemental to the TIS.
13. The TIS indicates that, at the intersection of Hector Street, Barren Hill Road and Cedar Grove Road, for base and projected conditions the analysis includes removal of split phasing for the operating of the traffic control signal. We are aware of no imminent plans to implement this revision to the signal operation. Please confirm if this revision is still imminent, or provide a revised analysis to supplement the TIS.
14. The results of the signalized intersections analyses indicate certain movements will operate at LOS E/F in the future. Please confirm that the analyses have been completed with optimum signal timings, or provide supplemental analyses to determine if revisions to the signal timings will eliminate/reduce these deficient levels of service.
15. In accordance with the discussion at the meeting held on June 3, 2015, the Traffic Signal Warrant Analysis for the intersection of Hector Street and Lee Street, in particular the Four-Hour Warrant Analysis, should be expanded to include additional hours of the midday and/or later afternoon/early evening.
16. Washington Street along the entire site frontage and westward to the Township line and/or eastward to, and including the intersection of Lee Street, must be improved to Township public road standards to assure that traffic generated by the proposed townhome community, and in particular emergency response vehicles, will have safe and efficient vehicular access.
17. It is preferable to provide a grass strip along Washington Street to separate the sidewalk from the road.
18. The plans indicate Driveway C to be shared with the adjacent David's Bridal property including access to 11 perpendicular parking spaces on the David's Bridal property and access to the rear of the building on the David's Bridal property. Additional information is required to explain this shared access arrangement and the volume and type of vehicles that will be utilizing Driveway C for access to the David's Bridal property, including potential review of truck turning paths. Please also describe traffic

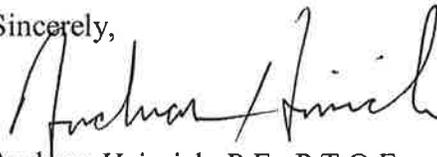
Charles J. Guttenplan, AICP
Whitemarsh Township
January 9, 2019
Page 4

flow patterns at the rear of Driveway C between the four townhomes and the rear access to the David's Bridal property.

19. ADA compliant curb ramps shall be provided across both driveways at the intersections with Washington Street, and where appropriate, internal to the development.
20. The homeowner's documents should include language to prohibit vehicular parking in the alleys outside the garage doors. Indeed, on-street parking internal to the development should be prohibited except in designated spaces.

If you should have any questions, or wish to discuss these comments in greater detail, please call me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Andreas Heinrich". The signature is written in a cursive style with a large initial "A".

Andreas Heinrich, P.E., P.T.O.E.
Principal

AH:rh



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshwp.org

BOARD of SUPERVISORS

Melissa S. Sterling - Chair
Amy P. Grossman - Vice Chair
Laura Boyle Nester
Fran McCusker
Michael Drossner

Richard L. Mellor, Jr.
Township Manager

December 23, 2019

901 Washington Partners, LP
c/o Jim Vesey
120 Pennsylvania Avenue
Malvern, PA 19355

**RE: SLD#05-14 / 901 Washington Street, 901 Washington Street, Conshohocken, PA
Proposed Townhomes & Associated Improvements
Zoning Ordinance Compliance Review Letter**

Dear Mr. Vesey:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Preliminary Land Development, based upon a plan set prepared by Nave Newell, for 901 Washington Partners, L.P. and dated October 3, 2019 with no noted revisions.

1. §116-18. The plans show features which are located outside of the boundary lines of the subject property. The plans cannot be approved until all structures and/or uses for the lot(s) are located entirely within the property boundaries or easements or some other legal agreement is established to permit the encroachments. The following items must be addressed:
 - It appears that inlet I-6 and a portion of the 18" HDPE storm sewer pipe will be located outside of the property boundaries.
 - It appears that part of the proposed Washington Street extension will be located within existing easements owned by SEPTA. The applicant must obtain approval from SEPTA for the proposed improvements.
2. §116-21. Clear sight distance must be provided at or near the intersection of any two roads, or at any curve in any road, in order to assure a full and unobstructed view in all directions at such crossings or curves. Sight triangles must be shown on the drawings. Clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof.
3. §116-28.A.(2) The applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.
4. §116-29. The applicant must obtain the approval of the Whitemarsh Township Authority with regard to proposed sanitary sewer facilities.
5. §116-33.2.
§116-279. In those areas of Whitemarsh Township where an overlay district applies, should the use of an underlying district be utilized, underlying requirements shall apply. For the purposes of this review, the requirements of the Riverfront Development Overlay District (RDD-1) were determined to be applicable.

"A GREAT PLACE TO LIVE AND WORK"

6. §116-159.A. This section of the ordinance requires the plans and supporting narrative to indicate the one-hundred-year flood boundary, as delineated in the most recent Flood Insurance Study (most recent one dated March 2, 2016) and the accompanying maps prepared by the Federal Emergency Management Agency (FEMA). While the plans appear to be in general compliance with this section, documentation must be provided relative to the Letter of Map Revision (LOMR) approved by FEMA, confirmed by letter of April 5, 2016, by which the location of the floodway was adjusted.
7. §116-164.C.
§116-165.A. In the Floodplain Conservation District, no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate local, state and federal authorities as required. Compliance with all applicable provisions of Chapter 101 of the Whitmarsh Township Code, Floodplain Management, is required.
8. §116-165. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019, granted the applicant a variance from the requirements of this section of the ordinance so as to permit structures within the Floodplain Conservation District that are not permitted under this section of the ordinance.
9. §116-166.A. A special exception is required to permit a stormwater BMP to be located in the floodway. A small portion of Rain Garden #4 encroaches into the floodway. It appears that it could be modified to eliminate this encroachment; if not, a special exception must be obtained.
10. §116-166.A.(1) The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019, granted the applicant a special exception under the requirements of this section of the ordinance so as to permit a water-related use of an emergency boat launch. The plans must be revised to provide construction details of the proposed boat launch.
11. §116-166.C.
§116-165.
§116-166. Any new construction must be in full compliance with 44 CFR 60.3(a) through (d) of the National Flood Insurance Program regulations. These regulations require that all new construction and substantial improvements of structures within Zones AE are required to have the lowest floor elevated 1 ½ feet above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice.
12. §116-169. The plans must be revised to tabulate the percent of steep slopes to be disturbed.

13. §116-184.G. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as acted and amended. The applicant must obtain approval from the Whitemarsh Township Fire Marshal. (See enclosed memo from Fire Marshal of October 16, 2019; the Township Police Chief subsequently approved a fire truck turning plan on October 25, 2019.)
14. §116-187. The plans must be revised to include adequate space, if required, for off-street loading.
15. §116-264.A. Reestablishment of forest cover and woodland habitat shall be required consistent with the requirements of the landscape regulations of the Subdivision and Land Development Ordinance, since the entire site is within the Riparian Corridor Conservation Overlay District.
16. §116-279.B.(3) If a structure is otherwise permitted by virtue of the requirements of the RDD, relief from the Zoning Hearing Board from the provisions of Article XXXV - Riparian Corridor Conservation District shall not be required, provided approval is recommended to the Board of Supervisors by the Township Engineer.
17. §116-280.H. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit an exclusively residential development, rather than the minimum of two percent (2%) of the footprint area of nonresidential use required.
18. §116-281.A.
(7)(a) The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit a building height of four (4) habitable stories above the floodplain, rather than the maximum building height permitted for a single-family house of three (3) habitable stories above the floodplain.
19. §116-281.A.(9) The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit the proposed area of riverfront open space to be included in the calculation of impervious coverage.
20. §116-282.F. Parking may be permitted in the floodplain and riparian corridor in the RDD without relief from the Zoning Hearing Board from the provisions of Article XXII, Floodplain Conservation District, and Article XXXV, Riparian Corridor Conservation District, provided that a parking evacuation plan is provided by the applicant and is approved by the Board of Supervisors. As part of Zoning Hearing Board case ZHB #2018-26, the Zoning Hearing Board required an Emergency Action (Evacuation) Plan to include how residents and vehicles would be evacuated in an emergency; that Plan was approved by the Police Chief on January 25, 2019 and by the Fire Marshal/Emergency Management Coordinator on January 28, 2019. One of the Conditions of Approval in ZHB #2018-26 is that the approved Emergency Action Plan be provided to every unit owner by the Homeowners' Association upon purchase of a unit.

21. §116-283.A. The applicant must submit architectural plans including elevation views for the proposed buildings in order to demonstrate compliance with the requirements of this section of the ordinance.
22. §116-283.C. The applicant must demonstrate compliance with the landscaping and screening requirements contained in this section of the ordinance; the landscape plan must be approved by the Shade Tree Commission.
23. §116-283.D.(1) For all developments the following elements shall be included to create a pedestrian oriented development:
 - (a) Lighting along all street frontages with lighting fixtures to be of a style as approved by the Board of Supervisors.
 - (b) Benches, trash receptacles, bicycle racks and other street furniture in a style approved by the Board of Supervisors.
 - (c) Wide sidewalks and other pedestrian amenities, landscaping, shade trees.
 - (d) A variety of pavement materials for street surfaces and sidewalks.
 - (e) Planting strips, located between the curb and sidewalk.
24. §116-284.A. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit a reduction in the required riverfront area to not less than 45' in width at its narrowest point, rather than the 100' to 150' required. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. The plans must be revised to provide the following:
 - (1) Seating areas at intervals of not more than 300 feet.
 - (2) Appropriate lighting fixtures shall be of a style as approved by the Board of Supervisors.
 - (3) Street furniture located in the floodway shall be anchored in accordance with the requirements of Article II, Floodplain Regulations, § 42-7 of the Building Construction Code.
25. §116-284.D. Public riverfront access is required in accordance with Chapter 105, Subdivision and Land Development §105-47.K..
26. §116-287.B.(2) The applicant must submit architectural plans, which include elevations and sections to indicate how the proposed building will affect views to the River and across the River to the hills and ridges.
27. §116-287.B.(5) The applicant is required to submit a Traffic Impact Study (TIS) in order to demonstrate compliance with the requirements of this section of the Ordinance. One was submitted and is under review by the Township's Traffic Engineer; a separate review will be forthcoming.

Additional Comments

28. One of the Conditions of Approval in Zoning Hearing Board Case ZHB #2018-26 requires that the applicant provide the Township with a copy of the PA DEP Act 2 letter for this site. This has not yet been provided.
29. The plans contain a note that access easements will be established with David's Bridal, the adjacent property to the east. While vehicular and pedestrian access through this property is necessary, these easements need to have proper restrictions due to the significant physical constraints on the David's Bridal property. This was an issue with the previous office plan; the process was successfully negotiated at that time and we anticipate a similar process for the current plan. All easements must be submitted for review and approval by the Township Solicitor.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

Encls.: Fire Marshal Review Memo dated October 16, 2019

cc: Richard L. Mellor, Jr., Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Lt. Greg Keenan, Emergency Management Coordinator
Sean P. Kilkenny, Esq., Township Solicitor
W. Chris McClure, P.E., T & M Associates, Township Engineer
James P. Bannon, Jr., P.E. Applicant's Engineer

WHITEMARSH TOWNSHIP

TO: CHARLIE GUTTENPLAN, DIRECTOR OF ZONING
FROM: Scott P. Lynch 
SUBJECT: SLD # 05-14 901 WASHINGTON STREET
DATE: OCTOBER 16, 2019
CC: FILE

Charlie,

I have reviewed the submitted SLD Plan for the above-mentioned property, below please find my comments. Please contact me with any questions.

- From the first conversations regarding this development, I requested a boat ramp be installed in the back corner of the property for Emergency access to the river in the event the Fire Department needed to deploy their rescue boats. This plan submitted, has no indication of the boat ramp. This was a stipulation discussed from the beginning that has appeared on previous plans.
- A Fire Apparatus turning radius sheet has not been provided. This sheet is to comply with Chapter 5 FIRE SERVICE FEATURES and Appendix D in the 2015 IFC.
- With the above mentioned comments, I cannot approve the submitted plans for access.

If you have any questions, please contact me.
Thank you.

Scott P. Lynch, CFI, CFEI
Fire Marshal/ Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 Fax: 610-825-6252
Email: slynch@whitemarshwp.org



YOUR GOALS. OUR MISSION.

December 20, 2019

Mr. Richard L. Mellor, Jr. - Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

RE: Preliminary Plan Review
901 Washington Street
Whitemarsh Township, Montgomery County, PA
S/LD # 05-14
Our Project Number WMSH-R1360

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Preliminary Plan Submission consisting of:

- 19-Sheet Plan prepared by Nave Newell and dated October 3, 2019, with no noted revision.
- Post Construction Stormwater Management (PCSM) plan narrative prepared by Nave Newell and dated October 3, 2019, with no noted revision.
- Various supporting documents, forms and correspondence enclosed with the application

The following comments are offered for your consideration:

The applicant is requesting waivers and/or relief from the requirements of the following sections of the ordinance:

<u>Section</u>	<u>Description</u>
1. 55-4(A)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that a tree survey plan be prepared and submitted to the Township.
2. 55-4(B)(6)	The applicant is requesting a waiver from the requirements of this section of the ordinance which establishes tree replacement requirements.
3. 105-21(B)(15)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires the preparation of a preliminary resource impact and conservation plan (the preliminary impact plan).

<u>Section</u>	<u>Description</u>
9. 105-69(A)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that the construction of streets and driveways, as shown upon final plans and as contained in contract agreements, shall in every respect conform to such requirements as the Township may by resolution require for the construction of streets. The applicant is proposing to provide an ultimate R.O.W. width of 43 feet and a cartway width of 30 feet, and to not provide a compliant cul-de-sac on Washington Street. The applicant is advised that the requirements of this section of the ordinance shall be applicable to Driveways A, B, and C. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<u>Section</u>	<u>Description</u>
10. 105-21(B)(1) (e)[5]	The plans must be revised to list the dwelling unit mix, if known.
11. 105-21(B)(1) (e)[6]	The plans must be revised to list the size of units, in bedrooms, if known.
12. 105-21(B)(1)(n)	This section of the ordinance requires the plans to show existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip: sewers lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.
13. 105-21(B)(1)(o)	This section of the ordinance requires preliminary plans to show the proposed layout. The plans must be revised to address the following: <ul style="list-style-type: none">• The plans must be revised to indicate the names of streets. Currently, the plans indicate the streets as being named Driveway A, B, and C.• The plans must be revised to show proposed fire hydrants, if any, in order to ensure that adequate fire protection is provided.• The plans must be revised to show proposed monuments, in accordance with the requirements of section 105-72(A).• The plans must be revised to show proposed gas mains and service laterals.• The plans must be revised to show proposed water mains and service laterals.

<u>Section</u>	<u>Description</u>
14. 105-21(B)(2)(a)	The plans must be revised to provide a table which indicates each soil type's limitation for community development.
15. 105-21(B)(2)(e)	The plans and supporting narrative must be revised to reference the most recent FEMA Flood Insurance Map revision.
16. 105-21(B)(6)	The plans must be revised to clarify the location of each sanitary sewer lateral for the proposed double units.
17. 105-21(B)(8)	Future submissions must include tentative cross sections and for each proposed street shown on the site plan.
18. 105-21(B)(9)	We are in receipt of a Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated October 17, 2019, with no noted revisions. Review of this study is ongoing, and additional comments may follow upon completion of this review.
19. 105-21(B)(10)(a)	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of public sanitary sewer facilities.
20. 105-21(B)(10)(b)	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of central water supply.
21. 105-21(B)(12)	A map showing the location of the proposed subdivision within its neighborhood context shall be submitted.
22. 105-21(B)(13)	An Existing Resources and Site Analysis Plan (ERSAP) shall be prepared and shall provide a comprehensive analysis of existing conditions, both on the proposed development tract and within 500 feet of the tract boundaries. Conditions beyond the tract boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs.
23. 105-21(B)(15)	A Preliminary Resource Impact and Conservation Plan (the "Preliminary Impact Plan") shall be prepared for all Major Subdivision and Land Development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the ERSAP. All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater management facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.

<u>Section</u>	<u>Description</u>
24. 105-21(B)(17)	The Preliminary Plan submission shall include the following studies to assist in determination of the impact of the application upon municipal services and facilities: (a) Sewer and Water Feasibility Report (b) Groundwater Protection and Replenishment Study (c) Erosion and Sedimentation Control Plan (d) Traffic Impact Study in accordance with §105-21.B(9)
25. 105-21(B)(18)	The applicant shall submit a 'Preliminary Common Open Space Ownership and Management Plan' consistent with the requirements of this section of the ordinance.
26. 105-21.1(K)(2)	We are in receipt of a Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated October 17, 2019, with no noted revisions. Review of this study is ongoing, and a traffic impact fee will be established at the completion of this review.
27. 105-26(E)	Land subject to subsidence and land deemed to be topographically unsuitable, may not be platted for residential use or for such other uses as may increase danger to health, life or property until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided. The applicant shall submit a geotechnical report prepared by a Registered Professional Engineer experienced in geotechnical engineering that includes a statement regarding the suitability of the site for development.
28. 105-27	Where deemed essential by the Board of Supervisors, upon consideration of the particular type of development proposed and especially in large-scale residential developments, the Board of Supervisors may require the dedication or reservation of such areas or sites of an extent and location suitable to the needs created by the development for schools, parks, and other purposes.
29. 105-28(H)	Street names shall not be repeated within the Township, and all street names shall be subject to the approval of the Board of Supervisors. The plans must be revised to indicate the proposed names of Driveways A, B, and C. Please note that determination of street addresses shall be made by the Fire Marshal.
30. 105-28(K)	The plans must be revised to include a note which states that structures, including but not limited to mailboxes, fences and poles, shall not be erected within street rights-of-way.
31. 105-29(C)(6)	New development streets shall be classified on the basis of a traffic impact study and/or classification approved by the Board of Supervisors.

<u>Section</u>	<u>Description</u>
32. 105-30(C)	This section of ordinance states that short extensions of existing streets with lesser right-of-way and/or cartway widths than prescribed above may be permitted; provided, however, that no section of new right-of-way be less than 40 feet in width and such extensions shall be less than 100 feet in length
33. 105-33(A)	Whenever local street lines are deflected in excess of 5°, connection shall be made by horizontal curves. The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.
34. 105-33(B)	For local streets and courts, the minimum center-line radii for horizontal curves is 150 feet. The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.
35. 105-33(E) 105-35(A)	The approaches to an intersection shall follow a straight course for at least 50 feet for local streets and courts and shall be laid out to intersect as nearly as possible at right angles. Washington Street appears to intersect Driveway C at a curve, which must be revised to demonstrate compliance with the requirements of this section of the ordinance.
36. 105-34	This section of the ordinance requires that where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 50 feet for local streets. It appears that the grade of Driveway C adjacent to the existing retaining wall at the intersection of Washington Street exceeds 7%. The plans must be revised to provide the required leveling area.
37. 105-35(C)	No structure, fence, planting or other structure shall be maintained between a plane two feet above the curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner with that part of the required front yard which is within the clear sight triangle. Sight triangles must be shown on the drawings. As defined by Section 105-5, clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof.
38. 105-36(B)	Access to parking areas on commercial and industrial sites shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

<u>Section</u>	<u>Description</u>
39. 105-37	The plans must be revised to indicate the minimum sight distance for Driveway A to the west of the intersection with Washington Street in order to demonstrate compliance with the sight distance requirements of this section of the ordinance and/or the required sight distances contained in the most current revision of Pennsylvania Code Title 67 Chapter 44I, whichever is more restrictive.
40. 105-38(B)	The width of entrance and exit drives shall be: (1) A minimum of 12 feet for one-way use only (2) A minimum of 25 feet of two-way use (3) A maximum of 35 feet at the street line Dimensions must be added to the plans which demonstrate compliance with the requirements of this section of the ordinance.
41. 105-38(C) 105-50(C)(2)	This section of the ordinance requires that access and circulation for fight-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries, and snow removal shall be planned for efficient operation and convenience. Curves/turns in entrance and exit drives and all internal parking lot aisles shall have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet. The applicant shall submit plans using truck turning templates showing the required turning radii are provided for access to each building.
42. 105-38(F)	Angle or perpendicular parking shall not be permitted along public or private streets. All parking lots and bays permitting parking other than parallel shall be physically separated from the street and confined by curbing or other suitable separating device.
43. 105-38(P)	Tire bumpers must be provided so as to prevent vehicle overhang on any landscape or lawn area. The plans must be revised to provide a tire bumper at the proposed parking space east of Units 45/46.
44. 105-38(Q)	No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The plans must be revised to include radius dimensions in order to demonstrate compliance with the requirements of this section of the ordinance.
45. 105-40(C)	The maximum width of driveways and sidewalk openings measured at the street lot line shall be 35 feet; the minimum width shall be 20 feet. The plans must be revised to provide dimensions that demonstrate compliance with the requirements of this section of the ordinance.

<u>Section</u>	<u>Description</u>
46. 105-41	No subdivision or land development plan shall be approved unless there has been a Stormwater Management Plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'. The Board of Supervisors, at its sole discretion, may make a determination that a plan for controlling stormwater runoff is not necessary.
47. 105-42	No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'. The Board of Supervisors, at its sole discretion, may make a determination that a plan for minimizing erosion and sedimentation is not necessary.
48. 105-45(A)	Easements with a minimum width of 20 feet shall be provided as necessary for utilities. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.
49. 105-47(D)	The plans must be revised to provide ADA accessible ramps and curb cuts at all street crossings.
50. 105-47(K)(1)	This section of the ordinance requires that, within the RDD-1 subdistrict, a right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.
51. 105-47(K)(5)	Lighting fixtures provided along the 10 foot red shale macadam trail shall be subject to approval by the Board of Supervisors.
52. 105-48(D)	At intersections, trees shall be located no closer than 50 feet from the intersection of the street right-of-way. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.
53. 105-48(E)	Unless otherwise approved by the Board of Supervisors, Street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of 5 feet in width from the planting edge of the curb to the planting edge of the sidewalk. The species of proposed street trees shall be subject to the approval of the Shade Tree Commission.

<u>Section</u>	<u>Description</u>
54. 105-48(G)	The minimum trunk diameter for street trees, measured at a height of six inches above the finished grade level, shall be 3 inches. The proposed Cercis Canadensis (eastern redbud) located in the southwest corner of site adjacent to units 13/14 should be replaced with a species that meets the minimum trunk diameter required by this section of the ordinance.
55. 105-49(A)	This section of the of the ordinance requires that interior crosswalks may be required wherever necessary to facilitate pedestrian circulation and to give access to community facilities in blocks of over 1,000 feet in length. The plans must be revised to provide a pedestrian crosswalk across Driveway B at the intersection with Driveway C.
56. 105-50(B)	This section of the ordinance requires that attached dwelling types shall incorporate varied designs, architectural modes and setbacks. The applicant must submit architectural plans including elevation views for the proposed buildings in order to demonstrate compliance with the requirements of this section of the ordinance.
57. 105-50(C)(1) 105-73	Access to the dwellings and circulation between the building and other important project facilities for vehicular pedestrian traffic shall be comfortable and convenient for the occupants. The plans must be revised to address the following: <ul style="list-style-type: none">• Provide additional sidewalk adjacent to Units 1/2 between Driveway A and the drive aisle.• Provide additional sidewalk adjacent to Units 13/14 between Driveway A and the drive aisle.• Provide additional sidewalks adjacent to the 2 proposed parking spaces along Driveway B between Units 19/20 and 33/34.• Provide additional sidewalk in the proposed grass areas south of Driveway B.
58. 150-50(F)	The plans must be revised to indicate whether garbage and trash collection is to be provided for individual lots, or whether communal outdoor collection stations will be provided.
59. 105-54	The plans do not indicate how the applicant proposes to meet the open space requirements contained in this section of the ordinance. The plans must be revised to clearly indicate all proposed open space lands.

<u>Section</u>	<u>Description</u>
60. 105-69(A)	<p>The construction of streets and driveways, as shown upon final plans and as contained in contract agreements, shall in every respect conform to such requirements as the Township may by resolution require for the construction of streets. The plans must be revised to address the following:</p> <ul style="list-style-type: none">• Private streets shall be constructed to the requirements of a public street. The standard pavement cross section for Township roads is 6" 25mm Superpave Base Course, 5" 25mm Superpave Binder Course, and 2" 9.5mm Superpave Wearing Course.• The provided pavement restoration details must be revised to seal the surface joint between existing and proposed pavement with a minimum 1 foot wide hot bituminous material (PG 64-22).• Fall protection fencing must be included between the proposed retaining walls and connective sidewalks. The plans must be revised provide construction details for the required fencing, and to show the location of proposed fall protection fencing.
61. 105-72(A)	<p>Monuments must be provided at all property line corners. Monuments shall be placed at each change in direction of a boundary along the street line; two to be placed at each street intersection and one on each side of any street at angle points and at the beginning and end of curves.</p>
62. 105-76(B)	<p>Water mains shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the Middle Department Association of Fire Underwriters Review, and approval by the Township Engineer and the Township Fire Marshal is required in order to ensure that adequate fire protection is provided. The applicant must obtain a letter of approval from the Township Fire Marshal.</p>
63. 105-78	<p>All public sanitary sewers shall be designed and constructed in accordance with Township specifications. Such sewers shall be located or constructed so as to eliminate possibility of flood damage. The applicant must obtain the approval of the Whitemarsh Township Authority with regard to proposed sanitary sewerage facilities.</p>
64. 105-81	<p>All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such services. Such facilities shall be located or constructed so as to eliminate the possibility of flood damage. Final plans shall show locations of all utilities and shall be coordinated with landscaping.</p>

<u>Section</u>	<u>Description</u>
65. 105-83(E)	No Removal of a tree shall be permitted unless the applicant obtains a recommendation from the Shade Tree Commission based on a tree survey and removal plan submitted in accordance with Chapter 55 of the Whitemarsh Township Code.
66. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
67. 55-4(B)(1)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site in accordance with this section of the ordinance. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required. Street trees and other required plant material shall not be planted until the finished grading of the land development has been completed.
68. 55-4(B)(2)	A note must be added to the plans requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.

GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:

<u>Section</u>	<u>Description</u>
69. 58-4(B)(2)(k)	<p>There are several locations where it appears that the proposed contour lines do not tie into existing grades. The plans must be revised to address the following:</p> <ul style="list-style-type: none">• Proposed 51 foot and 52 foot contours along the west end of the property do not appear to tie into existing grades.• The proposed 51 foot contour along the northern curb of Washington Street does not appear to tie into existing grades.• The plans must be revised to provide labels for all proposed contour lines.

<u>Section</u>	<u>Description</u>
70. 58-4(B)(2)(l)	The plan must be revised to include a statement, in square feet, of the total site area and the disturbed area.
71. 58-4(B)(2)(o)	The plans must be revised to show the size, location and construction details of all proposed impervious ground cover, including construction details for the proposed boat launch, red shale macadam trail, and fall protection fencing.
72. 58-4(B)(2)(p)	<p>The plan must be revised to show the size, location and construction details of all existing and proposed storm drainage facilities. The following must be addressed:</p> <ul style="list-style-type: none">• Several labels are missing on the Utility Plan. At a minimum, the plans must be revised to show both existing and proposed pipe sizes, length, slopes, and pipe materials. It must be clear which features are new and which are existing.• It appears that proposed inlet I-6 may be in conflict with the existing 54" RCP. The Utility Plan must be revised to show the location of the existing storm sewer in order to resolve this discrepancy.• It appears that proposed inlet I-5 is labeled twice on the plans and must be resolved.• The invert of the 24" HDPE at EW-2 is inconsistent between the plan view and supporting calculations and must be revised.• The plans must be revised to provide profile views for the proposed storm sewer.
73. 58-4(D)(1)	Since the limit of disturbance is greater than one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection. Once obtained, a copy must be submitted to the Township.
74. 58-5(B)(1)(b)	The plans must be revised to indicate clearly the location and nature of existing and proposed stormwater BMPs. It appears that rain garden RG-2 is labeled twice on the plans and must be resolved.
75. 58-5(B)(1)(f)	The plans must show all physical features, including flood hazard boundaries, sinkholes, streams, existing drainage courses and areas of natural vegetation to be preserved.
76. 58-5(B)(1)(g)	The plans must be revised to show the location of all existing and proposed utilities, sanitary sewer and waterlines within a minimum of 50 feet from the project site.
77. 58-5(B)(1)(h)	The plan shall be revised to list the square footage and type of all existing and proposed impervious surfaces within the area of work.

<u>Section</u>	<u>Description</u>
78. 58-5(B)(1)(i)	The plans must show all existing and proposed final structures, roads, paved areas, and buildings. It appears that several existing and proposed features in the vicinity of the northeast corner of the property are missing on the PCSM plan and the Erosion & Sedimentation Control Plan, which must be revised.
79. 58-4(B)(3)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation, including supporting calculations for all proposed erosion controls.
80. 58-5(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 Township shall be added to the plans.
81. 58-8(B)	Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plans: <i>'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'</i>
82. 58-8(H)	All easements must be documented in the form of an easement agreement, approved by the Township Solicitor and recorded at the Recorder of Deeds for Montgomery County.
83. 58-11(A)	A note must be added to the Erosion and Sedimentation Control Plan which states: <i>"Whenever sedimentation is caused by an earth disturbance activity, it shall be the responsibility of the person causing such sedimentation to remove it from all affected surfaces, drainage systems and watercourses, on site and off site, and to repair any damage at his expense immediately."</i>

<u>Section</u>	<u>Description</u>
84. 58-11(F)	A note shall be added to the plan stating that in the event that the property owner shall refuse or neglect to comply with the provisions of Chapter 58 or the requirements of the Township Engineer, and the noncompliance is creating a danger to the health, safety and welfare of the community, the Board of Supervisors may take appropriate measures to correct the violation and assess all expenses of such measures against the person. The Board of Supervisors may seek reimbursement by any means permitted by law.
85. 58-11(G)(1)(b)	The plans must be revised to include a note stating the ownership and maintenance of stormwater BMPs shall be the responsibility of the owner or private management entity of the property.
86. 58-11(G)(3)	An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.
87. 58-11(H)(1)	The property owner shall sign an operations and maintenance agreement with the Township addressing stormwater BMPs that are to be privately owned.
88. 58-12(B)	A note must be added to the plans stating that plans for the earth disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the grading work and until the work has been completed.
89. 58-15(C)	Roof drains shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable. The plans must be revised to indicate the location of all stormwater roof drains.
90. 58-15(D)(1)	A note shall be added to the plan stating that no person shall modify, remove, fill, landscape or alter any existing stormwater BMP, unless it is part of an approved maintenance program, without the written approval of the Township.
91. 58-15(D)(2)	A note shall be added to the plan stating that no person shall place any structure, fill, landscaping or vegetation into a stormwater BMP or within a drainage easement which would limit or alter the functioning of the BMP, without the written approval of the Township.

RESOLUTION 2004-8:

<u>Section</u>	<u>Description</u>
92. I(B)(1)	<p>The plans must be revised to meet, at a minimum, the requirements of the "Erosion and Sediment Pollution Control Program Manual" published by the Pennsylvania Department of Environmental Protection. The following must be addressed:</p> <ul style="list-style-type: none">• The proposed boat launch must be included within the limits of disturbance and erosion control measures must be provided.• The plans must be revised to show all proposed rip-rap outlet protection.• The plans must be revised to clearly indicate the limits of the proposed sediment traps. Additionally, supporting calculations for each sediment trap, including a delineation of the contributing drainage areas, must be provided.• The plans must be revised to show the location of all concrete washouts, if any.
93. I(B)(3)	<p>A note must be added to the plans requiring all erosion and sedimentation control devices to be in place and functioning prior to any earth disturbance activity.</p>
94. I(B)(4)(i)	<p>A note must be added to the plans requiring all earth stockpiles to be stabilized with temporary vegetation and/or mulching immediately.</p>
95. I(B)(4)(k)	<p>Edges of slopes shall be a minimum of five feet from property lines or right of way lines.</p>
96. I(C)(1)(b)	<p>Detailed plans and calculations, including all factors of safety, for all of the proposed retaining walls that are prepared, signed and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania must be submitted to the Township for review. Constructible details and elevation views of all proposed retaining walls as well as the top and bottom of wall elevations must be added to the plans.</p>
97. I(C)(2)	<p>Adequate provisions shall be made to prevent surface water from damaging the cut face or excavations and the sloping surfaces of fills. Design calculations for the proposed erosion control blankets must be submitted for review.</p>
98. I(C)(4)	<p>All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers, each not exceeding eight (8) inches of thickness and shall be compacted to a minimum 95% dry density as determined by ASTM D-1557 modified proctor after each layer is spread. Note 3 of the Grading Plan must be revised to include the maximum layer thickness.</p>

<u>Section</u>	<u>Description</u>
99. I(C)(5)	Fills shall not encroach on natural watercourses, floodways, floodway fringes, constructed channels, or on wetlands unless permitted by the Army Corps of Engineers, Pennsylvania Department of Environmental Protection and approved by the Township.
100. I(C)(6)	Fills placed adjacent to natural watercourses, floodways, floodway fringes, constructed channels, or wetlands shall have suitable protection against erosion during periods of flooding, where approved by the Army Corps of Engineers, the Pennsylvania Department of Environmental Protection, and the Township.
101. II(A)(9)	A note must be added to the plan requiring stormwater detention/retention facilities to be in place and functioning prior to the creation of any impervious area. This must be consistent with the construction sequence.
102. II(B)(1)	The applicant's engineer must submit pre and post development drainage areas for the site.
103. II(B)(3)	Calculations for stormwater runoff for all points of runoff concentration before and after earth disturbance must be provided.
104. II(B)(8)	The applicant must submit a stormwater management report which includes design computations for all stormwater BMPs. Calculations must be provided which indicate the stormwater runoff anticipated at each proposed inlet. In accordance with sections II(E)(2)(e) and II(E)(2)(f), type C and type M inlet capacities shall be based on a maximum flow of 5.5 cfs, except in sump conditions, where they be designed to accept 4.0 cfs from each direction, or a maximum of 8.0 cfs.
105. II(B)(9)	The applicant must submit stage storage curves for each detention/ retention basin. As defined by § 58-2(B) of the Whitemarsh Township Code, Detention Basins are designed for temporary storage of stormwater to reduce peak discharges, with stormwater being released at a controlled rate.
106. II(B)(11)	The plans must be revised to show the stormwater basin berm embankment and outlet structure. The plans must indicate the top of berm elevation, top width of berm and side slopes, emergency spillway elevation, elevations of the outlet structure, dimensions and spacing of anti-seep collars and all other pertinent information pertaining to the design and construction of proposed basins.
107. II(B)(12)	The plans must be revised to provide a cross-section through the outlet structure, emergency spillway, and the berm embankment.

<u>Section</u>	<u>Description</u>
108. II(B)(13)	The plans must be revised to provide construction details for the trash rack and anti-vortex device, if any.
109. II(B)(16)	The applicant must submit legal descriptions for any proposed rights-of-way, easements, or lands to be offered for dedication.
110. II(B)(17)	The extent of each inlet drainage area shall be outlined on the drainage area map submitted with the Design Calculations. The plans shall also indicate the stormwater runoff anticipated at each proposed inlet.
111. II(C)(6)	All stormwater collection pipes, inlets, and swales shall be designed to handle the peak flow rate for the one hundred year storm. An inlet/outlet control evaluation shall be utilized to determine all pipe sizes.
112. II(C)(8)(d)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is/is not underlain by limestone."</i>
113. II(D)(3)	Unless permitted as a special exception by the Zoning Hearing Board, detention basins shall not be located within the Township's Floodplain Conservation or Riparian Corridor Conservation Districts as provided under the Whitemarsh Township Zoning Ordinance. Additionally, the location of detention/retention facilities within any front, side or rear yards shall be subject to the provisions of Section 116-31.1 of the Whitemarsh Township Zoning Ordinance.
114. II(D)(4)	Detention basins shall be designed so that they provide for a 24-hour extended detention of the 1-year, 24-hour storm event.
115. II(D)(6)	The minimum top width of the basin berm shall be 10 feet. A cutoff trench (keyway) of relative impervious material shall be provided beneath all embankments requiring fill material.
116. II(D)(8)	Emergency overflow facilities shall be provided for detention facilities to accommodate runoff in excess of design flows. The minimum capacity of all emergency spillways shall be the peak flow rate of the 100 year design storm after development. The emergency spillway shall not discharge over earthen fill or easily erodible material.
117. II(D)(10)	The plans and supporting calculations must be revised to provide anti-seep collars in order to demonstrate compliance with the requirements of this section of the ordinance.

<u>Section</u>	<u>Description</u>
118. II(D)(11)	This section of the ordinance requires that all outlet pipes through the basin berm shall be reinforced concrete pipe, designed to withstand the loading caused by a fully saturated berm and shall have watertight joints using O-ring joint pipe. The plans must be revised to provide labels for all proposed storm sewer pipes in order to demonstrate compliance with the requirements of this section of the ordinance.
119. II(D)(12)	The invert of the inlet pipes into a basin shall be a minimum of six (6) inches above the basin floor or lining so that it can be adequately drained during and after rainstorms.
120. II(D)(13)	Energy dissipaters and/or level spreaders shall be installed at points where pipes or drainage ways drain to or from basins. Energy dissipaters shall comply with criteria in the Erosion and Sediment Control Manual, published by the Pennsylvania Department of Environmental Protection or the Engineering Field Manual for Conservation Practices, SCS. Energy dissipating device calculations shall be submitted to the Township for review.
121. II(D)(14)	Inlet and outlet structures shall be located at a maximum distance from one another in order to promote water quality benefits. The proposed headwall at RG-2 must be relocated in order to demonstrate compliance with the requirements of this section of the ordinance. If the required separation can not be provided, the applicant's engineer shall submit evidence in sufficient detail to ensure the proposed stormwater BMP will satisfactorily trap sediments carried in stormwater runoff.
122. II(D)(15)	A perforated riser, skimmer or similar sediment control device shall be provided at each outlet of all detention basins during construction for sediment control. The design shall conform to the Erosion and sediment Pollution Control Manual, as provided by the Department of Environmental Protection.
123. II(E)(2)(c)(ii)	This section of the ordinance requires that the maximum encroachment of water on the roadway pavement shall not exceed 4 inches in depth at the curb during a one hundred (100) year frequency storm of five (5) minute duration. The plans and supporting calculations must be revised to demonstrate compliance with the requirements of this section of the ordinance.
124. II(E)(2)(d)(ii)	The plans must be revised to provide a minimum two-inch drop between the inlet pipe invert and the outlet pipe invert elevation for proposed MH-5.
125. II(E)(2)(g)(i)	Pipes shall be sized by the use of inlet/outlet control calculations. The applicant must submit inlet/outlet control calculations in order to demonstrate compliance with the requirements of this section of the ordinance.

- | <u>Section</u> | <u>Description</u> |
|------------------------|---|
| 126. II(E)(2)(g)(iv) | All storm pipes shall be reinforced concrete pipe which conforms to the Pennsylvania Department of Transportation specifications. |
| 127. II(E)(2)(g)(viii) | Storm pipes shall have a minimum 18-inch depth of cover over the top of the pipe. |

ADDITIONAL COMMENTS

128. The Cleanup/Work Plan (CWP) must be submitted to the Township for review.
129. The proposed improvements will require the applicant to obtain a Chapter 105 Water Obstruction and Encroachment General Permit, administered by the Pennsylvania Department of Environmental Protection (PADEP) Bureau of Waterways Engineering and Wetlands. Once obtained, the permit must be submitted to the Township.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Very truly yours,

T&M ASSOCIATES

William C. McClure

W. Chris McClure, PE,
Assistant Township Engineer

- c: Mr. Sean Halbom – Assistant Township Manager
Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor
Mr. Allen B. Mason, P.E., Carroll Engineering – Whitmarsh Township Authority Engineer
Mr. Jim Vesey, 901 Washington Partners L.P. – Applicant / Owner
Mr. James P. Bannon, Jr., PE – Nave Newell, Applicant's Engineer

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

December 2, 2019

Mr. Charles L. Guttenplan, AICP, Director of Planning and Zoning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #09-0152-005
Plan Name: 901 Washington Street
(1 lot/62 units comprising 4.81 acres)
Situate: Washington St (south)/ Schuylkill River (north)
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 4, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, 901 Washington Partners, LP, Malvern PA, has submitted preliminary land development plan which proposes the construction of 62 townhouses on a development tract at 901 Washington Street, along the Schuylkill River. The site is the former F & H Paint Company, an abandoned industrial site which consists primarily of a large deteriorated, concrete structure of the former industrial facility.

The plan proposes a mix of townhouse types: 46 Up/Down or stacked units and 16 traditional townhomes. The plan shows three riverfront related amenities including: two scenic viewing areas, a paved access drive to the river's edge from the parking area and a 10-foot wide riverfront pathway for walkers and passive recreation. The development tract is Tax Parcel #65-00-1267-20-07, which lies within the RRD-1-Riverfront Development Overlay Zoning District and the Floodplain Conservation Overlay District. It lies within approximately 1,100 feet or less than a 10-minute walk from SEPTA's Norristown-Regional Rail Spring Mill Station on the Norristown/ Manayunk Regional Rail Line. The RRD-1 Riverfront Development Overlay regulations permit both single-family attached and detached, and multi-family residential uses, as well as commercial uses including retail, office, restaurant, and banks. Other land uses are by conditional use and include a hotel, schools, fitness centers, and a variety of uses related to continuing care retirement



communities. The development site lies entirely within the 100-year floodplain of the Schuylkill River. The township has received a LOMAR plan dated August 16, 2016 which revised the floodway line closer to the riverbank and further away from the development footprint. The site is a brownfield site, with soil contamination; one of the conditions of approval for the project is for the applicant to provide to the township a Pennsylvania Department of Environmental Protection Act 2 Letter for the remediation of the site.

The Whitemarsh Zoning Hearing Board, in a decision of February 25, 2019, granted these following measures of relief subject to certain conditions:

- A special exception under Section 116-166.A(1), so as to permit a water related use of an emergency boat launch.
- Variances from Section 116-165, so as to permit structures in the Floodplain Conservation District that are not permitted under the Section.
- A variance from Section 116-280.H, so as to permit an exclusively residential development, rather than the minimum of two percent (2%) of the footprint area of nonresidential use as required.
- A variance from Section 116-281.A (7)(a) so as to permit a building height of four (4) habitable stories above the floodplain, rather than the maximum building height permitted for a single-family house of three (3) habitable stores above the floodplain.
- A variance from Section 116-281.A. (9), so as to permit the proposed area of riverfront open space to be included in the calculation of the total tract area.
- A variance from Section 116-284.A, so as to permit a reduction in the area of the riverfront open space to be included in the calculation of total tract area.
- A variance from Section 116-284.A, so as to permit a reduction in the required riverfront area to not less than 45 feet in width, rather than the 100 to 150 feet as required.

The Montgomery County Planning Commission (MCPC) most recent review comments for this tract's development were in a letter dated July 11, 2018. In this Sketch Plan review, the most significant issue we raised was the need to address the site's severely restricted access with improvements to Washington Street and the provision of a second access point. We stated in our review that this significant constraint is compounded by the challenges posed by severe flooding events along the Schuylkill River and restricted emergency response to flooding events and other emergency events.

CONSISTENCY WITH COUNTY & MUNICIPAL PLANS

Consistency with MONTCO 2040 - A Shared Vision – The consistency with the comprehensive plan for Montgomery County, *MONTCO 2040: A Shared Vision* is a mixed picture. While the plan supports the redevelopment of vacant, brownfield site with compatible land uses, especially near transit centers, one major conflict that arises with the residential development in the 100-year floodplain is that it will be occupied by humans 24 hours/7 days a week as opposed to an office development with less exposure for human occupation. The plan recommends that all local floodplain ordinances prohibit fill and buildings within the floodplain, except for redeveloping brownfield sites. While this is a brownfield site, we believe a higher-density residential development could leverage, in a more significant manner the assets of the Norristown/Manayunk Regional Rail and nearby Spring Mill SEPTA Rail Station.

Consistency with Whitemarsh Township's Selective Update of the Comprehensive Plan, 2018 – The low-density residential development of this tract is somewhat at odds with the township's recent update to its comprehensive plan completed in 2018. The 2028 Future Land Use Map designates this area as a 'Riverfront District Character Areas'. This land use designation is intended to support high-density development and open space. The low-density residential development of the tract we suggest doesn't fulfill the township's Future Land Use Map, 2028 and the stated intent of the RRD-1 Riverfront Development Overlay District.

RECOMMENDATION

MCPC has reservations in providing a recommendation for preliminary plan approval of this residential development as proposed. We believe the development poses many challenges for public safety and it is not clear if these have been adequately addressed. Given the site's severely restricted access, via a largely unimproved roadway, and its position in the 100-year floodplain we recommend that entire length of Washington Street from Cherry Street in Conshohocken to the applicant's tract should be improved for the residential development to proceed.

In our Sketch Plan review letter of July 2018, we stated that the unimproved condition of Washington Street and the single access point from Conshohocken would be an additional burden on emergency responders seeking access. This remains an issue with this submission, and we view this as an essential ingredient for providing this development with safe public access. While we support the plan's proposal for several public riverfront amenities and believe these are important to the township achieving its vision of its Riverfront Plan 2016, in our view Washington Street improvements are a critical issue and cannot be left on the backburner. We provide the following comments about this and other issues as follows.

REVIEW COMMENTS

Site Plan Comments

1. Site Access – Public Access is Severely Limited:

- a. *Washington Street Improvements* - Access to this site is severely limited by the lack of connecting roadways and the barrier posed by the SEPTA Regional Rail line with only one ingress/egress using Washington Street, via Cherry Street in Conshohocken. Washington Street terminates as an unimproved 21-foot wide roadway, west of the township's municipal boundary in Conshohocken. The poor condition of this unimproved roadway connection and the lack of a secondary access restricts emergency access to the site. The condition of the roadway, shown in the photo, is several hundred feet west of the applicant's site; it is unimproved and 21 feet wide.



Approving this development without continuous improvements for the unimproved length of Washington Street will place a significant burden on emergency services responding to river flooding or fire-emergency events at this development and other sites along this roadway. It is our opinion that the township should address this and create a safe 30-foot wide improved

Washington Street along its entire length up to the applicant's parcel frontage. It is our understanding a feasibility study is planned to assess connecting Washington Street to Lee Street. For this proposal to proceed we recommend a second access point of ingress and egress be secured with an access agreement with David's Bridal. Outside of the Washington Street connection to Lee Street, a temporary solution could include a cross-access easement with David's Bridal to make the Lee Street connection.

- b. Cross-Access Easement* - The plan notes indicate that a cross-easement between 901 Washington Street and David's Bridal will be provided. We view this as a temporary solution. Two-way access for both emergency vehicles and pedestrians seeking to access the SEPTA Station is needed for this development. Currently the David's Bridal building extends into this connection. The township should ensure the access easements are in place in the next phase of plan submissions.
- 2. Residential Development Within the 100-Year Floodplain.** The entire site is within the 100-year floodplain of the Schuylkill River, and a portion of the tract is within the floodway. This area experiences periodic flooding due to heavy rain events such as tropical storms or the remnants of hurricanes. *MONTCO 2040: A Shared Vision* recommends that the county and local governments work together to make every effort to limit development in the floodplain and limit the impacts from ever-increasing flood events. The plan recommends that all local floodplain ordinances prohibit fill and buildings within the floodplain, except for redeveloping brownfield sites. Human occupation of flood-prone areas presents a greater number of considerations for public safety than does the nearby office developments which provide significantly less exposure to the potential catastrophic impacts of flooding. We recommend that an emergency plan be developed by the applicant, stakeholders, and the township which should be given to each new resident of this development at the time of property settlement. Many homeowners will potentially need evacuation, with both vehicles and pets residing within the structures, some of whom may be out-of-town. The applicant should work with the township to ensure that an effective evacuation plan for residents and their pets is established.
- 3. Townhouse Arrangement & Pedestrian Circulation:**

 - a. Access for residents to the Schuylkill Riverfront* - The re-arrangement of the townhouse footprints is a positive change from the previously submitted Sketch Plan, submitted in 2018, in which the townhouses formed a wall of built structures along the riverfront, limiting both physical and visual access to the riverfront. The current plan improves the visual access corridors; however it creates another physical barrier with bioretention areas between the townhouses and the riverfront pathway. The site plan should be modified to provide a more direct means for townhouse residents to connect with the riverfront pathway. The two proposed access points, both at either end of the riverfront pathway, are separated by +/- 500 feet. A more convenient route for residents is needed to the riverfront pathway.
 - b. Sidewalks along Driveway 'B'* - The site plan shows that Driveway 'B' has several interruptions in the sidewalk network on both sides with a series of "2-car" parking spaces. This arrangement will force pedestrians into the driveway and to walk behind the cars parked in these spaces. The parking compliance chart shows that the development is providing an additional 56 parking spaces over the required number of 109 spaces. Seamless pedestrian sidewalks, connections, and crosswalks are needed for transit-oriented residential community near the Spring Mill Regional Rail Station. The annotated site plan is included which shows in 'red-arrows' these missing links. We recommend

the township ensure that a continuous and connected sidewalk is provided along the Driveway 'B' as shown.

4. Riverfront Development Overlay Requirements- Open Space Amenities. The site plan shows three public amenities as required by § B. 116-283- Design Standards for the RRD-Riverfront Development Overlay. These amenities will assist the township in its efforts to incrementally implement several key goals of the riverfront plan. A public pathway with two public viewing observation points along the applicant's more than 670-foot-wide riverfront area may become an important public asset and the township should ensure that the proposed development helps to achieve its vision as outlined in the Riverfront Plan, 2016.

a. Riverfront Development District Requirement for Perpendicular Access Paths - The plan does not fully address the conditions of the Zoning Heard Board decision of February 25, 2019 for riverfront access (Condition #6) and the requirements of Section 105-47.K.(2)-(6) which require a perpendicular access point and pathway. It appears given the wide street frontage of the tract, over +/- 550 feet of street frontage, two access points and public walkways are required for the riverfront. The required public sidewalk to the riverfront pathway is not shown on south-eastern side of the development (next to David's Bridal property). The township should ensure that the plan addresses Section 105-47.K.(2)-(6), with the provision of two perpendicular access points and pathways, separated from vehicular traffic with appropriate directional signage for the public. The access pathways are required to each have one seating area and pedestrian lighting fixtures along the path.

b. Viewing Area - A public pathway with viewing observation points along the applicant's more +/- 650 foot-wide of riverfront area will become an important public asset for the township and townhouse residents. The western-most scenic overlook adjacent to the boat ramp is set back over +/- 100 feet from the riverbank and may be a less desirable scenic location than closer to the riverfront. The location of the viewing observation area should be located at an effective viewing point. We recommend the township assess the arrangement of this viewing area and consider moving it closer to the riverbank in order to maximize views along the riverfront. The plan does not include the required pedestrian benches, trash receptacles and pedestrian scale lighting as required by the RRD-Riverfront Development Overlay.

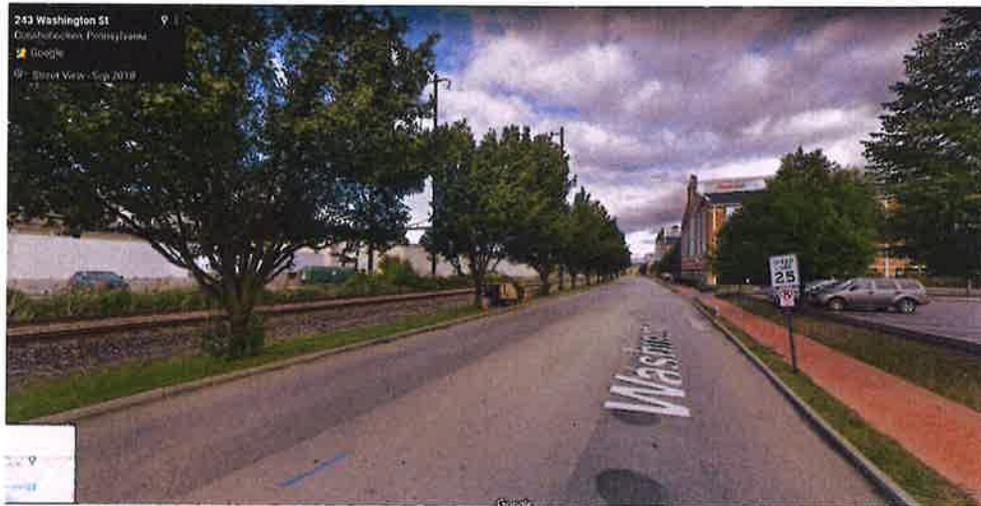
c. Boat Ramp - We suggest that in addition to the 'emergency boat ramp' the township consider a kayak/canoe launch, which is a viable recreational amenity. The previous sketch plan showed a 100-foot long asphalt ramp connected to 'Cast-in Place Boat Ramp'. The level of detail for what exactly is planned for this space is missing from the submitted plan. We encourage the township to assess the viability of a non-motorized kayak launch in addition to the emergency boat launch area which is a riverfront plan recommendation.

5. Washington Street Improvements and Streetscape:

a. Unified Streetscape Design - We recommend the township ensure that the streetscape pattern established with this proposal is consistent with the requirements and intentions of RRD-District Design Standards and the township's Comprehensive Plan Update, 2018. The plan notes indicate that a 4-foot wide sidewalk immediately adjacent to the curb is proposed rather than the 5-foot-wide sidewalk required when located immediately adjacent to the curb. A more pedestrian-friendly

approach is to provide a 5-foot wide sidewalk which allows 2 people to walk side-by-side and to provide a verge/planting strip between the sidewalk and the street curb.

- b. *Street Trees* - The township should consider the need for improvements to the area immediately outside SEPTA's rail corridor along the 280-foot long narrow street frontage on the northern edge of Washington Street. The treatment in Conshohocken's section of Washington Street shown below could be a model for how to make this a more pedestrian-friendly streetscape. The township should consider the need for improvements to the opposite side of Washington Street which is currently over-grown with invasive vegetation. Improving the street along the SEPTA ROW with appropriate landscape elements would benefit the community and the township in its riverfront goals.



Trees along Washington Street, Conshohocken – west of the proposed development

6. Landscape Plan:

- a. *Plantings along the Slope Embankment along Washington Street* - The landscape plan shows a large sloped embankment area fronting Washington Street and the plan does not show any proposed improvements to the sloped area. The area is a 15-foot wide by 525 foot long, graded slope area and lies between the sidewalk and the development footprint. We recommend the applicant revise the plan to include the needed improvements, including appropriate shrub groupings, perennials, and warm season grasses that can create a more attractive streetscape environment.
- b. *Rain Garden Plantings* - The plan is deficient with the level of appropriate sub-canopy flowering trees and bioretention shrub groupings. For example, the rain garden adjacent to the entry near David's Bridal property does not include any shrubs. Shrubs are a needed component for an environmentally sustainable and visually appealing rain garden. We recommend the plan include additional appropriate bioretention plantings in the plan.
- c. *Shade Trees for 'Grass' Areas* - The plan shows only one shade tree in several of the 'Grass' areas which form the potential tree canopy for the rectangular spaces fronting the entrances to the townhouses. The number of shade trees for this size of an area should be increased in order to provide the potential to shade more the grass areas. In addition, one of the 'Grass' areas has a

several evergreen trees that could potential screen view to the river. The plan should remove the groups of Siberian Spruce- *Picea omorika* at the terminus next to the retaining wall for the bioretention area and substitute a deciduous shade tree instead.

7. Architecture of the Townhouse Community:

- a. *Architectural Design* - The submitted plans did not include the required documents to show compliance with the architectural design regulations as required by Section 116-283.A Architectural Criteria. We recommend the township seek documentation on the proposed development's architectural design as it addresses the potential flooding of the Schuylkill River. Will the garages underneath individual townhomes allow the flood to flow through the structure?



We recommend the townhouse architecture should plan for river flooding and address resiliency in its architecture. One way the townhouses could be made more flood-resilient is by constructing the units on a podium base. This strategy uses a common garage area with openings for flooding to occur with less damage than would be with individual garage units. Shown here is an example of a podium base with a shared garage underneath for the apartments at Riverview at Betzwood (West Norriton Township along the Schuylkill River floodplain).

- b. *Material Re-Use* - The site currently has a very large area which is comprised by a raised platform of concrete which served as an elevated foundation for the former paint facility. Usually demolished concrete is shipped to landfills for disposal, but due to greater environmental awareness, concrete is now often being recycled for reuse in concrete works. There are a variety of benefits in recycling concrete rather than dumping it or burying it in a landfill. We recommend the township encourage the applicant to minimize the flow of materials to the landfill by the reuse or recycling of the concrete to the greatest extent possible, with the site's re-development.

CONCLUSION

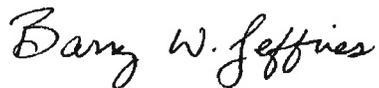
MCPC recommends the township ensure that roadway improvements are made to Washington Street with the approval of this residential development. As outlined above we believe that roadway improvements are necessary along the entire length to the municipal border with Conshohocken Borough. Furthermore a secondary access is needed, and an easement agreement for pedestrian, cyclists, and emergency vehicles should be secured with David's Bridal. We recommend the township address our other review comments

to your satisfaction prior to plan approval. The township should ensure that the proposed plan complies with your appropriate municipal land use regulations and other appropriate regulations prior to granting approval.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Please be aware that the MCPC #09-0152-005 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

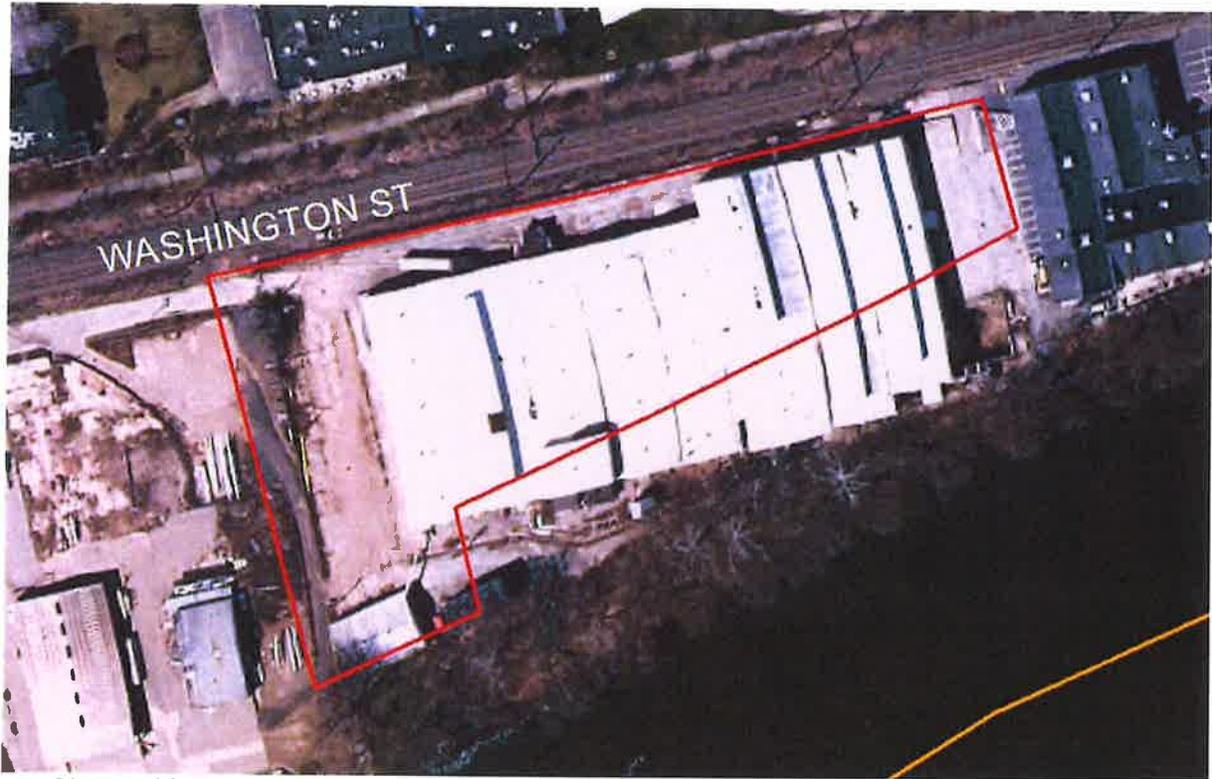
Sincerely,



Barry W. Jeffries, ASLA, Senior Design Planner
bjeffrie@montcopa.org - 610-278-3444

c: Jim Vesey, 901 Washington Partners, LP, Applicant
Richard Mellor, Township Manager
Vincent Manuele, Chrm., Township Planning Commission
Krista Heinrich, Township Engineer

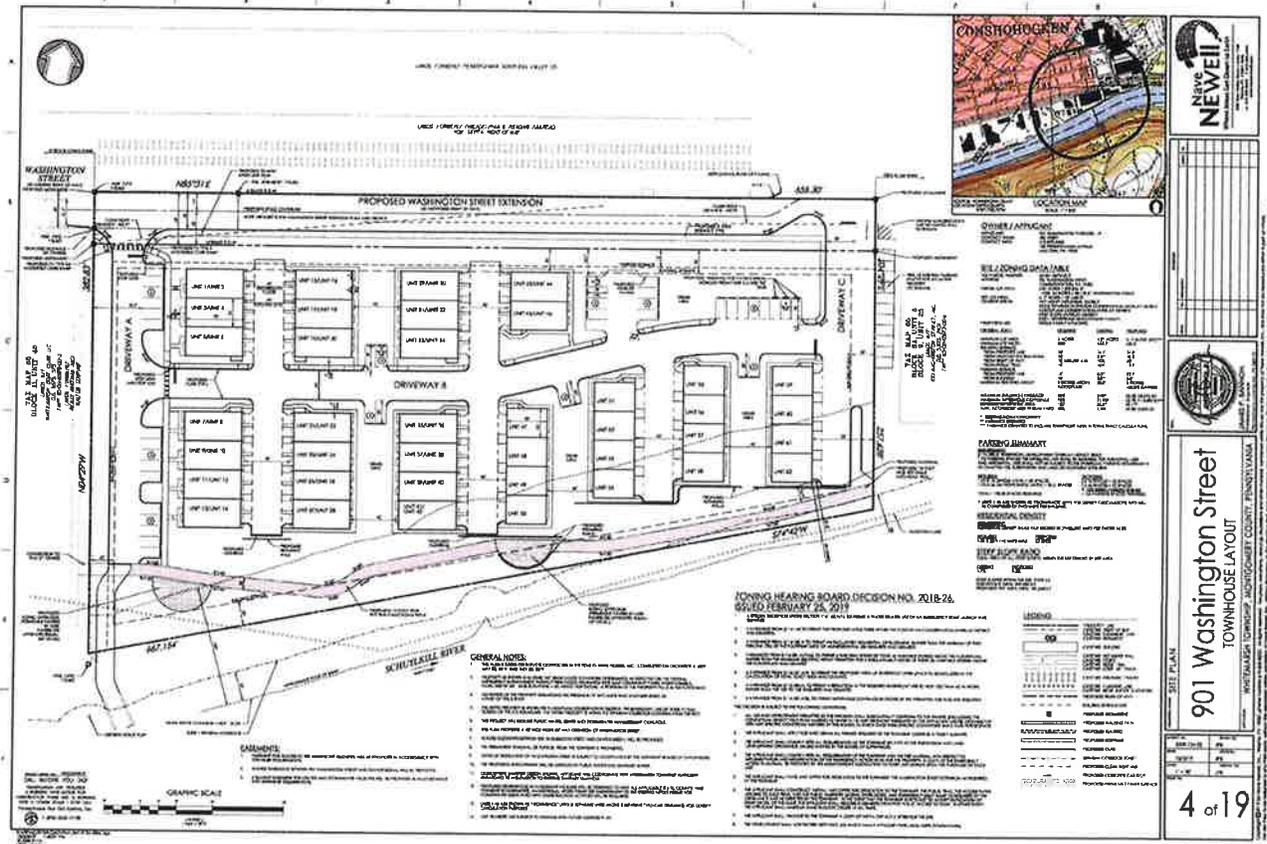
Attachments: Aerial of Site
Site Plan
Annotated Comments on the Site Plan

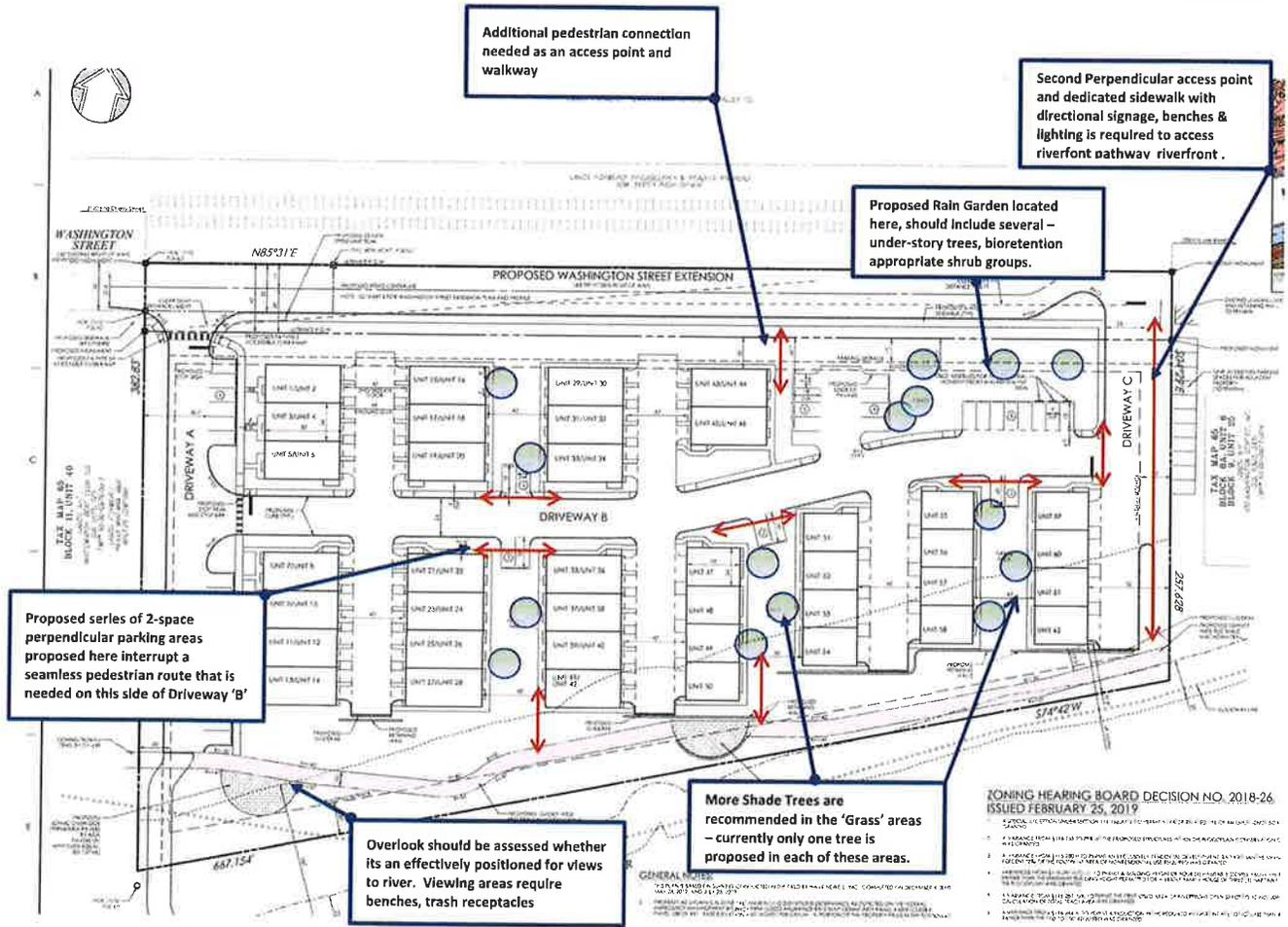


901 Washington Street Townhomes
090152004

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown, PA 19380-0311
(p) 610.276.3722 • (f) 610.276.3941
www.montcopa.org/planning
© 2019 aerial photography provided by the
Delaware Valley Regional Planning Commission







**ZONING HEARING BOARD DECISION NO. 2018-26
ISSUED FEBRUARY 25, 2019**

1. APPROVE THE DEVELOPMENT OF THE PROPOSED PROJECT AS SHOWN ON THE PLANS.
2. APPROVE THE DEVELOPMENT OF THE PROPOSED PROJECT AS SHOWN ON THE PLANS WITH THE FOLLOWING CONDITIONS:
3. APPROVE THE DEVELOPMENT OF THE PROPOSED PROJECT AS SHOWN ON THE PLANS WITH THE FOLLOWING CONDITIONS:
4. APPROVE THE DEVELOPMENT OF THE PROPOSED PROJECT AS SHOWN ON THE PLANS WITH THE FOLLOWING CONDITIONS:
5. APPROVE THE DEVELOPMENT OF THE PROPOSED PROJECT AS SHOWN ON THE PLANS WITH THE FOLLOWING CONDITIONS:
6. APPROVE THE DEVELOPMENT OF THE PROPOSED PROJECT AS SHOWN ON THE PLANS WITH THE FOLLOWING CONDITIONS:

↕ = Pedestrian Connection Needed



January 10, 2020

VIA EMAIL

Charles L. Guttenplan, AICP
Director of Planning & Zoning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444-1821

**Reference: 901 Washington Street Townhomes
Zoning Ordinance Compliance Review and Preliminary Plan Review Responses
Whitemarsh Township, Montgomery County, PA
Nave Newell No. 2009-134.05**

Dear Mr. Guttenplan:

We are in receipt of your review letter dated December 23, 2019 and offer the below responses to the enumerated comments. We are submitting these responses for distribution to the Planning Commission prior to their January 14, 2020 meeting, where we will be introducing this project. We will revise the plans to address these and the Planning Commission comments and submit a more detailed response letter following that meeting.

To aid in the Planning Commission's review, we have grayed out the comments that we will comply with and that require no further explanation.

1. §116-18. The plans show features which are located outside of the boundary lines of the subject property. The plans cannot be approved until all structures and/or uses for the lot(s) are located entirely within the property boundaries or easements or some other legal agreement is established to permit the encroachments. The following items must be addressed:
 - It appears that inlet I-6 and a portion of the 18" HDPE storm sewer pipe will be located outside of the property boundaries.
Response: We will revise the proposed storm layout so the inlet and pipe are within the property boundary.
 - It appears that part of the proposed Washington Street extension will be located within existing easements owned by SEPTA. The applicant must obtain approval from SEPTA for the proposed improvements.
Response: Will comply.
2. §116-21. Clear sight distance must be provided at or near the intersection of any two roads, or at any curve in any road, in order to assure a full and unobstructed view in all directions at such crossings or curves. Sight triangles must be shown on the drawings. Clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 2

Response: Will comply.

3. §116-28.A.(2) The applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.

Response: Will comply.

4. §116-29. The applicant must obtain the approval of the Whitemarsh Township Authority with regard to proposed sanitary sewer facilities.

Response: Will comply.

5. §116-33.2. and §116-279. In those areas of Whitemarsh Township where an overlay district applies, should the use of an underlying district be utilized, underlying requirements shall apply. For the purposes of this review, the requirements of the Riverfront Development Overlay District (RDD-1) were determined to be applicable.

Response: No response necessary.

6. §116-159.A. This section of the ordinance requires the plans and supporting narrative to indicate the one-hundred-year flood boundary, as delineated in the most recent Flood Insurance Study (most recent one dated March 2, 2016) and the accompanying maps prepared by the Federal Emergency Management Agency (FEMA). While the plans appear to be in general compliance with this section, documentation must be provided relative to the Letter of Map Revision (LOMR) approved by FEMA, confirmed by letter of April 5, 2016, by which the location of the floodway was adjusted.

Response: Will comply.

7. §116-164.C. and §116-165.A. In the Floodplain Conservation District, no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate local, state and federal authorities as required. Compliance with all applicable provisions of Chapter 101 of the Whitemarsh Township Code, Floodplain Management, is required.

Response: No response necessary.

8. §116-165. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019, granted the applicant a variance from the requirements of this section of the ordinance so as to permit structures within the Floodplain Conservation District that are not permitted under this section of the ordinance.

Response: No response necessary.

9. §116-166.A. A special exception is required to permit a stormwater BMP to be located in the floodway. A small portion of Rain Garden #4 encroaches into the floodway. It appears that it could be modified to eliminate this encroachment; if not, a special exception must be obtained.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 3

Response: We will revise Rain Garden #4 to be located outside of the floodway.

10. §116-166.A.(1) The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019, granted the applicant a special exception under the requirements of this section of the ordinance so as to permit a water-related use of an emergency boat launch. The plans must be revised to provide construction details of the proposed boat launch.

Response: Will comply.

11. §116-166.C. | §116-165. | §116-166. Any new construction must be in full compliance with 44 CFR 60.3(a) through (d) of the National Flood Insurance Program regulations. These regulations require that all new construction and substantial improvements of structures within Zones AE are required to have the lowest floor elevated 1 1/2 feet above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice.

Response: Will comply.

12. §116-169. The plans must be revised to tabulate the percent of steep slopes to be disturbed.

Response: Will comply.

13. §116-184.G. All parking shall conform to the requirements of the Whitmarsh Township Fire Prevention Code as acted and amended. The applicant must obtain approval from the Whitmarsh Township Fire Marshal. (See enclosed memo from Fire Marshal of October 16, 2019; the Township Police Chief subsequently approved a fire truck turning plan on October 25, 2019.)

Response: Will comply.

14. §116-187. The plans must be revised to include adequate space, if required, for off-street loading.

Response: Off-street loading is not required or proposed for this residential development.

15. §116-264.A. Reestablishment of forest cover and woodland habitat shall be required consistent with the requirements of the landscape regulations of the Subdivision and Land Development Ordinance, since the entire site is within the Riparian Corridor Conservation Overlay District.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 4

16. §116-279.B.(3) If a structure is otherwise permitted by virtue of the requirements of the RDD, relief from the Zoning Hearing Board from the provisions of Article XXXV - Riparian Corridor Conservation District shall not be required, provided approval is recommended to the Board of Supervisors by the Township Engineer.

Response: No response necessary.

17. §116-280.H. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit a building height of four (4) habitable stories above the floodplain, rather than the maximum building height permitted for a single-family house of three (3) habitable stories above the floodplain.

Response: No response necessary.

18. §116-281.A. (7)(a) The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit the proposed area of riverfront open space to be included in the calculation of impervious coverage.

Response: No response necessary.

19. §116-281.A.(9) Parking may be permitted in the floodplain and riparian corridor in the RDD without relief from the Zoning Hearing Board from the provisions of Article XXII, Floodplain Conservation District, and Article XXXV, Riparian Corridor Conservation District, provided that a parking evacuation plan is provided by the applicant and is approved by the Board of Supervisors.

Response: Will comply.

20. §116-282.F. As part of Zoning Hearing Board case ZHB #2018-26, the Zoning Hearing Board required an Emergency Action (Evacuation) Plan to include how residents and vehicles would be evacuated in an emergency; that Plan was approved by the Police Chief on January 25, 2019 and by the Fire Marshal/Emergency Management Coordinator on January 28, 2019. One of the Conditions of Approval in ZHB #2018-26 is that the approved Emergency Action Plan be provided to every unit owner by the Homeowners' Association upon purchase of a unit.

Response: Will comply.

21. §116-283.A. The applicant must submit architectural plans including elevation views for the proposed buildings in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply. We will present the current architectural elevations at the January 14th Planning Commission meeting.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 5

22. §116-283.C The applicant must demonstrate compliance with the landscaping and screening requirements contained in this section of the ordinance; the landscape plan must be approved by the Shade Tree Commission.

Response: Will comply.

23. §116-283.0.(1) For all developments the following elements shall be included to create a pedestrian oriented development:

(a) Lighting along all street frontages with lighting fixtures to be of a style as approved by the Board of Supervisors.

Response: Will comply.

(b) Benches, trash receptacles, bicycle racks and other street furniture in a style approved by the Board of Supervisors.

Response: Will comply.

(c) Wide sidewalks and other pedestrian amenities, landscaping, shade trees.

Response: Will comply.

(d) A variety of pavement materials for street surfaces and sidewalks. (e) Planting strips, located between the curb and sidewalk.

Response: Will comply.

24. §116-284.A. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit a reduction in the required riverfront area to not less than 45' in width at its narrowest point, rather than the 100' to 150' required. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. The plans must be revised to provide the following:

(1) Seating areas at intervals of not more than 300 feet.

Response: Will comply.

(2) Appropriate lighting fixtures shall be of a style as approved by the Board of Supervisors.

Response: Will comply.

(3) Street furniture located in the floodway shall be anchored in accordance with the requirements of Article II, Floodplain Regulations, § 42-7 of the Building Construction Code.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 6

25. §116-284.D. Public riverfront access is required in accordance with Chapter 105, Subdivision and Land Development §105-47.K.

Response: Will comply.

26. §116-287.B.(2) The applicant must submit architectural plans, which include elevations and sections to indicate how the proposed building will affect views to the River and across the River to the hills and ridges.

Response: Will comply.

27. §116-287.B.(5) The applicant is required to submit a Traffic Impact Study (TIS) in order to demonstrate compliance with the requirements of this section of the Ordinance. One was submitted and is under review by the Township's Traffic Engineer; a separate review will be forthcoming.

Response: No response necessary.

Additional Comments

28. One of the Conditions of Approval in Zoning Hearing Board Case ZHB #2018-26 requires that the applicant provide the Township with a copy of the PA DEP Act 2 letter for this site. This has not yet been provided.

Response: Will comply.

29. The plans contain a note that access easements will be established with David's Bridal, the adjacent property to the east. While vehicular and pedestrian access through this property is necessary, these easements need to have proper restrictions due to the significant physical constraints on the David's Bridal property. This was an issue with the previous office plan; the process was successfully negotiated at that time and we anticipate a similar process for the current plan. All easements must be submitted for review and approval by the Township Solicitor.

Response: Will comply.

We are also in receipt of the review letter from T&M Associates dated December 20, 2019 and offer the following responses to the enumerated comments:

1. 55-4(A). The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that a tree survey plan be prepared and submitted to the Township.

Response: We have performed a tree survey that will be submitted to the Township, so this waiver is no longer required.

2. 55-4(B)(6) The applicant is requesting a waiver from the requirements of this section of the ordinance which establishes tree replacement requirements.



Charles L. Guttenplan, AICP
 Nave Newell No. 2009-134.05
 January 10, 2020
 Page 7

Response: We have performed a tree survey that will be submitted to the Township, so this waiver is no longer required.

- 105-21(B)(15) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires the preparation of a preliminary resource impact and conservation plan (the preliminary impact plan).

Response: We are requesting a waiver from the preparation of a Preliminary Impact Plan because the site is currently a demolished, former industrial site with 92% impervious coverage and no areas within the limit of disturbance were left undisturbed. The proposed redevelopment plan will reduce impervious coverage to about 63% and will offer other environmental enhancements over the existing conditions.

- 105-30(A) As defined by Section 105-29(C) and 105-30(A), streets on and adjacent to the site are subject to the following requirements:

Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone
Washington Street	Local Street	56 feet	36 feet	Required	Required	Required
Driveway A	Local Street	56 feet	36 feet	Required	Required	Required
Driveway B	Local Street	56 feet	36 feet	Required	Required	Required
Driveway C	Local Street	56 feet	36 feet	Required	Required	Required

The applicant is requesting a waiver from the requirements of this section of the ordinance in order to provide an ultimate R.O.W. width of 43 feet where 56 feet is required, and to provide a minimum cartway width of 30 feet where 36 feet is required for Washington Street.

Response: We are proposing to extend Washington Street along the frontage of the property and to offer this new street for dedication to the Township. Due to existing site constraints, this new street will have a 43' Ultimate R.O.W. and a 30' cartway. This design is comparable to that which received approval with the prior development proposal.

The applicant is advised that the requirements of this section of the ordinance shall be applicable to Driveway A, B, and C. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: We are requesting this waiver because Driveways A, B and C function as private driveway aisles and not streets and will not be offered for dedication to the township. The private drive aisles will meet the required 24' drive aisle width required for two-way aisles. No right of way is required as the driveways will be owned and maintained by the homeowners association. The driveway designs are consistent with the sketch plan previously presented to the Planning Commission and the Zoning Hearing Board when variances were received.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 8

5. 105-46 The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that curbs must be provided to protect the pavement edge. The applicant is proposing to not provide curbing at various locations throughout the site in order to promote sheet flow of runoff to stormwater BMPs. The applicant is proposing to provide curbing on Driveways A, B, and C, and on Washington Street.
Response: We request a partial waiver from this requirement to eliminate curbs in certain areas of the site to promote sheet flow runoff of stormwater. Curbs will be provided along the main drive aisles internal to the site, at the ends of some of the courts, and on Washington Street.
6. 105-47(B) and 105-73 The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that the minimum width of all sidewalks and pedestrian paths shall be 5 feet; in areas of higher pedestrian density, the minimum width of all sidewalks and pedestrian paths shall be 8 feet. The applicant is proposing to provide a minimum sidewalk width of 4 feet.
Response: We are requesting a waiver to allow sidewalks of 4' in width. This is comfortable for pedestrian passage at a residential scale while reducing impervious coverage and freeing up land for landscaping and vegetation. The site is not in a high pedestrian-density area so 8' wide sidewalks are not warranted.
7. 105-52(A) and 105-52(B)(2) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires buffer yards between subdivisions and land development and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses.
Response: We request a waiver from these requirements due to existing conditions, specifically on the David's Bridal boundary. The other boundaries will be screened with a landscaped buffer.
8. 105-53(D) The applicant is requesting a waiver from the requirements of this section of the ordinance, in order to not require the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land.
Response: We request a partial waiver; however, the intent of this requirement is met with the proposed public easement to be offered for the river front walking trail and scenic looks with pedestrian access.
9. 105-69(A) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that the construction of streets and driveways, as shown upon final plans and as contained in contract agreements, shall in every respect conform to such requirements as the Township may by resolution require for the construction of streets. The applicant is proposing to provide an ultimate R.O.W. width of 43 feet and a cartway width of 30 feet, and to not provide a compliant cul-de-sac on Washington Street. The



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 9

applicant is advised that the requirements of this section of the ordinance shall be applicable to Driveways A, B, and C. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: We are requesting this waiver because Driveways A, B and C function as private driveway aisles and not streets and will not be offered for dedication to the township. The private drive aisles will meet the required 24' drive aisle width required for two-way aisles. No right of way is required as the driveways will be owned and maintained by the homeowners association. The driveway designs are consistent with the sketch plan previously presented to the Planning Commission and the Zoning Hearing Board when variances were received.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

10. 105-21(B)(1)(e)[5] The plans must be revised to list the dwelling unit mix, if known.

Response: Will comply.

11. 105-21(B)(1)(e)[6] The plans must be revised to list the size of units, in bedrooms, if known.

Response: Will comply.

12. 105-21(B)(1)(n) This section of the ordinance requires the plans to show existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip: sewers lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.

Response: We have included an Aerial View on the Title Sheet (Sheet 1 of 19) that shows significant man-made features within 500 feet of the site.

13. 105-21(B)(1)(o) This section of the ordinance requires preliminary plans to show the proposed layout.

The plans must be revised to address the following:

- The plans must be revised to indicate the names of streets. Currently, the plans indicate the streets as being named Driveway A, B, and C.

Response: Will comply.

- The plans must be revised to show proposed fire hydrants, if any, in order to ensure that adequate fire protection is provided.

Response: Will comply.

- The plans must be revised to show proposed monuments, in accordance with the requirements of section 105-72(A).

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 10

- The plans must be revised to show proposed gas mains and service laterals.
Response: Gas service is not anticipated to be provided so mains and service laterals will not be depicted.
 - The plans must be revised to show proposed water mains and service laterals.
Response: Will comply.
14. 105-21(B)(2)(a) The plans must be revised to provide a table which indicates each soil type's limitation for community development.
Response: Will comply.
 15. 105-21(B)(2)(e) The plans and supporting narrative must be revised to reference the most recent FEMA Flood Insurance Map revision.
Response: Will comply.
 16. 105-21(B)(6) The plans must be revised to clarify the location of each sanitary sewer lateral for the proposed double units.
Response: Will comply.
 17. 105-21(B)(8) Future submissions must include tentative cross sections and for each proposed street shown on the site plan.
Response: Will comply.
 18. 105-21(B)(9) We are in receipt of a Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated October 17, 2019, with no noted revisions. Review of this study is ongoing, and additional comments may follow upon completion of this review.
Response: No response necessary.
 19. 105-21(B)(10)(a) The applicant shall submit a letter from the appropriate municipal authority indicating the availability of public sanitary sewer facilities.
Response: Will comply.
 20. 105-21(B)(10)(b) The applicant shall submit a letter from the appropriate municipal authority indicating the availability of central water supply.
Response: Will comply.
 21. 105-21(B)(12) A map showing the location of the proposed subdivision within its neighborhood context shall be submitted.
Response: We have included a Location Map on the Title Sheet (Sheet 1 of 19) that shows project site within its neighborhood context.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 11

22. 105-21(B)(13) An Existing Resources and Site Analysis Plan (ERSAP) shall be prepared and shall provide a comprehensive analysis of existing conditions, both on the proposed development tract and within 500 feet of the tract boundaries. Conditions beyond the tract boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs.

Response: Will comply.

23. 105-21(B)(15) A Preliminary Resource Impact and Conservation Plan (the "Preliminary Impact Plan") shall be prepared for all Major Subdivision and Land Development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the ERSAP. All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater management facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.

Response: We are requesting a waiver from the preparation of a Preliminary Impact Plan because the site is currently a demolished, former industrial site with 92% impervious coverage and no areas within the limit of disturbance were left undisturbed. The proposed redevelopment plan will reduce impervious coverage to about 63% and will offer other environmental enhancements over the existing conditions.

24. 105-21(B)(17) The Preliminary Plan submission shall include the following studies to assist in determination of the impact of the application upon municipal services and facilities:

- (a) Sewer and Water Feasibility Report
- (b) Groundwater Protection and Replenishment Study
- (c) Erosion and Sedimentation Control Plan
- (d) Traffic Impact Study in accordance with §105-21.B(9)

Response: Will comply. A groundwater protection and replenishment study is not necessary as no infiltration is permitted in this environmentally contaminated site.

25. 105-21(B)(18) The applicant shall submit a 'Preliminary Common Open Space Ownership and Management Plan' consistent with the requirements of this section of the ordinance.

Response: Will comply. We will add a note to the plans to indicate that common open space will be owned and maintained by HOA

26. 105-21.1(K)(2) We are in receipt of a Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated October 17, 2019, with no noted revisions. Review of this study is ongoing, and a traffic impact fee will be established at the completion of this review.

Response: No response necessary.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 12

27. 105-26(E) Land subject to subsidence and land deemed to be topographically unsuitable, may not be platted for residential use or for such other uses as may increase danger to health, life or property until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided. The applicant shall submit a geotechnical report prepared by a Registered Professional Engineer experienced in geotechnical engineering that includes a statement regarding the suitability of the site for development.
Response: Will comply.
28. 105-27 Where deemed essential by the Board of Supervisors, upon consideration of the particular type of development proposed and especially in large-scale residential developments, the Board of Supervisors may require the dedication or reservation of such areas or sites of an extent and location suitable to the needs created by the development for schools, parks, and other purposes.
Response: No response necessary.
29. 105-28(H) Street names shall not be repeated within the Township, and all street names shall be subject to the approval of the Board of Supervisors. The plans must be revised to indicate the proposed names of Driveways A, B, and C. Please note that determination of street addresses shall be made by the Fire Marshal.
Response: Will comply.
30. 105-28(K) The plans must be revised to include a note which states that structures, including but not limited to mailboxes, fences and poles, shall not be erected within street rights-of-way.
Response: Will comply.
31. 105-29(C)(6) New development streets shall be classified on the basis of a traffic impact study and/or classification approved by the Board of Supervisors.
Response: Driveways A, B and C function as private driveway aisles and not streets and will not be offered for dedication to the Township. The private drive aisles will meet the required 24' drive aisle width required for two-way aisles. No right-of-way is required as the driveways will be owned and maintained by the homeowners association. The driveway designs are consistent with the sketch plan previously presented to the Planning Commission and the Zoning Hearing Board when variances were received.
32. 105-30(C) This section of ordinance states that short extensions of existing streets with lesser right-of-way and/or cartway widths than prescribed above may be permitted; provided, however, that no section of new right-of-way be less than 40 feet in width and such extensions shall be less than 100 feet in length.
Response: We are proposing to extend Washington Street along the frontage of the property and to offer this new street for dedication to the Township. Due to existing site constraints, this new street will have a 43' Ultimate R.O.W. and a 30' cartway. This design is comparable to that which received approval with the prior development proposal.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 13

33. 105-33(A) Whenever local street lines are deflected in excess of 5°, connection shall be made by horizontal curves. The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

34. 105-33(B) For local streets and courts, the minimum center-line radii for horizontal curves is 150 feet. The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

35. 105-33(E) and 105-35(A) The approaches to an intersection shall follow a straight course for at least 50 feet for local streets and courts and shall be laid out to intersect as nearly as possible at right angles. Washington Street appears to intersect Driveway C at a curve, which must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: We will comply, if so desired, but feel the current alignment better prevents cars from driving into the David's Bridal loading dock. We will discuss this with the Planning Commission in conjunction with recommendations of the Township traffic engineer.

36. 105-34 This section of the ordinance requires that where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 50 feet for local streets. It appears that the grade of Driveway C adjacent to the existing retaining wall at the intersection of Washington Street exceeds 7%. The plans must be revised to provide the required leveling area.

Response: A waiver is requested from this requirement due to existing conditions. The grade of Driveway C is approximately 7.8% but this is an existing condition that is tied to the existing parking area on the David's Bridal site.

37. 105-35(C) No structure, fence, planting or other structure shall be maintained between a plane two feet above the curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner with that part of the required front yard which is within the clear sight triangle. Sight triangles must be shown on the drawings. As defined by Section 105-5, clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof.

Response: Will comply.

38. 105-36(B) Access to parking areas on commercial and industrial sites shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 14

Response: This requirement does not apply because the site will be a residential use in a residential overlay (RDD-1), not a commercial or industrial use.

39. 105-37 The plans must be revised to indicate the minimum sight distance for Driveway A to the west of the intersection with Washington Street in order to demonstrate compliance with the sight distance requirements of this section of the ordinance and/or the required sight distances contained in the most current revision of Pennsylvania Code Title 67 Chapter 441, whichever is more restrictive.

Response: Will comply.

40. 105-38(B) The width of entrance and exit drives shall be:

- (1) A minimum of 12 feet for one-way use only
- (2) A minimum of 25 feet of two-way use
- (3) A maximum of 35 feet at the street line

Dimensions must be added to the plans which demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

41. 105-38(C) and 105-50(C)(2) This section of the ordinance requires that access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries, and snow removal shall be planned for efficient operation and convenience. Curves/turns in entrance and exit drives and all internal parking lot aisles shall have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet. The applicant shall submit plans using truck turning templates showing the required turning radii are provided for access to each building.

Response: We have submitted a Truck Turning Exhibit that shows a Whitmarsh fire truck maneuvering through the site. This has been forwarded to the appropriate reviewer.

42. 105-38(F) Angle or perpendicular parking shall not be permitted along public or private streets. All parking lots and bays permitting parking other than parallel shall be physically separated from the street and confined by curbing or other suitable separating device.

Response: Driveways A, B and C will be private, low volume driveway aisles and not streets. The private drive aisles will meet the required 24' drive aisle width required for two-way aisles. Backing into these driveways from perpendicular parking will not pose a safety risk and the extra guest parking addresses concerns raised previously by the Planning Commission.

43. 105-38(P) Tire bumpers must be provided so as to prevent vehicle overhang on any landscape or lawn area. The plans must be revised to provide a tire bumper at the proposed parking space east of Units 45/46.

Response: Will comply.



Charles L. Guttentplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 15

44. 105-38(Q) No less than a five-foot radius of curvature shall be permitted for all curb lines in parking areas. The plans must be revised to include radius dimensions in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

45. 105-40(C) The maximum width of driveways and sidewalk openings measured at the street lot line shall be 35 feet; the minimum width shall be 20 feet. The plans must be revised to provide dimensions that demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

46. 105-41 No subdivision or land development plan shall be approved unless there has been a Stormwater Management Plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitmarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'. The Board of Supervisors, at its sole discretion, may make a determination that a plan for controlling stormwater runoff is not necessary.

Response: No response necessary.

47. 105-42 No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitmarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'. The Board of Supervisors, at its sole discretion, may make a determination that a plan for minimizing erosion and sedimentation is not necessary.

Response: No response necessary.

48. 105-45(A) Easements with a minimum width of 20 feet shall be provided as necessary for utilities. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

49. 105-47(D) The plans must be revised to provide ADA accessible ramps and curb cuts at all street crossings.

Response: Will comply. These are shown on the Grading Plan (Sheet 5 of 19)

50. 105-47(K)(I) This section of the ordinance requires that, within the RDD-1 subdistrict, a right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 16

Response: We request a modification to this requirement in order to offer an easement for public access and use rather than right-of-way dedication.

51. 105-47(K)(5) Lighting fixtures provided along the 10 foot red shale macadam trail shall be subject to approval by the Board of Supervisors.

Response: No response necessary.

52. 105-48(D) At intersections, trees shall be located no closer than 50 feet from the intersection of the street right-of-way. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

53. 105-48(E) Unless otherwise approved by the Board of Supervisors, Street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of 5 feet in width from the planting edge of the curb to the planting edge of the sidewalk. The species of proposed street trees shall be subject to the approval of the Shade Tree Commission.

Response: Will comply. We will coordinate with the Shade Tree Commission on an acceptable landscape design.

54. 105-48(G) The minimum trunk diameter for street trees, measured at a height of six inches above the finished grade level, shall be 3 inches. The proposed *Cercis Canadensis* (eastern redbud) located in the southwest corner of site adjacent to units 13/14 should be replaced with a species that meets the minimum trunk diameter required by this section of the ordinance.

Response: Will comply.

55. 105-49(A) This section of the of the ordinance requires that interior crosswalks may be required wherever necessary to facilitate pedestrian circulation and to give access to community facilities in blocks of over 1,000 feet in length. The plans must be revised to provide a pedestrian crosswalk across Driveway B at the intersection with Driveway C.

Response: Will comply.

56. 105-50(B) This section of the ordinance requires that attached dwelling types shall incorporate varied designs, architectural modes and setbacks. The applicant must submit architectural plans including elevation views for the proposed buildings in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

57. 105-50(C)(I) and 105-73 Access to the dwellings and circulation between the building and other important project facilities for vehicular pedestrian traffic shall be comfortable and convenient for the occupants. The plans must be revised to address the following:



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 17

- Provide additional sidewalk adjacent to Units 1/2 between Driveway A and the drive aisle.
Response: Will comply.
- Provide additional sidewalk adjacent to Units 131/14 between Driveway A and the drive aisle.
Response: Will comply.
- Provide additional sidewalks adjacent to the 2 proposed parking spaces along Driveway B between Units 19/20 and 33/34.
Response: We would like to discuss this with the Planning Commission.
- Provide additional sidewalk in the proposed grass areas south of Driveway B.
Response: Sidewalk is proposed for the north side of Driveway B rather than both sides. This will be convenient for all residents, including those preferring the intrusion of public sidewalks immediately adjacent to their properties, while being comfortable for those residents living on the south side of Driveway B.

58. 150-50(F) The plans must be revised to indicate whether garbage and trash collection is to be provided for individual lots, or whether communal outdoor collection stations will be provided.

Response: We will add a note to the plans stating that trash collection will be picked up at individual resident driveways, consistent with homeowner expectations.

59. 105-54 The plans do not indicate how the applicant proposes to meet the open space requirements contained in this section of the ordinance. The plans must be revised to clearly indicate all proposed open space lands.

Response: Will comply.

60. 105-69(A) The construction of streets and driveways, as shown upon final plans and as contained in contract agreements, shall in every respect conform to such requirements as the Township may by resolution require for the construction of streets. The plans must be revised to address the following:

- Private streets shall be constructed to the requirements of a public street. The standard pavement cross section for Township roads is 6" 25mm Superpave Base Course, 5" 25mm Superpave Binder Course, and 2" 9.5mm Superpave Wearing Course.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 18

- The provided pavement restoration details must be revised to seal the surface joint between existing and proposed pavement with a minimum 1 foot wide hot bituminous material (PG 64-22).

Response: Will comply.

- Fall protection fencing must be included between the proposed retaining walls and connective sidewalks. The plans must be revised provide construction details for the required fencing, and to show the location of proposed fall protection fencing.

Response: Will comply.

61. 105-72(A) Monuments must be provided at all property line corners. Monuments shall be placed at each change in direction of a boundary along the street line; two to be placed at each street intersection and one on each side of any street at angle points and at the beginning and end of curves.

Response: Will comply.

62. 105-76(B) Water mains shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the Middle Department Association of Fire Underwriters Review, and approval by the Township Engineer and the Township Fire Marshal is required in order to ensure that adequate fire protection is provided. The applicant must obtain a letter of approval from the Township Fire Marshal.

Response: Will comply.

63. 105-78 All public sanitary sewers shall be designed and constructed in accordance with Township specifications. Such sewers shall be located or constructed so as to eliminate possibility of flood damage. The applicant must obtain the approval of the Whitmarsh Township Authority with regard to proposed sanitary sewerage facilities.

Response: Will comply.

64. 105-81 All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such services. Such facilities shall be located or constructed so as to eliminate the possibility of flood damage. Final plans shall show locations of all utilities and shall be coordinated with landscaping.

Response: Will comply.

65. 105-83(E) No Removal of a tree shall be permitted unless the applicant obtains a recommendation from the Shade Tree Commission based on a tree survey and removal plan submitted in accordance with Chapter 55 of the Whitmarsh Township Code.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 19

66. 105-89 The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

Response: Will comply.

CHAPTER 55-TREEPROTECTIONSTANDARDS

67. 55-4(B)(1) The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site in accordance with this section of the ordinance. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required. Street trees and other required plant material shall not be planted until the finished grading of the land development has been completed.

Response: Will comply.

68. 55-4(B)(2) A note must be added to the plans requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.

Response: Will comply.

GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE

69. 58-4(B)(2)(k) There are several locations where it appears that the proposed contour lines do not tie into existing grades. The plans must be revised to address the following:

- Proposed 51 foot and 52 foot contours along the west end of the property do not appear to tie into existing grades.

Response: Will comply.

- The proposed 51 foot contour along the northern curb of Washington Street does not appear to tie into existing grades.

Response: Will comply.

- The plans must be revised to provide labels for all proposed contour lines.

Response: Will comply.

70. 58-4(B)(2)(1) The plan must be revised to include a statement, in square feet, of the total site area and the disturbed area.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 20

Response: Will comply.

71. 58-4(B)(2)(o) The plans must be revised to show the size, location and construction details of all proposed impervious ground cover, including construction details for the proposed boat launch, red shale macadam trail, and fall protection fencing.

Response: Will comply.

72. 58-4(B)(2)(p) The plan must be revised to show the size, location and construction details of all existing and proposed storm drainage facilities. The following must be addressed:

- Several labels are missing on the Utility Plan. At a minimum, the plans must be revised to show both existing and proposed pipe sizes, length, slopes, and pipe materials. It must be clear which features are new and which are existing.

Response: Will comply.

- It appears that proposed inlet I-6 may be in conflict with the existing 54" RCP. The Utility Plan must be revised to show the location of the existing storm sewer in order to resolve this discrepancy.

Response: Will comply.

- It appears that proposed inlet I-5 is labeled twice on the plans and must be resolved.

Response: Will comply.

- The invert of the 24" HDPE at EW-2 is inconsistent between the plan view and supporting calculations and must be revised.

Response: Will comply.

- The plans must be revised to provide profile views for the proposed storm sewer.

Response: Will comply.

73. 58-4(D)(1) Since the limit of disturbance is greater than one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection. Once obtained, a copy must be submitted to the Township.

Response: No response necessary.

74. 58-5(B)(1)(b) The plans must be revised to indicate clearly the location and nature of existing and proposed stormwater BMPs. It appears that rain garden RG-2 is labeled twice on the plans and must be resolved.

Response: Will comply.



Charles L. Gutfenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 21

75. 58-5(B)(l)(f) The plans must show all physical features, including flood hazard boundaries, sinkholes, streams, existing drainage courses and areas of natural vegetation to be preserved.

Response: Will comply.

76. 58-5(B)(l)(g) The plans must be revised to show the location of all existing and proposed utilities, sanitary sewer and waterlines within a minimum of 50 feet from the project site.

Response: Will comply.

77. 58-5(B)(l)(h) The plan shall be revised to list the square footage and type of all existing and proposed impervious surfaces within the area of work.

Response: Will comply.

78. 58-5(B)(1)(i) The plans must show all existing and proposed final structures, roads, paved areas, and buildings. It appears that several existing and proposed features in the vicinity of the northeast corner of the property are missing on the PCSM plan and the Erosion & Sedimentation Control Plan, which must be revised.

Response: Will comply.

79. 58-4(B)(3) The applicant must submit plans and written procedures for minimizing erosion and sedimentation, including supporting calculations for all proposed erosion controls.

Response: Will comply.

80. 58-5(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 Township shall be added to the plans.

Response: Will comply.

81. 58-8(B) Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plans:

'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 22

Response: Will comply.

82. 58-8(H) All easements must be documented in the form of an easement agreement, approved by the Township Solicitor and recorded at the Recorder of Deeds for Montgomery County.

Response: Will comply.

83. 58-11(A) A note must be added to the Erosion and Sedimentation Control Plan which states:

"Whenever sedimentation is caused by an earth disturbance activity, it shall be the responsibility of the person causing such sedimentation to remove it from all affected surfaces, drainage systems and watercourses, on site and off site, and to repair any damage at his expense immediately. "

Response: Will comply.

84. 58-11(F) A note shall be added to the plan stating that in the event that the property owner shall refuse or neglect to comply with the provisions of Chapter 58 or the requirements of the Township Engineer, and the noncompliance is creating a danger to the health, safety and welfare of the community, the Board of Supervisors may take appropriate measures to correct the violation and assess all expenses of such measures against the person. The Board of Supervisors may seek reimbursement by any means permitted by law.

Response: Will comply.

85. 58-11(G)(1)(b) The plans must be revised to include a note stating the ownership and maintenance of stormwater BMPs shall be the responsibility of the owner or private management entity of the property.

Response: Will comply.

86. 58-11(G)(3) An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.

Response: Will comply.

87. 58-11(H)(I) The property owner shall sign an operations and maintenance agreement with the Township addressing stormwater BMPs that are to be privately owned.

Response: Will comply.

88. 58-12(B) A note must be added to the plans stating that plans for the earth disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the grading work and until the work has been completed.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 23

89. 58-15(C) Roof drains shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable. The plans must be revised to indicate the location of all stormwater roof drains.

Response: Will comply.

90. 58-15(0)(1) A note shall be added to the plan stating that no person shall modify, remove, fill, landscape or alter any existing stormwater BMP, unless it is part of an approved maintenance program, without the written approval of the Township.

Response: Will comply.

91. 58-15(0)(2) A note shall be added to the plan stating that no person shall place any structure, fill, landscaping or vegetation into a stormwater BMP or within a drainage easement which would limit or alter the functioning of the BMP, without the written approval of the Township.

Response: Will comply.

RESOLUTION 2004-8

92. I(B)(1) The plans must be revised to meet, at a minimum, the requirements of the "Erosion and Sediment Pollution Control Program Manual" published by the Pennsylvania Department of Environmental Protection. The following must be addressed:

- The proposed boat launch must be included within the limits of disturbance and erosion control measures must be provided.

Response: Will comply.

- The plans must be revised to show all proposed rip-rap outlet protection.

Response: Will comply.

- The plans must be revised to clearly indicate the limits of the proposed sediment traps. Additionally, supporting calculations for each sediment trap, including a delineation of the contributing drainage areas, must be provided.

Response: Will comply.

- The plans must be revised to show the location of all concrete washouts, if any.

Response: Will comply.

93. I(B)(3) A note must be added to the plans requiring all erosion and sedimentation control devices to be in place and functioning prior to any earth disturbance activity.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 24

94. I(B)(4)(i) A note must be added to the plans requiring all earth stockpiles to be stabilized with temporary vegetation and/or mulching immediately.

Response: Will comply.

95. I(B)(4)(k) Edges of slopes shall be a minimum of five feet from property lines or right of way lines.

Response: We are requesting a modification of this requirement to allow such grading to occur, specifically at the right-of-way with the proposed Washington Street where we are seeking to create a landscaped berm to provide a visual and audible shield against the active train activity.

96. I(C)(1)(b) Detailed plans and calculations, including all factors of safety, for all of the proposed retaining walls that are prepared, signed and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania must be submitted to the Township for review. Constructible details and elevation views of all proposed retaining walls as well as the top and bottom of wall elevations must be added to the plans.

Response: Will comply.

97. I(C)(2) Adequate provisions shall be made to prevent surface water from damaging the cut face or excavations and the sloping surfaces of fills. Design calculations for the proposed erosion control blankets must be submitted for review.

Response: Will comply.

98. I(C)(4) All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers, each not exceeding eight (8) inches of thickness and shall be compacted to a minimum 95% dry density as determined by ASTM D-1557 modified proctor after each layer is spread. Note 3 of the Grading Plan must be revised to include the maximum layer thickness.

Response: Will comply.

99. I(C)(5) Fills shall not encroach on natural watercourses, floodways, floodway fringes, constructed channels, or on wetlands unless permitted by the Army Corps of Engineers, Pennsylvania Department of Environmental Protection and approved by the Township.

Response: We request a waiver from this requirement because the entire property is located within the floodway fringe (i.e. the Floodplain Conservation District) and grading the site will be required.

100. I(C)(6) Fills placed adjacent to natural watercourses, floodways, floodway fringes, constructed channels, or wetlands shall have suitable protection against erosion during periods of flooding, where approved by the Army Corps of Engineers, the Pennsylvania Department of Environmental Protection, and the Township.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 25

101. II(A)(9) A note must be added to the plan requiring stormwater detention/retention facilities to be in place and functioning prior to the creation of any impervious area. This must be consistent with the construction sequence.
Response: Will comply.
102. II(B)(I) The applicant's engineer must submit pre and post development drainage areas for the site.
Response: Will comply.
103. II(B)(3) Calculations for stormwater runoff for all points of runoff concentration before and after earth disturbance must be provided.
Response: Will comply.
104. II(B)(8) The applicant must submit a stormwater management report which includes design computations for all stormwater BMPs. Calculations must be provided which indicate the stormwater runoff anticipated at each proposed inlet. In accordance with sections II(E)(2)(e) and II(E)(2)(f), type C and type M inlet capacities shall be based on a maximum flow of 5.5 cfs, except in sump conditions, where they be designed to accept 4.0 cfs from each direction, or a maximum of 8.0 cfs.
Response: Will comply.
105. II(B)(9) The applicant must submit stage storage curves for each detention/retention basin. As defined by § 58-2(B) of the Whitmarsh Township Code, Detention Basins are designed for temporary storage of stormwater to reduce peak discharges, with stormwater being released at a controlled rate.
Response: Will comply.
106. II(B)(11) The plans must be revised to show the stormwater basin berm embankment and outlet structure. The plans must indicate the top of berm elevation, top width of berm and side slopes, emergency spillway elevation, elevations of the outlet structure, dimensions and spacing of anti-seep collars and all other pertinent information pertaining to the design and construction of proposed basins.
Response: Will comply.
107. II(B)(12) The plans must be revised to provide a cross-section through the outlet structure, emergency spillway, and the berm embankment.
Response: Will comply.
108. II(B)(13) The plans must be revised to provide construction details for the trash rack and anti-vortex device, if any.
Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 26

109. II(B)(16) The applicant must submit legal descriptions for any proposed rights-of-way, easements, or lands to be offered for dedication.

Response: Will comply.

110. II(B)(17) The extent of each inlet drainage area shall be outlined on the drainage area map submitted with the Design Calculations. The plans shall also indicate the stormwater runoff anticipated at each proposed inlet.

Response: Will comply.

111. II(C)(6) All stormwater collection pipes, inlets, and swales shall be designed to handle the peak flow rate for the one hundred year storm. An inlet/outlet control evaluation shall be utilized to determine all pipe sizes.

Response: Will comply.

112. II(C)(8)(d) The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: "*I certify that the proposed facility is/is not underlain by limestone.*"

Response: We request a waiver from this requirement. The site contains limestone geology but the proposed rain gardens will have impermeable liners and no concentrated infiltration of stormwater is proposed due to environmental concerns. The property is a brownfield from historic industrial activity.

113. II(D)(3) Unless permitted as a special exception by the Zoning Hearing Board, detention basins shall not be located within the Township's Floodplain Conservation or Riparian Corridor Conservation Districts as provided under the Whitemarsh Township Zoning Ordinance. Additionally, the location of detention/retention facilities within any front, side or rear yards shall be subject to the provisions of Section 116-31.1 of the Whitemarsh Township Zoning Ordinance.

Response: We request a waiver from this requirement because the entire property is located within the floodway fringe (i.e. the Floodplain Conservation District) and grading the site will be required.

114. II(D)(4) Detention basins shall be designed so that they provide for a 24-hour extended detention of the 1-year, 24-hour storm event.

Response: We request a waiver from this requirement. The site is adjacent to the Schuylkill River and is in a floodplain and discharging storm water rapidly is advantageous; detaining runoff slowly will have no increased bearing on downstream flooding.

115. II(D)(6) The minimum top width of the basin berm shall be 10 feet. A cutoff trench (keyway) of relative impervious material shall be provided beneath all embankments requiring fill material.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 27

116. II(D)(8) Emergency overflow facilities shall be provided for detention facilities to accommodate runoff in excess of design flows. The minimum capacity of all emergency spillways shall be the peak flow rate of the 100 year design storm after development. The emergency spillway shall not discharge over earthen fill or easily erodible material.

Response: Will comply.

117. II(D)(10) The plans and supporting calculations must be revised to provide anti-seep collars in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

118. II(D)(11) This section of the ordinance requires that all outlet pipes through the basin berm shall be reinforced concrete pipe, designed to withstand the loading caused by a fully saturated berm and shall have watertight joints using O-ring joint pipe. The plans must be revised to provide labels for all proposed storm sewer pipes in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

119. II(D)(12) The invert of the inlet pipes into a basin shall be a minimum of six (6) inches above the basin floor or lining so that it can be adequately drained during and after rainstorms.

Response: Will comply.

120. II(D)(13) Energy dissipaters and/or level spreaders shall be installed at points where pipes or drainage ways drain to or from basins. Energy dissipaters shall comply with criteria in the Erosion and Sediment Control Manual, published by the Pennsylvania Department of Environmental Protection or the Engineering Field Manual for Conservation Practices, SCS. Energy dissipating device calculations shall be submitted to the Township for review.

Response: Will comply.

121. II(D)(14) Inlet and outlet structures shall be located at a maximum distance from one another in order to promote water quality benefits. The proposed headwall at RG-2 must be relocated in order to demonstrate compliance with the requirements of this section of the ordinance. If the required separation cannot be provided, the applicant's engineer shall submit evidence in sufficient detail to ensure the proposed stormwater BMP will satisfactorily trap sediments carried in stormwater runoff.

Response: Will comply.

122. II(D)(15) A perforated riser, skimmer or similar sediment control device shall be provided at each outlet of all detention basins during construction for sediment control. The design shall conform to the Erosion and sediment Pollution Control Manual, as provided by the Department of Environmental Protection.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 28

Response: Will comply.

123. II(E)(2)(c)(ii) This section of the ordinance requires that the maximum encroachment of water on the roadway pavement shall not exceed 4 inches in depth at the curb during a one hundred (100) year frequency storm of five (5) minute duration. The plans and supporting calculations must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

124. II(E)(2)(d)(ii) The plans must be revised to provide a minimum two-inch drop between the inlet pipe invert and the outlet pipe invert elevation for proposed MH-5.

Response: Will comply.

125. II(E)(2)(g)(i) Pipes shall be sized by the use of inlet/outlet control calculations. The applicant must submit inlet/outlet control calculations in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

126. II(E)(2)(g)(iv) All storm pipes shall be reinforced concrete pipe which conforms to the Pennsylvania Department of Transportation specifications.

Response: We request a waiver from this requirement to use HDPE storm pipes.

127. II(E)(2)(g)(viii) Storm pipes shall have a minimum 18-inch depth of cover over the top of the pipe.

Response: Will comply.

ADDITIONAL COMMENTS

128. The Cleanup/Work Plan (CWP) must be submitted to the Township for review.

Response: Will comply.

129. The proposed improvements will require the applicant to obtain a Chapter 105 Water Obstruction and Encroachment General Permit, administered by the Pennsylvania Department of Environmental Protection (PADEP) Bureau of Waterways Engineering and Wetlands. Once obtained, the permit must be submitted to the Township.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
January 10, 2020
Page 29

If you have any questions or need additional information, please contact me at (610) 265-8323 or via email at jbannon@navenewell.net.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "JPB-Jr", with a stylized flourish at the end.

James P. Bannon, Jr., PE

JPB/jih

cc (via email): Jim Vesey, Gary Toll, Eli Kahn, Matt Adams | 901 Washington Partners, L.P.
Sarah Peck, Justin Moodie | Progressive New Homes

K:\09Proj\09134\RevResp\Township\Guttenplan_ltr_20-01-10.docx

**NEW DOCUMENTS FOR THE
FEBRUARY 11, 2020 PLANNING
COMMISSION MEETING**

PRELIMINARY LAND DEVELOPMENT PLANS FOR

901 Washington Street

SITUATED IN WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

OWNER / APPLICANT

901 WASHINGTON PARTNERS, L.P.
120 PENNSYLVANIA AVENUE
MALVERN, PENNSYLVANIA 19355
ATTN: JIM VESEY
610-873-5585

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT

NAVE NEWELL, INC.
900 WEST VALLEY ROAD
SUITE 1100
WAYNE, PENNSYLVANIA 19087
ATTN: JAMES P. BANNON, PE (LICENSE NO. PE082137)
610-265-8323

PLAN INDEX

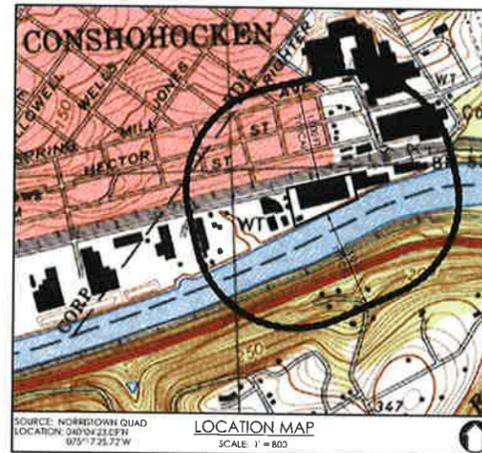
NO.	DESCRIPTION	START DATE	REVISION DATE
1 OF 21	TITLE SHEET	OCTOBER 3, 2019	FEBRUARY 4, 2020
2 OF 21	EXISTING FEATURES PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
3 OF 21	DEMOLITION PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
4 OF 21	SITE PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
5 OF 21	GRADING PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
6 OF 21	UTILITY PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
7 OF 21	UTILITY PROFILE SHEET	OCTOBER 3, 2019	FEBRUARY 4, 2020
8 OF 21	PLAN & PROFILE SHEET - WASHINGTON STREET EXTENSION	OCTOBER 3, 2019	FEBRUARY 4, 2020
9 OF 21	PLAN & PROFILE SHEET - DRIVEWAY A, DRIVEWAY B, DRIVEWAY C	OCTOBER 3, 2019	FEBRUARY 4, 2020
10 OF 21	LIGHTING PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
11 OF 21	EROSION & SEDIMENTATION CONTROL PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
12 OF 21	EROSION & SEDIMENTATION CONTROL DETAIL SHEET	OCTOBER 3, 2019	FEBRUARY 4, 2020
13 OF 21	EROSION & SEDIMENTATION CONTROL DETAIL SHEET	OCTOBER 3, 2019	FEBRUARY 4, 2020
14 OF 21	PCSM / LANDSCAPE PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
15 OF 21	PCSM / LANDSCAPE DETAIL SHEET	OCTOBER 3, 2019	FEBRUARY 4, 2020
16 OF 21	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	OCTOBER 3, 2019	FEBRUARY 4, 2020
17 OF 21	PCSM CONSTRUCTION DETAIL SHEET	OCTOBER 3, 2019	FEBRUARY 4, 2020
18 OF 21	PCSM CONSTRUCTION DETAIL SHEET	OCTOBER 3, 2019	FEBRUARY 4, 2020
19 OF 21	CONSTRUCTION DETAIL SHEET	OCTOBER 3, 2019	FEBRUARY 4, 2020
20 OF 21	BOAT LAUNCH EXHIBIT	JULY 22, 2016	FEBRUARY 4, 2020
21 OF 21	EXISTING RESOURCE AND SITE ANALYSIS PLAN	FEBRUARY 4, 2020	

ZONING HEARING BOARD DECISION NO. 2018-26, ISSUED FEBRUARY 25, 2019

- A SPECIAL EXCEPTION UNDER SECTION 116-146(A) TO PERMIT A WATER RELATED USE OF AN EMERGENCY BOAT LAUNCH WAS GRANTED.
- A VARIANCE FROM § 116-146 TO PERMIT THE PROPOSED STRUCTURES WITHIN THE FLOODPLAIN CONSERVATION OVERLAY DISTRICT WAS GRANTED.
- A VARIANCE FROM § 116-280(H) TO PERMIT AN EXCLUSIVELY RESIDENTIAL DEVELOPMENT, RATHER THAN THE MINIMUM OF TWO PERCENT (2%) OF THE FOOTPRINT AREA OF NON-RESIDENTIAL USE REQUIRED WAS GRANTED.
- VARIANCES FROM § 116-281(A)(7)(i) TO PERMIT A BUILDING HEIGHT OF FOUR (4) HABITABLE STORIES ABOVE THE FLOODPLAIN, RATHER THAN THE MAXIMUM BUILDING HEIGHT PERMITTED FOR A SINGLE-FAMILY HOUSE OF THREE (3) HABITABLE STORIES ABOVE THE FLOODPLAIN WAS GRANTED.
- A VARIANCE FROM § 116-281(A)(9) TO PERMIT THE PROPOSED AREA OF RIVERFRONT OPEN SPACE TO BE INCLUDED IN THE CALCULATION OF TOTAL TRACT AREA WAS GRANTED.
- A VARIANCE FROM § 116-284.A TO PERMIT A REDUCTION IN THE REQUIRED RIVERFRONT AREA TO NOT LESS THAN 45 IN WIDTH, RATHER THAN THE 100 TO 150 REQUIRED WAS GRANTED.
- A VARIANCE FROM § 116-281(A)(8) TO PERMIT IMPERVIOUS COVERAGE IN EXCESS OF THE PERMITTED 75% WAS NOT REQUIRED.

HIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

- ALL USE AND DEVELOPMENT PERMITTED BY THIS DECISION SHALL SUBSTANTIALLY CONFORM TO THE EXHIBITS EXCLUDING THE CONCEPTUAL DENSITY YIELD PLAN MARKED AS EXHIBIT A-13) AND ILLUSTRATED PRESENTED BY THE APPLICANT, UNLESS INCONSISTENT WITH ANY SPECIFIC CONDITIONS IMPOSED BY THIS BOARD, IN WHICH CASE THESE SPECIFIC CONDITIONS SHALL TAKE PRECEDENCE.
- THE APPLICANT SHALL APPLY FOR AND OBTAIN ALL PERMITS REQUIRED BY THE TOWNSHIP CODES IN A TIMELY MANNER.
- THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE TOWNSHIP RELATED TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, UNLESS WAIVED BY THE BOARD OF SUPERVISORS.
- THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE TOWNSHIP AND THE FIRE MARSHAL WITH RESPECT TO IMPLEMENTATION AND MODIFICATION OF THE EMERGENCY ACTION PLAN FOR THE PROPERTY. A COPY OF THE EMERGENCY ACTION PLAN SHALL BE PROVIDED BY THE HOMEOWNER'S ASSOCIATION TO EVERY UNIT OWNER UPON THE PURCHASE OF EACH UNIT.
- THE APPLICANT SHALL PAVE AND OFFER FOR DEDICATION TO THE TOWNSHIP, THE WASHINGTON STREET EXTENSION AS REQUIRED BY THE TOWNSHIP.
- THE APPLICANT SHALL CONSTRUCT, INSTALL, AND OFFER FOR DEDICATION TO THE TOWNSHIP THE PUBLIC TRAIL, THE ACCESS PATHS LEADING TO SUCH TRAIL, AND THE PUBLIC AMENITIES (SCENIC OVERLOOKS) AND EMERGENCY BOAT RAMP AS REQUIRED BY THE ORDINANCE AND AS DIRECTED BY THE TOWNSHIP. IN THE EVENT THAT THE TOWNSHIP ELECTS NOT TO ACCEPT DEDICATION OF SOME OR ALL OF THE SAME, THE APPLICANT SHALL RECEIVE EASEMENTS GRANTING PUBLIC ACCESS TO SAME. IN EITHER EVENT, THE APPLICANT SHALL MAINTAIN SAME IN GOOD ORDER AT ALL TIMES.
- THE APPLICANT SHALL PROVIDE TO THE TOWNSHIP A COPY OF THE PA DEP ACT 21 LETTER FOR THE SITE.
- THE DEVELOPMENT SHALL NOT EXCEED SIXTY-TWO (62) SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES).



WHITEMARSH BOARD OF SUPERVISORS:
THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF WHITEMARSH TOWNSHIP AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

(CHAIRMAN) (SECRETARY)

WHITEMARSH TOWNSHIP ENGINEER:

(ENGINEER) (DATE)

MONTGOMERY COUNTY PLANNING COMMISSION CERTIFICATION:
THIS PLAN WAS REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON _____, M.C.P.C. FILE NUMBER _____.

(DIRECTOR)

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____.

(NAME OF OWNER)
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____.

(NOTARY PUBLIC OR OTHER OFFICER)

I, _____, CERTIFY THAT I AM THE OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

(OWNER)

GENERAL NOTES

- THIS PLAN IS BASED ON SURVEYS CONDUCTED IN THE FIELD BY NAVE NEWELL, INC., COMPLETED ON DECEMBER 4, 2009, MAY 28, 2019, AND JULY 23, 2019.
- THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
- TITLE TO THE SUBJECT PROPERTY IS FILED IN THE MONTGOMERY COUNTY COURT HOUSE IN DEED BOOK 3352, PAGE 357 (AS LISTED ON THE EXISTING FEATURES PLAN) IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, PENNSYLVANIA.
- RECORDING BASIS FOR THE SURVEY IS THE RECORD DEED AS REFERENCED IN NOTE 3, ABOVE.
- NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS COMPLETED AS PART OF THIS SURVEY.
- NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIALS WAS COMPLETED AS PART OF THIS SURVEY.
- LOT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA.
- LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. THE COMPLETENESS OR ACCURACY OF THESE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
- PURSUANT TO ACT 187, PENNSYLVANIA ONE CALL, INC. WAS CONTACTED FOR THE PROJECT AND ASSIGNED SERIAL NO. 2009334047. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES.
- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA ARE TO BE LOCATED.
- SEE ARCHITECTURAL DRAWINGS FOR SEPA/DEL BUILDING, LIGHTING, AND SEWER/WATER INFORMATION.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION AND/OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AGENCIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- ALL DIMENSIONS SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH MODIFICATION HAS NOT BEEN GIVEN. ANY SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY NAVE NEWELL, INC.
- SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE LATEST 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.

WAIVERS REQUESTED

- SECTION 55-4.A, 55-4(B)(6) - REQUIRING A TREE SURVEY PLAN AND TREE REPLACEMENT IN ORDER TO NOT PERFORM A TREE SURVEY ON THE EXISTING INDUSTRIAL SITE WITH 75% IMPERVIOUS COVERAGE.
- SECTION 125-21(B)(1)(b) - REQUIRING A PRELIMINARY RESOURCE IMPACT AND CONSERVATION PLAN.
- SECTION 125-30(A) - REQUIRING THAT CERTAIN IMPROVEMENTS BE MADE TO WASHINGTON STREET, SPECIFICALLY, TO PROVIDE A RIGHT-OF-WAY AND CARTRAY DIMENSION OF 34 FEET IN ORDER TO PROVIDE FOR 43 FEET OF ULTIMATE RIGHT-OF-WAY AND CARTRAY WIDTH OF 30 FEET.
- SECTION 125-31(A) - REQUIRING THE CONSTRUCTION OF STREETS TO CONFORM TO TOWNSHIP STANDARDS IN ORDER TO PROVIDE FOR 43 FEET OF ULTIMATE RIGHT-OF-WAY AND CARTRAY WIDTH OF 30 FEET.
- SECTION 125-47(E) / 105-21 - REQUIRING THAT THE MINIMUM WIDTH OF ALL SIDEWALKS AND PEDESTRIAN PATHS BE 5 FEET, IN ORDER TO PROVIDE A MINIMUM WIDTH OF 4 FEET TO DISCREET IMPERVIOUS COVERAGE.
- SECTION 125-50(A) / 105-21 (E) - REQUIRING BUFFER YARDS WITH A MINIMUM WIDTH OF 50' BETWEEN LAND DEVELOPMENTS IN ORDER TO PROVIDE REDUCED BUFFER AS DICTATED BY THE EXISTING SITE CONFIGURATION.
- SECTION 125-30(B) - REQUIRING THAT 10% OF THE TOTAL SITE AREA BE DEDICATED TO PARK AND/OR RECREATIONAL USE, IN ORDER TO PROVIDE A WALKING TRAIL AND TWO SCENIC OVERLOOKS ALONG THE RIVER FOR PUBLIC USE.



NO.	DESCRIPTION	DATE	BY
1	FOR 2/11/2020 PLANNING COMMISSION MEETING	2/11/2020	JPB



901 Washington Street
TOWNHOUSE LAYOUT

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RIVERplace

DRAWING NAME: TITLE SHEET

PROJECT NO: 2009-134-05

DATE: 10/31/19

AS NOTED

1 of 21



LANDS FORMERLY PENNSYLVANIA SCHUYLKILL VALLEY CO.

LANDS FORMERLY PHILADELPHIA & READING RAILROAD
NON SEPTA RIGHT-OF-WAY

WASHINGTON STREET
(30' EXISTING RIGHT OF WAY)

TAX MAP 65
BLOCK 11, UNIT 40
WHITEMARSH BOAT CLUB LLC
DB: 5575-575
TMP: 65-00-12672-00-3
LANDS FORMERLY
WALTON COMPANY

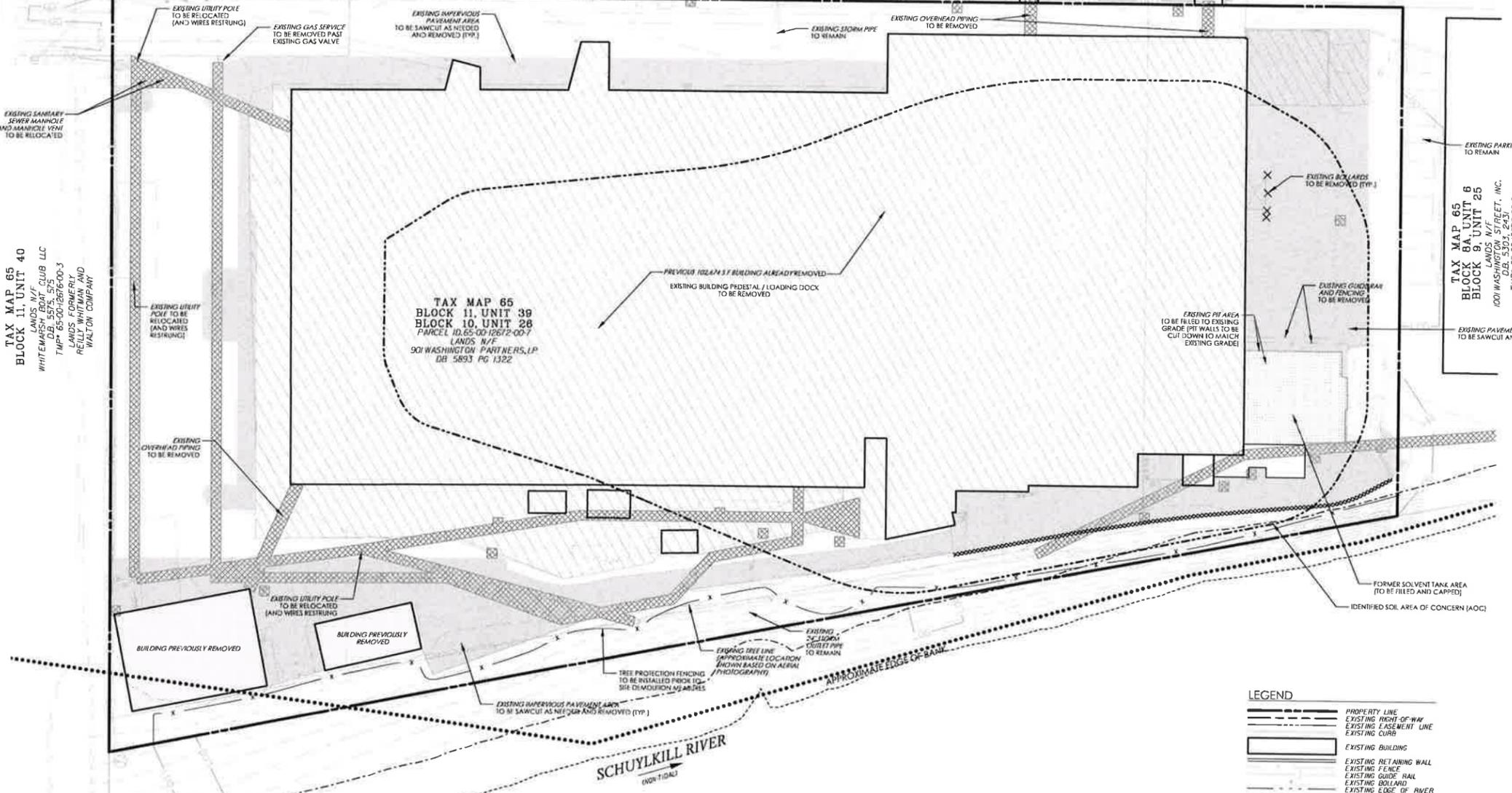
TAX MAP 65
BLOCK 11, UNIT 39
BLOCK 10, UNIT 28
PARCEL ID: 65-00-12672-00-7
LANDS N/F
901 WASHINGTON PARTNERS, LP
DB: 5853 PG 1332

TAX MAP 65
BLOCK 8A, UNIT 6
BLOCK 9, UNIT 25
LANDS N/F
1001 WASHINGTON STREET, INC.
TMP: 65-00-12672-00-6

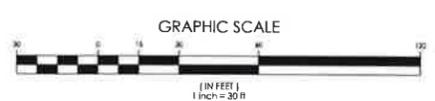
- DEMOLITION NOTES:**
- LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS, ABOVE GROUND EXAMINATION OF THE SITE AND/OR PRIVATE UTILITY LOCATION COMPANY. THE COMPLETENESS OR ACCURACY OF THE LOCATIONS ARE NOT GUARANTEED. THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
 - PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA ARE TO BE LOCATED, THE USER NOTIFIED, AND MEASURES TAKEN TO PROTECT THE UTILITIES. ACCORDANCE WITH PA ACT 287, AS AMENDED. CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA "ONE-CALL" AT LEAST 72 HOURS TO ANY EXCAVATION OR DEMOLITION CRUISE.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.
 - THE EXISTING ASPHALT TO BE RESURFACED SHALL BE PATCHED, FILLED AND/OR REPAIRED AS NECESSARY PRIOR TO THE APPLICATION OF THE WEARING COURSE.
 - IN ALL AREAS WHERE FINISHED PAVING IS TO BE PROVIDED, THE CONTRACTOR IS TO BREAK APART EXISTING ASPHALT TO EXISTING SUBGRADE. FOLLOWING MILLING, THE EXPOSED SUBGRADE SHALL BE INSPECTED FOR ITS SUITABILITY AS PAVEMENT SUBGRADE. IN AREAS WHERE EXISTING ASPHALT WILL BE CONVERTED TO GREEN SPACE OR BUILDING, THE CONTRACTOR IS TO MILL OUT THE EXISTING ASPHALT FOR ITS REUSE ON-SITE AS SUBGRADE IN PROPOSED ASPHALT PAVEMENT AREAS. ALL FILL MEASURES TO BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL SPECIFICATIONS.
 - WHERE IMPROVEMENTS ARE PROPOSED TO BE MADE TO EXISTING FEATURES, THE EXISTING FEATURES SHALL BE FIELD VERIFIED FOR EXISTENCE AND LOCATION. IF FIELD LOCATED DATA IS DIFFERENT FROM THE DATA CONTAINED WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY NAVE NEWELL, INC. PRIOR TO ANY DESIGN CHANGES.
 - THE CONTRACTOR SHALL NOTIFY NAVE NEWELL, INC. PRIOR TO ANY DESIGN CHANGES AS GUIDANCE. EXPANSION OR CONTRACTION AREA AT THE TIME OF LOCATION TO EXISTING PAVEMENT, SIDEWALK, DRIVEWAY APPROX. AND LOADING AREA AS THE FIELD CONDITIONS WARRANT. ALL PAVEMENT SEAMS SHALL BE SEALED.
 - SITE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE DISCONNECTION, AMENDMENT, RELOCATION AND/OR REMOVAL OF ALL APPLICABLE ON-SITE UTILITIES IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AS WELL AS ANY REQUIREMENTS FROM THE RELEVANT UTILITY COMPANY.
 - ALL DEMOLITION SHALL BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - THIS PLAN IS NOT INTENDED TO DEPICT ALL FACTS AND ITEMS TO BE ADRESSED DURING THE COURSE OF DEMOLITION ACTIVITIES. THIS PLAN IS INTENDED TO REPRESENT ONLY THE READILY VISIBLE EXISTING IMPROVEMENTS ON-SITE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS. UPON INITIATION OF DEMOLITION, CONTRACTOR SHALL ADVISE THE ENGINEER OF RECORD IMMEDIATELY SHOULD CONFLICTS ARISE IN THE FIELD.
 - CONTRACTOR IS TO EXERCISE CARE WHEN REMOVING PAVEMENT OVER EXISTING PIPES TO REMAIN. DURING DEMOLITION, CONTRACTOR SHALL TAKE STEPS TO MAINTAIN ADEQUATE COVER OVER ALL EXISTING PIPES TO REMAIN AND TO PREVENT CONSTRUCTION TRAFFIC FROM DAMAGING SAID PIPES. IF THE EXISTING PIPES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR THEM IN ACCORDANCE WITH THE SPECIFICATIONS FOR UTILITY REPAIRS.
 - CONTRACTOR SHALL USE EXTREME CAUTION WHEN REMOVING EXISTING UTILITIES TO PREVENT ANY OBSTRUCTION TO UTILITIES THAT ARE TO REMAIN. IF SAID REMAINING UTILITY IS DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY REPAIRS.
 - ALL UTILITIES TO BE ABANDONED AND LEFT IN PLACE SHALL BE PLUGGED AND FILLED WITH FLOWABLE CONCRETE.
 - ALL EXCAVATED UNSTABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
 - THE EXISTING TREES AND VEGETATIVE SCULPTURE ALONG LANCASTER AVENUE, SAKI, JOSEPH DRIVE, AND SAINT ANTHONY LANE ARE LOCATED OUTSIDE OF THE LIMIT OF DISTURBANCE FOR THIS PROJECT. THESE TREES AND SCULPTURES ARE TO REMAIN AND SHALL BE REPLACED IN-IF DAMAGED DURING CONSTRUCTION.

- UTILITY NOTES:**
- THE SITE CONTRACTOR WILL NEED TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THIS AREA. THE FOLLOWING UTILITIES HAVE FACILITIES IN THIS AREA:
- A.) BOROUGH OF CONSHOHOCKEN
400 FAYETTE STREET, SUITE 200
CONSHOHOCKEN, PA 19428
(610) 828-1092
 - B.) PECCO ENERGY
2301 MARKET STREET
PHILADELPHIA, PA 19101
C/O SLS, LLC
(610) 292-8037
 - C.) AQUA, PA
782 W. LANCASTER AVENUE
BRYN MAWR, PA 19010
(610) 525-1400
 - D.) VERICON
1350 WELSH ROAD
NORTH WALES, PA 19454
 - E.) WHITEMARSH TOWNSHIP
616 GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444
(610) 922-3433

IN ADDITION TO THE ABOVE UTILITIES, THE SITE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM 1-800-242-1776 TO INSURE ALL UNDERGROUND UTILITIES ARE NOTIFIED OF THIS WORK AND ARE ABLE TO CONFIRM THE EXACT LOCATION AND ELEVATION OF THEIR FACILITIES.



PROJECT NO. 2009-134-05
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA One Call System, Inc.
1-800-242-1776



- LEGEND**
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENT LINE
 - EXISTING CURB
 - EXISTING BUILDING
 - EXISTING RETAINING WALL
 - EXISTING FENCE
 - EXISTING GUIDE RAIL
 - EXISTING BOLLARD
 - EXISTING EDGE OF RIVER
 - EXISTING RAILROAD TRACKS
 - EXISTING FLOODWALL LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING SANITARY SEWER WITH MANHOLE
 - EXISTING VENT PIPE
 - EXISTING CLEANOUT
 - EXISTING STORM SEWER WITH MANHOLE
 - EXISTING STORM INLETS
 - EXISTING WATER SERVICE WITH VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MANHOLE
 - EXISTING WELSHAD
 - EXISTING GAS SERVICE WITH VALVE
 - EXISTING GAS METER
 - EXISTING OVERHEAD ELECTRIC WIRE
 - EXISTING UTILITY POLE WITH GUY WIRE
 - EXISTING OVERHEAD UTILITY PIPING
 - EXISTING SEALED MANHOLE (UTILITY UNKNOWN)
 - IDENTIFIED SOIL AREA OF CONCERN (AOC)

- DEMOLITION KEY**
- X PROPOSED TREE PROTECTION FENCING
 - [Hatched Box] EXISTING BUILDING PEDESTAL / LOADING DOCK TO BE REMOVED
 - [Dotted Box] EXISTING IMPERVIOUS SURFACES TO BE REMOVED
 - [Cross-hatched Box] EXISTING PIT AREA TO BE FILLED, EXISTING WALL SURROUNDS CUT TO GRADE
 - [Diagonal Lines] EXISTING CURBING, RETAINING WALLS TO BE REMOVED
 - [Horizontal Lines] EXISTING UTILITIES TO BE REMOVED
 - [Vertical Lines] EXISTING FEATURE TO BE REMOVED
 - [Solid Box] EXISTING PAVEMENT TO REMAIN

NAVE NEWELL
Where Ideas Get Down to Earth

903 West Valley Road, Suite 1100
Wayne, PA 19387
P: 610.265.8333 F: 610.265.4299
www.nave-newell.com

no.	description	date	by
1	FOR 2/17/2020 PLANNING COMMISSION MEETING	2/17/2020	JPB

SEAL

JAMES P. BANNON
Professional Engineer
Pennsylvania License No. PE 088137

DEMOLITION PLAN

901 Washington Street
TOWNHOUSE LAYOUT

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RIVERplace

PROJECT NO. 2009-134-05
DATE: 10/3/19
SCALE: 1" = 30'
DRAWN BY: JPB
CHECKED BY: JPB

3 of 21

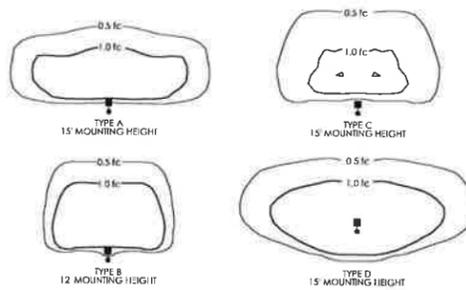
Copyright © 2019 by Nave Newell, Inc., Wayne, PA, 19387, phone number 610-265-8333. All rights reserved. This plan, drawings, engineering, illustrations and other material contained herein are the property of Nave Newell, Inc., and may not be reproduced either in part or whole, nor may they be assigned to any third party, without the expressed written permission of Nave Newell, Inc. Written dimensions on the drawings shall govern over any dimensions on the printed drawings. All shop details must be submitted to this office for approval before proceeding with fabrication. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and site.



QTY	SYM	CATALOG NUMBER	IES NUMBER	DESCRIPTION	LAMP	LOCATION	MOUNTING HEIGHT
11	A	RZR-M-PLD-B-M-24LED-350mA-NW-RAL-9005-1HS-PLD	RZR-M-PLD-B-M-24LED-350mA-NW-HS-IES	US ARCHITECTURAL LIGHTING-RAZAR 2 CIRCUIT BOARDS EACH WITH 12 LED HOUSE SIDE SHIELD BELOW EACH OPTIC	TWENTY-FOUR WHITE LIGHT EMITTING DIODES (LED)	DRIVE	15
6	B	RZR-M-PLD-IV-FI-24LED-350mA-NW-RAL-9005-1HS-PLD	RZR-M-PLD-IV-FI-24LED-350mA-NW-HS-IES	US ARCHITECTURAL LIGHTING-RAZAR 2 CIRCUIT BOARDS EACH WITH 12 LED HOUSE SIDE SHIELD BELOW EACH OPTIC	TWENTY-FOUR WHITE LIGHT EMITTING DIODES (LED)	DRIVE	12
5	C	RZR-M-PLD-IV-FI-24LED-350mA-NW-RAL-9005-1HS-PLD	RZR-M-PLD-IV-FI-24LED-350mA-NW-HS-IES	US ARCHITECTURAL LIGHTING-RAZAR 2 CIRCUIT BOARDS EACH WITH 12 LED HOUSE SIDE SHIELD BELOW EACH OPTIC	TWENTY-FOUR WHITE LIGHT EMITTING DIODES (LED)	DRIVE	15
9	D	CANDI-40W42LED3K-G2-C-RL3-120V-HS APR4-LBC4-CN1-BKX	CANDI-40W42LED3K-G2-C-RL3-IES	SIGNIFY-LUMEC - CANDELA WITH ECOSWAP LED 42 LED 3000K CC TYPE RLE3 OPTIC CLEAR GLASS	3000K 42 LED 1 LED ARRAY, DRIVEN AT 333mA	RIVER/RAL	15

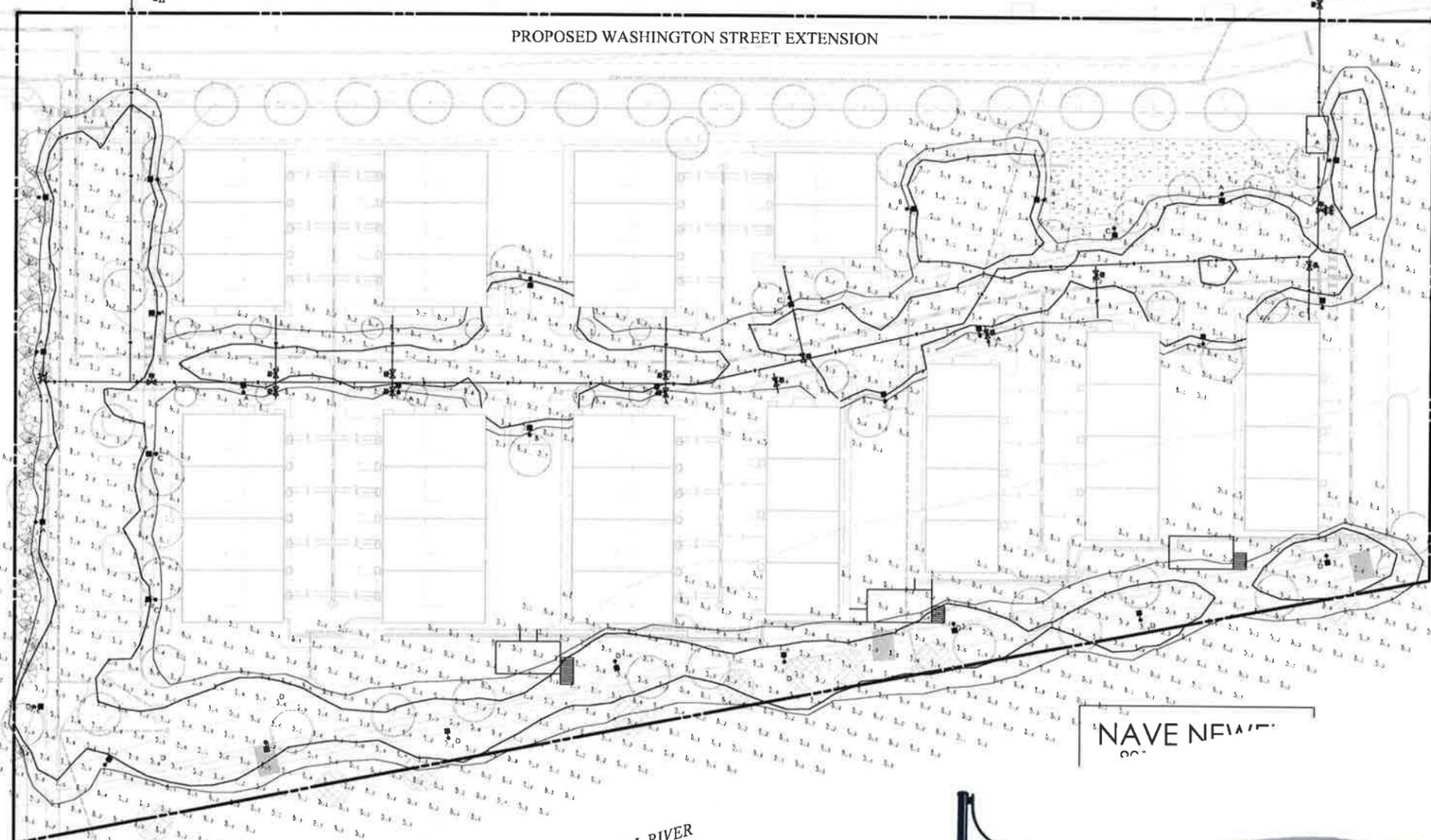
LIGHTING STATISTICS

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN
DRIVE	1.24 fc	2.1 fc	0.3 fc	7.0:1



WASHINGTON STREET

PROPOSED WASHINGTON STREET EXTENSION



APPROXIMATE EDGE OF BANK

SCHUYLKILL RIVER
(NON-TIDAL)

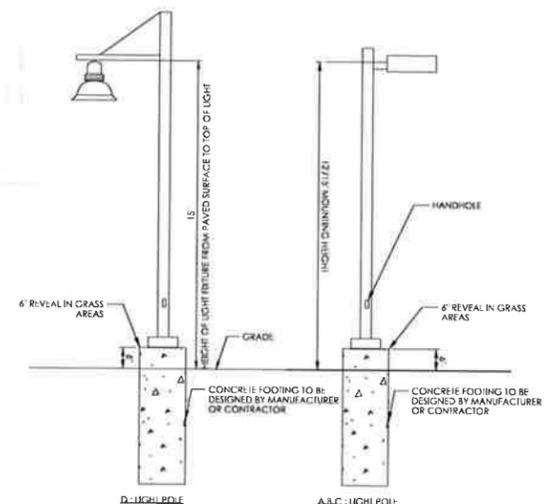
PROJECT SERIAL NO. 20093340672
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.

1-800-242-1776



NOTES

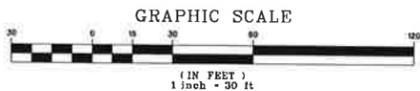
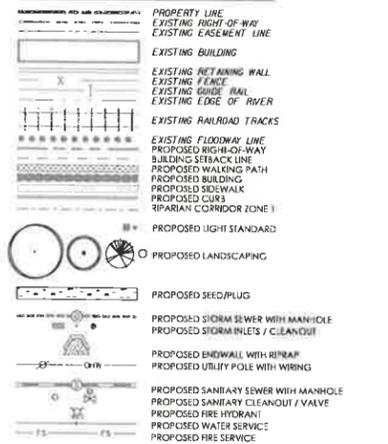
- CALCULATED FOOTCANDLES ARE AT PAVEMENT SURFACE.
- THIS PLAN IS FOR LIGHTING PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATIONS, CURBING, SIDEWALK, UTILITIES, AND THEIR ANCHORAGE APPEARANCES, ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION AND REVISION. CONTRACTOR SHALL REFER TO THE SITE PLAN AND CONSTRUCTION IMPROVEMENTS PLAN, AND THEIR RELATED DETAIL SHEETS, FOR ALL SITE IMPROVEMENTS OTHER THAN LANDSCAPING AND LIGHTING.
- BUILDING LIGHTING IS NOT SHOWN ON THIS PLAN. REFER TO ARCHITECTURAL PLANS.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM NAVE NEWELL.
- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
- THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 105 SUBDIVISION AND LAND DEVELOPMENT AND APPROVED LIGHTING PLAN AND TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWNSHIP.
- ALL EXTERIOR LIGHTS SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.
- THE INSTALLER SHALL NOTIFY THE TOWNSHIP TO ARRANGE FOR INSPECTION AND APPROVAL OF ALL EXTERIOR LIGHTING, INCLUDING BUILDING-MOUNTED LIGHTING, PRIOR TO ITS INSTALLATION.
- VEGETATION SHALL BE MAINTAINED TO ENSURE GROWTH DOES NOT IMPACT THE PROPOSED LIGHTING LEVELS IN THE PARKING LOTS AND DRIVE AISLES.



LIGHT STANDARDS IN GRASSED AREA

- NOTES:
- A, B, C: LIGHT POLE AND FIXTURE SHALL BE MANUFACTURED BY US ARCHITECTURAL LIGHTING OR APPROVED EQUAL. TYPE: RAZAR M. COLOR: BLACK.
 - A: RZR-M-PLD-B-M-24LED-350mA-NW-RAL-9005-1HS-PLD
 - B: RZR-M-PLD-IV-FI-24LED-350mA-NW-RAL-9005-1HS-PLD
 - C: RZR-M-PLD-IV-FI-24LED-350mA-NW-RAL-9005-1HS-PLD
 - D: LIGHT POLE AND FIXTURE SHALL BE MANUFACTURED BY SIGNIFY-LUMEC OR APPROVED EQUAL. TYPE: CANDELA. COLOR: BLACK.
 - D: CANDI-40W42LED3K-G2-C-RL3-120V-HS APR4-LBC4-CN1-BKX
 - LIGHTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- LIGHT POLES PLACED IN GRASS AREAS TO BE LOCATED 5' OUTSIDE PAVED AREAS OR HAVE A 30" HIGH CONCRETE BASE.

LEGEND



REVISED	DATE	BY	REASON
1	2/4/2020	JFB	FOR 2/11/2020 PLANNING COMMISSION MEETING



901 Washington Street
TOWNHOUSE LAYOUT

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RIVERplace

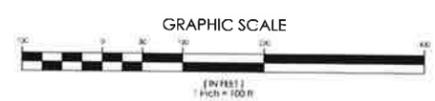
PROJECT NO.	2009-134.05	DESIGNED BY	MES
DATE	10/31/19	CHECKED BY	JFL
SCALE	1" = 30'	APPROVED BY	PEL
SHEET NO.	10 of 21		

© 2019 by Nave Newell, Inc. Wayne, PA 19387. All rights reserved. The above information, drawings, specifications, illustrations and other material contained herein is the property of Nave Newell, Inc. and may not be reproduced either in part or wholly, nor may they be assigned to any third party, without the expressed written permission of Nave Newell, Inc. Where dimensions on the drawings are given, they shall govern over any dimensions and conditions on the job, and the office must be notified of any variations from the dimensions and conditions shown on these drawings. All shop details must be submitted to this office for approval before proceeding with fabrication.



LEGEND

- PROPERTY LINE
- ADJOINING LOT LINES
- EXISTING PARALLEL 2 FT CONTOURS
- 500' BUFFER FROM PROPERTY LINE
- SOIL BOUNDARY LINES
- SOIL BOUNDARY 1:20



Nave NEWELL
Where Ideas Get Down to Earth

900 West Valley Road, Suite 1100
Wayne, PA 19077-1803
P: 610-265-8323 F: 610-265-4299
www.newell.com

Date	No.	Description	Revised by
2/4/2020	1	FOR 2/11/2020 PLANNING COMMISSION MEETING	JPB/JUH

Professional Engineer
JAMES P. BANNON
Professional Engineer License No. PE 282137

RIVERplace

901 Washington Street
TOWNHOUSE LAYOUT

EXISTING RESOURCES AND SITE ANALYSIS PLAN

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Project No.	2009-134-05	Drawn by	NAM
Date	02/04/20	Checked by	JPB
Scale	1"=100'	Approved by	JPB

21 of 21

Copyright © 2019 by Nave Newell, Inc., Wayne, PA 19077. License number 610-265-8323. All rights reserved. The plans, elevations, drawings, illustrations and other material contained within this set are the property of Nave Newell, Inc., and may not be reproduced either in part or whole, nor are they to be assigned to any third party, without the express written permission of Nave Newell, Inc. The drawings are prepared to scale and are not to be used for any other purpose. All dimensions are in feet and inches unless otherwise indicated. All shop details must be submitted to the office for approval before proceeding with fabrication.



February 6, 2020

VIA HAND-DELIVERY (610) 825-3535

Charles L. Guttenplan, AICP
Director of Planning & Zoning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444-1821

**Reference: RIVERplace
901 Washington Street Townhomes
Zoning Ordinance Compliance Review and Preliminary Plan Review Responses
Whitemarsh Township, Montgomery County, PA
Nave Newell No. 2009-134.05**

Dear Mr. Guttenplan:

On behalf of our client, 901 Washington Partners, L.P., please find enclosed the following items for a Preliminary Plan submission for the above-referenced project located in Whitemarsh Township, Montgomery County, PA (quantities enclosed are listed after each item):

1. Preliminary Land Development Plans, dated October 3, 2019 (2);
2. Preliminary Post Construction Stormwater Management Report and Site Drainage Calculations, las revised February 4, 2020 (2);
3. Will-serve letter from AQUA, dated January 30, 2020 (2);
4. Additional Comments to Zoning Ordinance Compliance Review and Preliminary Plan Review letter prepared by Progressive New Homes, dated February 6, 2020 (2); and
5. Flash drive with an electronic copy of submission documents (1).

We are in receipt of your review letter dated December 23, 2019 and offer the below responses to the enumerated comments.

1. §116-18. The plans show features which are located outside of the boundary lines of the subject property. The plans cannot be approved until all structures and/or uses for the lot(s) are located entirely within the property boundaries or easements or some other legal agreement is established to permit the encroachments. The following items must be addressed:
 - It appears that inlet I-6 and a portion of the 18" HDPE storm sewer pipe will be located outside of the property boundaries.
Response: We will revise the proposed storm layout so I-6 and the pipe are now within the property boundary.
 - It appears that part of the proposed Washington Street extension will be located within existing easements owned by SEPTA. The applicant must obtain approval from SEPTA for the proposed improvements.
Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 2

2. §116-21. Clear sight distance must be provided at or near the intersection of any two roads, or at any curve in any road, in order to assure a full and unobstructed view in all directions at such crossings or curves. Sight triangles must be shown on the drawings. Clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof.
Response: We have added 50' Clear Sight Triangle to the Site Plan (Sheet 4).
3. §116-28.A.(2) The applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.
Response: We have included a 'Will Serve' letter from AQUA with this submission.
4. §116-29. The applicant must obtain the approval of the Whitmarsh Township Authority with regard to proposed sanitary sewer facilities.
Response: Will comply.
5. §116-33.2. and §116-279. In those areas of Whitmarsh Township where an overlay district applies, should the use of an underlying district be utilized, underlying requirements shall apply. For the purposes of this review, the requirements of the Riverfront Development Overlay District (RDD-1) were determined to be applicable.
Response: No response necessary.
6. §116-159.A. This section of the ordinance requires the plans and supporting narrative to indicate the one-hundred-year flood boundary, as delineated in the most recent Flood Insurance Study (most recent one dated March 2, 2016) and the accompanying maps prepared by the Federal Emergency Management Agency (FEMA). While the plans appear to be in general compliance with this section, documentation must be provided relative to the Letter of Map Revision (LOMR) approved by FEMA, confirmed by letter of April 5, 2016, by which the location of the floodway was adjusted.
Response: We have revised General Note 2 on the Site Plan (Sheet 4) to reference the latest version of FEMA Panel 42091C0358G which references the recent LOMR. Also see Note 5 on the Existing Features Plan (Sheet 2).
7. §116-164.C. and §116-165.A. In the Floodplain Conservation District, no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate local, state and federal authorities as required. Compliance with all applicable provisions of Chapter 101 of the Whitmarsh Township Code, Floodplain Management, is required.
Response: No response necessary.
8. §116-165. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019, granted the applicant a variance from the requirements of this section of the ordinance



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 3

so as to permit structures within the Floodplain Conservation District that are not permitted under this section of the ordinance.

Response: No response necessary.

9. §116-166.A. A special exception is required to permit a stormwater BMP to be located in the floodway. A small portion of Rain Garden #4 encroaches into the floodway. It appears that it could be modified to eliminate this encroachment; if not, a special exception must be obtained.

Response: We have removed Rain Garden 4 from the design.

10. §116-166.A.(1) The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019, granted the applicant a special exception under the requirements of this section of the ordinance so as to permit a water-related use of an emergency boat launch. The plans must be revised to provide construction details of the proposed boat launch.

Response: We have added the Boat Launch Exhibit, which contains construction details, to the Preliminary Land Development Plans (Sheet 20).

11. §116-166.C. | §116-165. | §116-166. Any new construction must be in full compliance with 44 CFR 60.3(a) through (d) of the National Flood Insurance Program regulations. These regulations require that all new construction and substantial improvements of structures within Zones AE are required to have the lowest floor elevated 1 foot above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice.

Response: Architectural Plans showing compliance with these requirements will be submitted prior to final approval.

12. §116-169. The plans must be revised to tabulate the percent of steep slopes to be disturbed.

Response: We have added a table showing the Steep Slope Ratio to the Site Plan (Sheet 4).

13. §116-184.G. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as acted and amended. The applicant must obtain approval from the Whitemarsh Township Fire Marshal. (See enclosed memo from Fire Marshal of October 16, 2019; the Township Police Chief subsequently approved a fire truck turning plan on October 25, 2019.)

Response: We have submitted a Truck Turning Exhibit to the Fire Marshal for review.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 4

14. §116-187. The plans must be revised to include adequate space, if required, for off-street loading.

Response: Off-street loading is not required or proposed for this residential development.

15. §116-264.A. Reestablishment of forest cover and woodland habitat shall be required consistent with the requirements of the landscape regulations of the Subdivision and Land Development Ordinance, since the entire site is within the Riparian Corridor Conservation Overlay District.

Response: We are coordinating with the Township arborist and Shade Tree Commission regarding the proposed landscaping and forest cover.

16. §116-279.B.(3) If a structure is otherwise permitted by virtue of the requirements of the RDD, relief from the Zoning Hearing Board from the provisions of Article XXXV - Riparian Corridor Conservation District shall not be required, provided approval is recommended to the Board of Supervisors by the Township Engineer.

Response: No response necessary.

17. §116-280.H. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit a building height of four (4) habitable stories above the floodplain, rather than the maximum building height permitted for a single-family house of three (3) habitable stories above the floodplain.

Response: No response necessary.

18. §116-281.A. (7)(a) The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit the proposed area of riverfront open space to be included in the calculation of impervious coverage.

Response: No response necessary.

19. §116-281.A.(9) Parking may be permitted in the floodplain and riparian corridor in the RDD without relief from the Zoning Hearing Board from the provisions of Article XXII, Floodplain Conservation District, and Article XXXV, Riparian Corridor Conservation District, provided that a parking evacuation plan is provided by the applicant and is approved by the Board of Supervisors.

Response: The applicant has submitted an Emergency Action Plan and it is being reviewed by the new Fire Marshal.

20. §116-282.F. As part of Zoning Hearing Board case ZHB #2018-26, the Zoning Hearing Board required an Emergency Action (Evacuation) Plan to include how residents and vehicles would be evacuated in an emergency; that Plan was approved by the Police Chief on January 25, 2019 and by the Fire Marshal/Emergency Management



Charles L. Guttentplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 5

Coordinator on January 28, 2019. One of the Conditions of Approval in ZHB #2018-26 is that the approved Emergency Action Plan be provided to every unit owner by the Homeowners' Association upon purchase of a unit.

Response: The applicant has submitted an Emergency Action Plan and it is being reviewed by the new Fire Marshal. A revised Emergency Action Plan is being prepared and will be forwarded for review when it is completed.

21. §116-283.A. The applicant must submit architectural plans including elevation views for the proposed buildings in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: We will present the current architectural elevations at the February 11th Planning Commission meeting.

22. §116-283.C The applicant must demonstrate compliance with the landscaping and screening requirements contained in this section of the ordinance; the landscape plan must be approved by the Shade Tree Commission.

Response: We are coordinating with the Township arborist and Shade Tree Commission regarding the proposed landscaping and forest cover.

23. §116-283.0.(1) For all developments the following elements shall be included to create a pedestrian oriented development:

(a) Lighting along all street frontages with lighting fixtures to be of a style as approved by the Board of Supervisors.

Response: Will comply.

(b) Benches, trash receptacles, bicycle racks and other street furniture in a style approved by the Board of Supervisors.

Response: Will comply.

(c) Wide sidewalks and other pedestrian amenities, landscaping, shade trees.

Response: Will comply.

(d) A variety of pavement materials for street surfaces and sidewalks. (e) Planting strips, located between the curb and sidewalk.

Response: Will comply.

24. §116-284.A. The Zoning Hearing Board in case ZHB #2018-26, on February 13, 2019 granted the applicant a variance from the requirements of this section of the ordinance so as to permit a reduction in the required riverfront area to not less than 45' in width at its narrowest point, rather than the 100' to 150' required. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 6

public use must be provided along with maintenance agreements acceptable to the Township. The plans must be revised to provide the following:

- (1) Seating areas at intervals of not more than 300 feet.

Response: We have added the required seating areas along the trail.

- (2) Appropriate lighting fixtures shall be of a style as approved by the Board of Supervisors.

Response: Will comply.

- (3) Street furniture located in the floodway shall be anchored in accordance with the requirements of Article II, Floodplain Regulations, § 42-7 of the Building Construction Code.

Response: Will comply.

25. §116-284.D. Public riverfront access is required in accordance with Chapter 105, Subdivision and Land Development §105-47.K.

Response: We are proposing a red shale trail with seating areas along the river. This area will be for public use and the required easements will be provided to allow public access.

26. §116-287.B.(2) The applicant must submit architectural plans, which include elevations and sections to indicate how the proposed building will affect views to the River and across the River to the hills and ridges.

Response: Will comply.

27. §116-287.B.(5) The applicant is required to submit a Traffic Impact Study (TIS) in order to demonstrate compliance with the requirements of this section of the Ordinance. One was submitted and is under review by the Township's Traffic Engineer; a separate review will be forthcoming.

Response: No response necessary.

Additional Comments

28. One of the Conditions of Approval in Zoning Hearing Board Case ZHB #2018-26 requires that the applicant provide the Township with a copy of the PA DEP Act 2 letter for this site. This has not yet been provided.

Response: Will comply.

29. The plans contain a note that access easements will be established with David's Bridal, the adjacent property to the east. While vehicular and pedestrian access through this property is necessary, these easements need to have proper restrictions due to the significant physical constraints on the David's Bridal property. This was an issue with the previous office plan; the process was successfully negotiated at that time and we



Charles L. Guttenplan, AICP
 Nave Newell No. 2009-134.05
 February 6, 2020
 Page 7

anticipate a similar process for the current plan. All easements must be submitted for review and approval by the Township Solicitor.

Response: Will comply.

We are also in receipt of the review letter from T&M Associates dated December 20, 2019 and offer the following responses to the enumerated comments:

1. 55-4(A). The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that a tree survey plan be prepared and submitted to the Township.

Response: We have performed a tree survey that will be submitted to the Township, so this waiver is no longer required.

2. 55-4(B)(6) The applicant is requesting a waiver from the requirements of this section of the ordinance which establishes tree replacement requirements.

Response: We have performed a tree survey that will be submitted to the Township, so this waiver is no longer required.

3. 105-21(B)(15) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires the preparation of a preliminary resource impact and conservation plan (the preliminary impact plan).

Response: We are requesting a waiver from the preparation of a Preliminary Impact Plan because the site is currently a demolished, former industrial site with 92% impervious coverage. The proposed plan will reduce impervious coverage to about 63% and will offer other environmental enhancements over the existing conditions.

4. 105-30(A) As defined by Section 105-29(C) and 105-30(A), streets on and adjacent to the site are subject to the following requirements:

Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone
Washington Street	Local Street	56 feet	36 feet	Required	Required	Required
Driveway A	Local Street	56 feet	36 feet	Required	Required	Required
Driveway B	Local Street	56 feet	36 feet	Required	Required	Required
Driveway C	Local Street	56 feet	36 feet	Required	Required	Required

The applicant is requesting a waiver from the requirements of this section of the ordinance in order to provide an ultimate R.O.W. width of 43 feet where 56 feet is required, and to provide a minimum cartway width of 30 feet where 36 feet is required for Washington Street.

Response: We are proposing to extend Washington Street along the frontage of the property and dedicate this new street to the Township. Due to existing site constraints, this



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 8

new street will not meet Township standards. We are proposing a 43' Ultimate R.O.W. and a 30' cartway.

The applicant is advised that the requirements of this section of the ordinance shall be applicable to Driveway A, B, and C. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: We are requesting this waiver because Driveways A, B and C function as private driveway aisles and not streets and will not be offered for dedication to the Township. No right-of-way is required as the driveways will be owned and maintained by the homeowners association. The driveway designs are consistent with the sketch plan previously presented to the Planning Commission and the Zoning Hearing Board when variances were received.

5. 105-46 The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that curbs must be provided to protect the pavement edge. The applicant is proposing to not provide curbing at various locations throughout the site in order to promote sheet flow of runoff to stormwater BMPs. The applicant is proposing to provide curbing on Driveways A, B, and C, and on Washington Street.
Response: We request a partial waiver from this requirement to eliminate curbs in certain areas of the site to promote sheet flow runoff of stormwater. Curbing is provided along Driveways A, B and C as well as Washington Street and on the ends of most vehicular courts. Curbing is not practical in the body of the vehicular courts.

6. 105-47(B) and 105-73 The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that the minimum width of all sidewalks and pedestrian paths shall be 5 feet; in areas of higher pedestrian density, the minimum width of all sidewalks and pedestrian paths shall be 8 feet. The applicant is proposing to provide a minimum sidewalk width of 4 feet.
Response: We are requesting a waiver to allow sidewalks of 4' in width. This is comfortable for pedestrian passage at a residential scale while reducing impervious coverage and freeing up land for landscaping and vegetation. The site is not in a high pedestrian-density area; therefore, 8' wide sidewalks are not warranted.

7. 105-52(A) and 105-52(B)(2) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires buffer yards between subdivisions and land development and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses.
Response: We request a waiver from these requirements due to existing conditions, specifically on the David's Bridal boundary. The other boundaries will be screened with a landscaped buffer.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 9

8. 105-53(D) The applicant is requesting a waiver from the requirements of this section of the ordinance, in order to not require the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land.

Response: We request a partial waiver for offering this area for dedication. The intent of the requirement is met with the riverfront trail and pedestrian access, and we request that this area not be offered for dedication, but rather covered by an easement to allow public access.

9. 105-69(A) The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that the construction of streets and driveways, as shown upon final plans and as contained in contract agreements, shall in every respect conform to such requirements as the Township may by resolution require for the construction of streets. The applicant is proposing to provide an ultimate R.O.W. width of 43 feet and a cartway width of 30 feet, and to not provide a compliant cul-de-sac on Washington Street. The applicant is advised that the requirements of this section of the ordinance shall be applicable to Driveways A, B, and C. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: We are requesting this waiver because Driveways A, B and C function as private driveway aisles and not streets and will not be offered for dedication to the Township. No right-of-way is required as the driveways will be owned and maintained by the homeowners association. The driveway designs are consistent with the sketch plan previously presented to the Planning Commission and the Zoning Hearing Board when variances were received.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

10. 105-21(B)(1)(e)[5] The plans must be revised to list the dwelling unit mix, if known.
Response: We have revised the Site Plan (Sheet 4) to show the front/back units and the single townhouses. We have also added a Townhomes Legend to this sheet.
11. 105-21(B)(1)(e)[6] The plans must be revised to list the size of units, in bedrooms, if known.
Response: We have added a Townhomes Legend the Site Plan (Sheet 4) that shows the size of the units and number of bedrooms.
12. 105-21(B)(1)(n) This section of the ordinance requires the plans to show existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip: sewers lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.
Response: We have included an Aerial View on the Title Sheet (Sheet 1 of 19) that shows significant man-made features within 500 feet of the site. We have also prepared an ERSA



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 10

Plan (Sheet 21) that shows aerial imagery, property lines, uses, and adjoining property owner information within 500 feet of the site.

13. 105-21(B)(1)(o) This section of the ordinance requires preliminary plans to show the proposed layout.

The plans must be revised to address the following:

- The plans must be revised to indicate the names of streets. Currently, the plans indicate the streets as being named Driveway A, B, and C.

Response: Will comply.

- The plans must be revised to show proposed fire hydrants, if any, in order to ensure that adequate fire protection is provided.

Response: We have added two fire hydrants to the Utility Plan (Sheet 6), at both ends of Driveway B.

- The plans must be revised to show proposed monuments, in accordance with the requirements of section 105-72(A).

Response: We have added the proposed monuments to the Site Plan (Sheet 4).

- The plans must be revised to show proposed gas mains and service laterals.

Response: Gas service is not anticipated to be provided so mains and service laterals will not be depicted.

- The plans must be revised to show proposed water mains and service laterals.

Response: We have added the proposed water mains to the Utility Plan (Sheet 6).

14. 105-21(B)(2)(a) The plans must be revised to provide a table which indicates each soil type's limitation for community development.

Response: We have added the soil use limitations to the E&S Detail Sheet (Sheet 12).

15. 105-21(B)(2)(e) The plans and supporting narrative must be revised to reference the most recent FEMA Flood Insurance Map revision.

Response: We have added General Note 2 to the Site Plan (Sheet 4) regarding latest floodplain map.

16. 105-21(B)(6) The plans must be revised to clarify the location of each sanitary sewer lateral for the proposed double units.

Response: We have added sanitary lateral locations to the Utility Plan (Sheet 6).

17. 105-21(B)(8) Future submissions must include tentative cross sections and for each proposed street shown on the site plan.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 11

Response: We have added Typical Cross Sections to the Construction Detail Sheet (Sheet 19).

18. 105-21(B)(9) We are in receipt of a Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated October 17, 2019, with no noted revisions. Review of this study is ongoing, and additional comments may follow upon completion of this review.

Response: No response necessary.

19. 105-21(B)(10)(a) The applicant shall submit a letter from the appropriate municipal authority indicating the availability of public sanitary sewer facilities.

Response: Will comply.

20. 105-21(B)(10)(b) The applicant shall submit a letter from the appropriate municipal authority indicating the availability of central water supply.

Response: We have included a 'Will Serve' letter from AQUA with this submission.

21. 105-21(B)(12) A map showing the location of the proposed subdivision within its neighborhood context shall be submitted.

Response: We have included a Location Map on the Title Sheet (Sheet 1) that shows project site within its neighborhood context. We have also prepared an ERSA Plan (Sheet 21).

22. 105-21(B)(13) An Existing Resources and Site Analysis Plan (ERSAP) shall be prepared and shall provide a comprehensive analysis of existing conditions, both on the proposed development tract and within 500 feet of the tract boundaries. Conditions beyond the tract boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs.

Response: We have included an Aerial View on the Title Sheet (Sheet 1 of 19) that shows significant man-made features within 500 feet of the site. We have also prepared an ERSA Plan (Sheet 21) that shows aerial imagery, property lines, uses, and adjoining property owner information within 500 feet of the site.

23. 105-21(B)(15) A Preliminary Resource Impact and Conservation Plan (the "Preliminary Impact Plan") shall be prepared for all Major Subdivision and Land Development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the ERSAP. All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater management facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.

Response: We are requesting a waiver from the preparation of a Preliminary Impact Plan because the site is currently a demolished, former industrial site with 92% impervious



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 12

coverage. The proposed plan will reduce impervious coverage to about 63% and will offer other environmental enhancements over the existing conditions.

24. 105-21(B)(17) The Preliminary Plan submission shall include the following studies to assist in determination of the impact of the application upon municipal services and facilities:

- (a) Sewer and Water Feasibility Report
- (b) Groundwater Protection and Replenishment Study
- (c) Erosion and Sedimentation Control Plan
- (d) Traffic Impact Study in accordance with §105-21.B(9)

Response: Will comply. A groundwater protection and replenishment study is not necessary as no infiltration is permitted in this environmentally contaminated site.

25. 105-21(B)(18) The applicant shall submit a 'Preliminary Common Open Space Ownership and Management Plan' consistent with the requirements of this section of the ordinance.

Response: We have added General Note 15 to the Site Plan (Sheet 4) stating that common open space will be owned and maintained by HOA.

26. 105-21.1(K)(2) We are in receipt of a Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated October 17, 2019, with no noted revisions. Review of this study is ongoing, and a traffic impact fee will be established at the completion of this review.

Response: No response necessary.

27. 105-26(E) Land subject to subsidence and land deemed to be topographically unsuitable, may not be platted for residential use or for such other uses as may increase danger to health, life or property until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided. The applicant shall submit a geotechnical report prepared by a Registered Professional Engineer experienced in geotechnical engineering that includes a statement regarding the suitability of the site for development.

Response: We have added General Note 21 to the Site Plan (Sheet 4).

28. 105-27 Where deemed essential by the Board of Supervisors, upon consideration of the particular type of development proposed and especially in large-scale residential developments, the Board of Supervisors may require the dedication or reservation of such areas or sites of an extent and location suitable to the needs created by the development for schools, parks, and other purposes.

Response: No response necessary.

29. 105-28(H) Street names shall not be repeated within the Township, and all street names shall be subject to the approval of the Board of Supervisors. The plans must be revised to indicate the proposed names of Driveways A, B, and C. Please note that determination of street addresses shall be made by the Fire Marshal.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 13

Response: Will comply.

30. 105-28(K) The plans must be revised to include a note which states that structures, including but not limited to mailboxes, fences and poles, shall not be erected within street rights-of-way.

Response: We have added General Note 16 to the Site Plan (Sheet 4).

31. 105-29(C)(6) New development streets shall be classified on the basis of a traffic impact study and/or classification approved by the Board of Supervisors.

Response: Driveways A, B and C function as private driveway aisles and not streets and will not be offered for dedication to the Township. No right-of-way is required as the driveways will be owned and maintained by the homeowners association. The driveway designs are consistent with the sketch plan previously presented to the Planning Commission and the Zoning Hearing Board when variances were received.

32. 105-30(C) This section of ordinance states that short extensions of existing streets with lesser right-of-way and/or cartway widths than prescribed above may be permitted; provided, however, that no section of new right-of-way be less than 40 feet in width and such extensions shall be less than 100 feet in length.

Response: We are proposing to extend Washington Street along the frontage of the property and dedicate this new street to the Township. Due to existing site constraints, this new street will not meet Township standards. We are proposing a 43' Ultimate Right-of-Way and a 30' cartway.

33. 105-33(A) Whenever local street lines are deflected in excess of 5°, connection shall be made by horizontal curves. The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: The horizontal connections of Driveway B can be seen on the Site Plan (Sheet 4).

34. 105-33(B) For local streets and courts, the minimum center-line radii for horizontal curves is 150 feet. The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

35. 105-33(E) and 105-35(A) The approaches to an intersection shall follow a straight course for at least 50 feet for local streets and courts and shall be laid out to intersect as nearly as possible at right angles. Washington Street appears to intersect Driveway Cat at a curve, which must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: We will comply, if so desired, but feel the current alignment better prevents cars from driving into the David's Bridal loading dock. We will discuss this with the Planning Commission in conjunction with recommendations of the Township traffic engineer.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 14

36. 105-34 This section of the ordinance requires that where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 50 feet for local streets. It appears that the grade of Driveway C adjacent to the existing retaining wall at the intersection of Washington Street exceeds 7%. The plans must be revised to provide the required leveling area.

Response: A waiver is requested from this requirement due to existing conditions. The grade of Driveway C is approximately 7.8% but this is an existing condition that is tied to the existing parking area on the David's Bridal site.

37. 105-35(C) No structure, fence, planting or other structure shall be maintained between a plane two feet above the curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner with that part of the required front yard which is within the clear sight triangle. Sight triangles must be shown on the drawings. As defined by Section 105-5, clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof.

Response: We have added General Note 17 to the Site Plan (Sheet 4). We added the 50' Clear Sight Triangles to the Site Plan (Sheet 4).

38. 105-36(B) Access to parking areas on commercial and industrial sites shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: This requirement does not apply because the site will be a residential use in a residential overlay (RDD-1), not a commercial or industrial use.

39. 105-37 The plans must be revised to indicate the minimum sight distance for Driveway A to the west of the intersection with Washington Street in order to demonstrate compliance with the sight distance requirements of this section of the ordinance and/or the required sight distances contained in the most current revision of Pennsylvania Code Title 67 Chapter 441, whichever is more restrictive.

Response: We have added the sight distances on the Site Plan (Sheet 4).

40. 105-38(B) The width of entrance and exit drives shall be:

- (1) A minimum of 12 feet for one-way use only
- (2) A minimum of 25 feet of two-way use
- (3) A maximum of 35 feet at the street line

Dimensions must be added to the plans which demonstrate compliance with the requirements of this section of the ordinance.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 15

Response: We have added the widths (25') of Driveways A, B, and C to the Site Plan (Sheet 4).

41. 105-38(C) and 105-50(C)(2) This section of the ordinance requires that access and circulation for fight-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries, and snow removal shall be planned for efficient operation and convenience. Curves/turns in entrance and exit drives and all internal parking lot aisles shall have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet. The applicant shall submit plans using truck turning templates showing the required turning radii are provided for access to each building.

Response: We have submitted a Truck Turning Exhibit that shows a Whitmarsh fire truck maneuvering through the site. This has been forwarded to the appropriate reviewer.

42. 105-38(F) Angle or perpendicular parking shall not be permitted along public or private streets. All parking lots and bays permitting parking other than parallel shall be physically separated from the street and confined by curbing or other suitable separating device.

Response: Driveways A, B and C will be private, low-volume driveway aisles and not streets. Backing into these driveways from perpendicular parking will not pose a safety risk and the extra guest parking addresses concerns raised previously by the Planning Commission.

43. 105-38(P) Tire bumpers must be provided so as to prevent vehicle overhang on any landscape or lawn area. The plans must be revised to provide a tire bumper at the proposed parking space east of Units 45/46.

Response: We have added tire bumpers to the parking space described in the comment and it is shown on the Site Plan (Sheet 4).

44. 105-38(Q) No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The plans must be revised to include radius dimensions in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: We have added General Note 19 to the Site Plan (Sheet 4).

45. 105-40(C) The maximum width of driveways and sidewalk openings measured at the street lot line shall be 35 feet; the minimum width shall be 20 feet. The plans must be revised to provide dimensions that demonstrate compliance with the requirements of this section of the ordinance.

Response: The driveway widths are shown as 25' along with the curb radii for the entrances on the Site Plan (Sheet 4).

46. 105-41 No subdivision or land development plan shall be approved unless there has been a Stormwater Management Plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitmarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'. The Board



Charles L. Guttentplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 16

of Supervisors, at its sole discretion, may make a determination that a plan for controlling stormwater runoff is not necessary.

Response: No response necessary.

47. 105-42 No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitmarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'. The Board of Supervisors, at its sole discretion, may make a determination that a plan for minimizing erosion and sedimentation is not necessary.

Response: No response necessary.

48. 105-45(A) Easements with a minimum width of 20 feet shall be provided as necessary for utilities. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

49. 105-47(D) The plans must be revised to provide ADA accessible ramps and curb cuts at all street crossings.

Response: These are shown on the Grading Plan (Sheet 5). We have also added an ADA Inset Plan (Sheet 21) to more clearly show these grades.

50. 105-47(K)(l) This section of the ordinance requires that, within the RDD-1 sub district, a right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: We request a modification to this requirement in order to offer an easement for public access and use rather than right-of-way dedication.

51. 105-47(K)(5) Lighting fixtures provided along the 10 foot red shale macadam trail shall be subject to approval by the Board of Supervisors.

Response: No response necessary.

52. 105-48(D) At intersections, trees shall be located no closer than 50 feet from the intersection of the street right-of-way. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.

Response: Will comply.

53. 105-48(E) Unless otherwise approved by the Board of Supervisors, Street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of 5 feet in width from the planting edge of the curb to the planting edge of the sidewalk.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 17

The species of proposed street trees shall be subject to the approval of the Shade Tree Commission.

Response: We will coordinate with the Shade Tree Commission on an acceptable landscape design. We have added a 4' planting zone between the curb and sidewalk.

54. 105-48(G) The minimum trunk diameter for street trees, measured at a height of six inches above the finished grade level, shall be 3 inches. The proposed *Cercis Canadensis* (eastern redbud) located in the southwest corner of site adjacent to units 13/14 should be replaced with a species that meets the minimum trunk diameter required by this section of the ordinance.

Response: Will comply.

55. 105-49(A) This section of the of the ordinance requires that interior crosswalks may be required wherever necessary to facilitate pedestrian circulation and to give access to community facilities in blocks of over 1,000 feet in length. The plans must be revised to provide a pedestrian crosswalk across Driveway B at the intersection with Driveway C.

Response: We have added the requested crosswalk to the Site Plan (Sheet 4).

56. 105-50(B) This section of the ordinance requires that attached dwelling types shall incorporate varied designs, architectural modes and setbacks. The applicant must submit architectural plans including elevation views for the proposed buildings in order to demonstrate compliance with the requirements of this section of the ordinance.

Response: We will present the current architectural elevations at the February 11th Planning Commission meeting.

57. 105-50(C)(I) and 105-73 Access to the dwellings and circulation between the building and other important project facilities for vehicular pedestrian traffic shall be comfortable and convenient for the occupants. The plans must be revised to address the following:

- Provide additional sidewalk adjacent to Units 1/2 between Driveway A and the drive aisle.

Response: Will comply.

- Provide additional sidewalk adjacent to Units 13/14 between Driveway A and the drive aisle.

Response: Will comply.

- Provide additional sidewalks adjacent to the 2 proposed parking spaces along Driveway B between Units 19/20 and 33/34.

Response: We have added sidewalk in these areas.

- Provide additional sidewalk in the proposed grass areas south of Driveway

Response: Sidewalk is proposed for the north side of Driveway B while inter-



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 18

connected service walks are proposed on the south side of Driveway B and will double as private walks to the units and their garages, and also to visitors who park in the parking stalls. The service walks efficiently provide connectivity between units and courts while allowing for more green space for landscaping.

58. 150-50(F) The plans must be revised to indicate whether garbage and trash collection is to be provided for individual lots, or whether communal outdoor collection stations will be provided.

Response: We have added General Note 20 to the Site Plan (Sheet 4) stating that trash collection will be picked up at individual resident driveways, consistent with homeowner expectations. The plans show a detail illustrating how individual trash and recycling cans will be accommodated at each individual unit (See the Site Plan (Sheet 4)).

59. 105-54 The plans do not indicate how the applicant proposes to meet the open space requirements contained in this section of the ordinance. The plans must be revised to clearly indicate all proposed open space lands.

Response: Will comply.

60. 105-69(A) The construction of streets and driveways, as shown upon final plans and as contained in contract agreements, shall in every respect conform to such requirements as the Township may by resolution require for the construction of streets. The plans must be revised to address the following:

- Private streets shall be constructed to the requirements of a public street. The standard pavement cross section for Township roads is 6" 25mm Superpave Base Course, 5" 25mm Superpave Binder Course, and 2" 9.5mm Superpave Wearing Course.

Response: We have revised the Construction Detail Sheet (Sheet 19) to show a cross section for each driveway that shows these measurements.

- The provided pavement restoration details must be revised to seal the surface joint between existing and proposed pavement with a minimum 1' wide hot bituminous material (PG 64-22).

Response: Will comply.

- Fall protection fencing must be included between the proposed retaining walls and connective sidewalks. The plans must be revised provide construction details for the required fencing, and to show the location of proposed fall protection fencing.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 19

61. 105-72(A) Monuments must be provided at all property line comers. Monuments shall be placed at each change in direction of a boundary along the street line; two to be placed at each street intersection and one on each side of any street at angle points and at the beginning and end of curves.

Response: We have added the proposed monuments to the Site Plan (Sheet 4).

62. 105-76(B) Water mains shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the Middle Department Association of Fire Underwriters Review, and approval by the Township Engineer and the Township Fire Marshal is required in order to ensure that adequate fire protection is provided. The applicant must obtain a letter of approval from the Township Fire Marshal.

Response: Will comply.

63. 105-78 All public sanitary sewers shall be designed and constructed in accordance with Township specifications. Such sewers shall be located or constructed so as to eliminate possibility of flood damage. The applicant must obtain the approval of the Whitemarsh Township Authority with regard to proposed sanitary sewerage facilities.

Response: Will comply.

64. 105-81 All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such services. Such facilities shall be located or constructed so as to eliminate the possibility of flood damage. Final plans shall show locations of all utilities and shall be coordinated with landscaping.

Response: Will comply.

65. 105-83(E) No Removal of a tree shall be permitted unless the applicant obtains a recommendation from the Shade Tree Commission based on a tree survey and removal plan submitted in accordance with Chapter 55 of the Whitemarsh Township Code.

Response: Will comply.

66. 105-89 The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 20

CHAPTER 55-TREE PROTECTION STANDARDS

67. 55-4(B)(1) The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site in accordance with this section of the ordinance. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required. Street trees and other required plant material shall not be planted until the finished grading of the land development has been completed.

Response: Will comply.

68. 55-4(B)(2) A note must be added to the plans requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.

Response: This is shown in Note #1 under the "site sequence of construction" on the E&S Detail Sheet (Sheet 12).

GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE

69. 58-4(B)(2)(k) There are several locations where it appears that the proposed contour lines do not tie into existing grades. The plans must be revised to address the following:

- Proposed 51 foot and 52 foot contours along the west end of the property do not appear to tie into existing grades.

Response: We have revised the contours along the western edge of the site shown on the Grading Plan (Sheet 5).

- The proposed 51 foot contour along the northern curb of Washington Street does not appear to tie into existing grades.

Response: Will comply. The 51' contour at the western edge of the improved Washington Street is shown tying into the existing 51' contour in the roadway on the Grading Plan (Sheet 5).

- The plans must be revised to provide labels for all proposed contour lines.

Response: Will comply. All contour lines are labeled on the Grading Plan (Sheet 5).

70. 58-4(B)(2)(1) The plan must be revised to include a statement, in square feet, of the total site area and the disturbed area.

Response: Will comply.

71. 58-4(B)(2)(o) The plans must be revised to show the size, location and construction details of all proposed impervious ground cover, including construction details for the proposed boat launch, red shale macadam trail, and fall protection fencing.



Charles L. Guttentplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 21

Response: The Boat launch Exhibit is added as Sheet 20. The Trail Paver Detail is on the Construction Detail Sheet (Sheet 19).

72. 58-4(B)(2)(p) The plan must be revised to show the size, location and construction details of all existing and proposed storm drainage facilities. The following must be addressed:

- Several labels are missing on the Utility Plan. At a minimum, the plans must be revised to show both existing and proposed pipe sizes, length, slopes, and pipe materials. It must be clear which features are new and which are existing.

Response: Will comply.

- It appears that proposed inlet I-6 may be in conflict with the existing 54" RCP. The Utility Plan must be revised to show the location of the existing storm sewer in order to resolve this discrepancy.

Response: Will comply.

- It appears that proposed inlet I-5 is labeled twice on the plans and must be resolved.

Response: Will comply.

- The invert of the 24" HDPE at EW-2 is inconsistent between the plan view and supporting calculations and must be revised.

Response: Will comply.

- The plans must be revised to provide profile views for the proposed storm sewer.

Response: Will comply.

73. 58-4(D)(1) Since the limit of disturbance is greater than one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection. Once obtained, a copy must be submitted to the Township.

Response: No response necessary.

74. 58-5(B)(l)(b) The plans must be revised to indicate clearly the location and nature of existing and proposed stormwater BMPs. It appears that rain garden RG-2 is labeled twice on the plans and must be resolved.

Response: Rain Gardens/Bioretenion Areas are shown on the Utility Plan (Sheets 6) and the PCSM Plan (Sheet 16).

75. 58-5(B)(l)(f) The plans must show all physical features, including flood hazard boundaries, sinkholes, streams, existing drainage courses and areas of natural vegetation to be preserved.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 22

76. 58-5(B)(l)(g) The plans must be revised to show the location of all existing and proposed utilities, sanitary sewer and waterlines within a minimum of 50 feet from the project site.
Response: Will comply.
77. 58-5(B)(l)(h) The plan shall be revised to list the square footage and type of all existing and proposed impervious surfaces within the area of work.
Response: Will comply.
78. 58-5(B)(1)(i) The plans must show all existing and proposed final structures, roads, paved areas, and buildings. It appears that several existing and proposed features in the vicinity of the northeast corner of the property are missing on the PCSM plan and the Erosion & Sedimentation Control Plan, which must be revised.
Response: Will comply.
79. 58-4(B)(3) The applicant must submit plans and written procedures for minimizing erosion and sedimentation, including supporting calculations for all proposed erosion controls.
Response: Will comply.
80. 58-5(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 Township shall be added to the plans.
Response: We have added the requested statement to the PCSM Plan (Sheet 16).
81. 58-8(B) Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plans:
- 'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'*
- Response: We have added Easement Note 4 to the Site Plan (Sheet 4).**
82. 58-8(H) All easements must be documented in the form of an easement agreement, approved by the Township Solicitor and recorded at the Recorder of Deeds for Montgomery County.



Charles L. Guttentplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 23

Response: Will comply.

83. 58-11(A) A note must be added to the Erosion and Sedimentation Control Plan which states:

"Whenever sedimentation is caused by an earth disturbance activity, it shall be the responsibility of the person causing such sedimentation to remove it from all affected surfaces, drainage systems and watercourses, on site and off site, and to repair any damage at his expense immediately."

Response: We have added this information to Note 8 on the E&S Control Plan (Sheet 11).

84. 58-11(F) A note shall be added to the plan stating that in the event that the property owner shall refuse or neglect to comply with the provisions of Chapter 58 or the requirements of the Township Engineer, and the noncompliance is creating a danger to the health, safety and welfare of the community, the Board of Supervisors may take appropriate measures to correct the violation and assess all expenses of such measures against the person. The Board of Supervisors may seek reimbursement by any means permitted by law.

Response: We have added General Note 18 to the Site Plan (Sheet 4).

85. 58-11(G)(1)(b) The plans must be revised to include a note stating the ownership and maintenance of stormwater BMPs shall be the responsibility of the owner or private management entity of the property.

Response: We have added the requested note under the "PCSM long term O&M requirements" notes on the PCSM Plan (Sheet 16).

86. 58-11(G)(3) An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.

Response: We have added the requested note under the "PCSM long term O&M requirements" notes on the PCSM Plan (Sheet 16).

87. 58-11(H)(I) The property owner shall sign an operations and maintenance agreement with the Township addressing stormwater BMPs that are to be privately owned.

Response: Will comply.

88. 58-12(B) A note must be added to the plans stating that plans for the earth disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the grading work and until the work has been completed.

Response: We have added Note 9 to the E&S Control Plan (Sheet 11).



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 24

89. 58-15(C) Roof drains shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable. The plans must be revised to indicate the location of all stormwater roof drains.

Response: Will comply.

90. 58-15(0)(1) A note shall be added to the plan stating that no person shall modify, remove, fill, landscape or alter any existing stormwater BMP, unless it is part of an approved maintenance program, without the written approval of the Township.

Response: We have added General Note 27 to the PCSM Plan (Sheet 16).

91. 58-15(0)(2) A note shall be added to the plan stating that no person shall place any structure, fill, landscaping or vegetation into a stormwater BMP or within a drainage easement which would limit or alter the functioning of the BMP, without the written approval of the Township.

Response: We have added General Note 28 to the PCSM Plan (Sheet 16).

RESOLUTION 2004-8

92. I(B)(1) The plans must be revised to meet, at a minimum, the requirements of the "Erosion and Sediment Pollution Control Program Manual" published by the Pennsylvania Department of Environmental Protection. The following must be addressed:

- The proposed boat launch must be included within the limits of disturbance and erosion control measures must be provided.

Response: Will comply.

- The plans must be revised to show all proposed rip-rap outlet protection.

Response: Will comply.

- The plans must be revised to clearly indicate the limits of the proposed sediment traps. Additionally, supporting calculations for each sediment trap, including a delineation of the contributing drainage areas, must be provided.

Response: Will comply.

- The plans must be revised to show the location of all concrete washouts, if any.

Response: Will comply.

93. I(B)(3) A note must be added to the plans requiring all erosion and sedimentation control devices to be in place and functioning prior to any earth disturbance activity.

Response: We have added Note 5 to the E&S Control Plan (Sheet 11).

94. I(B)(4)(i) A note must be added to the plans requiring all earth stockpiles to be stabilized with temporary vegetation and/or mulching immediately.



Charles L. Gutfenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 25

Response: We have added Note 34 to the E&S Control Plan (Sheet 11) to the E&S Control Detail Sheet (Sheet 12).

95. I(B)(4)(k) Edges of slopes shall be a minimum of five feet from property lines or right of way lines.

Response: We are requesting a modification of this requirement to allow such grading to occur, specifically at the right-of-way with the proposed Washington Street where we are seeking to create a landscaped berm to provide a visual and audible shield against the active train activity.

96. I(C)(1)(b) Detailed plans and calculations, including all factors of safety, for all of the proposed retaining walls that are prepared, signed and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania must be submitted to the Township for review. Constructible details and elevation views of all proposed retaining walls as well as the top and bottom of wall elevations must be added to the plans.

Response: Will comply.

97. I(C)(2) Adequate provisions shall be made to prevent surface water from damaging the cut face or excavations and the sloping surfaces of fills. Design calculations for the proposed erosion control blankets must be submitted for review.

Response: Will comply.

98. I(C)(4) All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers, each not exceeding eight (8) inches of thickness and shall be compacted to a minimum 95% dry density as determined by ASTM D-1557 modified proctor after each layer is spread. Note 3 of the Grading Plan must be revised to include the maximum layer thickness.

Response: See Note 3 on the Grading Plan (Sheet 5).

99. I(C)(5) Fills shall not encroach on natural watercourses, floodways, floodway fringes, constructed channels, or on wetlands unless permitted by the Army Corps of Engineers, Pennsylvania Department of Environmental Protection and approved by the Township.

Response: We request a waiver from this requirement because the entire property is located within the floodway fringe (i.e. the Floodplain Conservation District) and grading the site will be required.

100. I(C)(6) Fills placed adjacent to natural watercourses, floodways, floodway fringes, constructed channels, or wetlands shall have suitable protection against erosion during periods of flooding, where approved by the Army Corps of Engineers, the Pennsylvania Department of Environmental Protection, and the Township.

Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 26

101. II(A)(9) A note must be added to the plan requiring stormwater detention/retention facilities to be in place and functioning prior to the creation of any impervious area. This must be consistent with the construction sequence.
Response: Note above was added to General Note 12 on the PCSM Plan (Sheet 16).
102. II(B)(I) The applicant's engineer must submit pre and post development drainage areas for the site.
Response: Will comply.
103. II(B)(3) Calculations for stormwater runoff for all points of runoff concentration before and after earth disturbance must be provided.
Response: Will comply.
104. II(B)(8) The applicant must submit a stormwater management report which includes design computations for all stormwater BMPs. Calculations must be provided which indicate the stormwater runoff anticipated at each proposed inlet. In accordance with sections II(E)(2)(e) and II(E)(2)(f), type C and type M inlet capacities shall be based on a maximum flow of 5.5 cfs, except in sump conditions, where they be designed to accept 4.0 cfs from each direction, or a maximum of 8.0 cfs.
Response: Will comply.
105. II(B)(9) The applicant must submit stage storage curves for each detention/retention basin. As defined by § 58-2(B) of the Whitmarsh Township Code, Detention Basins are designed for temporary storage of stormwater to reduce peak discharges, with stormwater being released at a controlled rate.
Response: Will comply.
106. II(B)(11) The plans must be revised to show the stormwater basin berm embankment and outlet structure. The plans must indicate the top of berm elevation, top width of berm and side slopes, emergency spillway elevation, elevations of the outlet structure, dimensions and spacing of anti-seep collars and all other pertinent information pertaining to the design and construction of proposed basins.
Response: Will comply.
107. II(B)(12) The plans must be revised to provide a cross-section through the outlet structure, emergency spillway, and the berm embankment.
Response: Will comply.
108. II(B)(13) The plans must be revised to provide construction details for the trash rack and anti-vortex device, if any.
Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 27

109. II(B)(16) The applicant must submit legal descriptions for any proposed rights-of-way, easements, or lands to be offered for dedication.
Response: Will comply.
110. II(B)(17) The extent of each inlet drainage area shall be outlined on the drainage area map submitted with the Design Calculations. The plans shall also indicate the stormwater runoff anticipated at each proposed inlet.
Response: Will comply.
111. II(C)(6) All stormwater collection pipes, inlets, and swales shall be designed to handle the peak flow rate for the one hundred year storm. An inlet/outlet control evaluation shall be utilized to determine all pipe sizes.
Response: Will comply.
112. II(C)(8)(d) The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: *"I certify that the proposed facility is/is not underlain by limestone."*
Response: We request a waiver from this requirement. The site contains limestone geology but the proposed rain gardens will have impermeable liners and no concentrated infiltration of stormwater is proposed due to environmental concerns. The property is a brownfield from historic industrial activity.
113. II(D)(3) Unless permitted as a special exception by the Zoning Hearing Board, detention basins shall not be located within the Township's Floodplain Conservation or Riparian Corridor Conservation Districts as provided under the Whitemarsh Township Zoning Ordinance. Additionally, the location of detention/retention facilities within any front, side or rear yards shall be subject to the provisions of Section 116-31.1 of the Whitemarsh Township Zoning Ordinance.
Response: We request a waiver from this requirement because the entire property is located within the floodway fringe (i.e. the Floodplain Conservation District) and grading the site will be required.
114. II(D)(4) Detention basins shall be designed so that they provide for a 24-hour extended detention of the 1-year, 24-hour storm event.
Response: We did review the proposed Rain Gardens to evaluate their dewatering time during the 1- year storm event. The outflow hydrographs are included in the enclosed Preliminary Stormwater Report as part of the Dewatering Calculations. Note that the Bioretention facilities proposed will function only to provide a means of water quality treatment and are only evaluated for the 1-year storm. Peak rate control and volume reduction are realized as a result of the reduction in impervious coverage from the pre-development and post-development condition.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 28

115. II(D)(6) The minimum top width of the basin berm shall be 10 feet. A cut off trench (keyway) of relative impervious material shall be provided beneath all embankments requiring fill material.
Response: Will comply.
116. II(D)(8) Emergency overflow facilities shall be provided for detention facilities to accommodate runoff in excess of design flows. The minimum capacity of all emergency spillways shall be the peak flow rate of the 100 year design storm after development. The emergency spillway shall not discharge over earthen fill or easily erodible material.
Response: Will comply.
117. II(D)(10) The plans and supporting calculations must be revised to provide anti-seep collars in order to demonstrate compliance with the requirements of this section of the ordinance.
Response: Will comply.
118. II(D)(11) This section of the ordinance requires that all outlet pipes through the basin berm shall be reinforced concrete pipe, designed to withstand the loading caused by a fully saturated berm and shall have watertight joints using O-ring joint pipe. The plans must be revised to provide labels for all proposed storm sewer pipes in order to demonstrate compliance with the requirements of this section of the ordinance.
Response: Will comply.
119. II(D)(12) The invert of the inlet pipes into a basin shall be a minimum of six (6) inches above the basin floor or lining so that it can be adequately drained during and after rainstorms.
Response: Will comply.
120. II(D)(13) Energy dissipaters and/or level spreaders shall be installed at points where pipes or drainage ways drain to or from basins. Energy dissipaters shall comply with criteria in the Erosion and Sediment Control Manual, published by the Pennsylvania Department of Environmental Protection or the Engineering Field Manual for Conservation Practices, SCS. Energy dissipating device calculations shall be submitted to the Township for review.
Response: Will comply.
121. II(D)(14) Inlet and outlet structures shall be located at a maximum distance from one another in order to promote water quality benefits. The proposed headwall at RG-2 must be relocated in order to demonstrate compliance with the requirements of this section of the ordinance. If the required separation cannot be provided, the applicant's engineer shall submit evidence in sufficient detail to ensure the proposed stormwater BMP will satisfactorily trap sediments carried in stormwater runoff.
Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 29

122. II(D)(15) A perforated riser, skimmer or similar sediment control device shall be provided at each outlet of all detention basins during construction for sediment control. The design shall conform to the Erosion and sediment Pollution Control Manual, as provided by the Department of Environmental Protection.
Response: Will comply.
123. II(E)(2)(c)(ii) This section of the ordinance requires that the maximum encroachment of water on the roadway pavement shall not exceed 4 inches in depth at the curb during a one hundred (100) year frequency storm of five (5) minute duration. The plans and supporting calculations must be revised to demonstrate compliance with the requirements of this section of the ordinance.
Response: Will comply.
124. II(E)(2)(d)(ii) The plans must be revised to provide a minimum two-inch drop between the inlet pipe invert and the outlet pipe invert elevation for proposed MH-5.
Response: Will comply.
125. II(E)(2)(g)(i) Pipes shall be sized by the use of inlet/outlet control calculations. The applicant must submit inlet/outlet control calculations in order to demonstrate compliance with the requirements of this section of the ordinance.
Response: Will comply.
126. II(E)(2)(g)(iv) All storm pipes shall be reinforced concrete pipe which conforms to the Pennsylvania Department of Transportation specifications.
Response: We request a waiver from this requirement to use HDPE storm pipes.
127. II(E)(2)(g)(viii) Storm pipes shall have a minimum 18-inch depth of cover over the top of the pipe.
Response: Will comply.

ADDITIONAL COMMENTS

128. The Cleanup/Work Plan (CWP) must be submitted to the Township for review.
Response: Will comply.
129. The proposed improvements will require the applicant to obtain a Chapter 105 Water Obstruction and Encroachment General Permit, administered by the Pennsylvania Department of Environmental Protection (PADEP) Bureau of Waterways Engineering and Wetlands. Once obtained, the permit must be submitted to the Township.
Response: Will comply.



Charles L. Guttenplan, AICP
Nave Newell No. 2009-134.05
February 6, 2020
Page 30

If you have any questions or need additional information, please contact me at (610) 265-8323 or via email at jbannon@navenewell.net.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "JPB-Jr", written in a cursive style.

James P. Bannon, Jr., PE

JPB/jjh

Enclosures

cc (via email): Jim Vesey, Gary Toll, Eli Kahn, Matt Adams | 901 Washington Partners, L.P.
Sarah Peck, Justin Moodie | Progressive New Homes

K:\09Proj\09134\RevResp\Township\Guttenplan_itr_20-02-06.docx



February 6, 2020

Charles Guttenplan
Director, Planning and Zoning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

RE: RIVERplace 901 Washington Street Townhomes
Additional comments to Zoning Ordinance Compliance Review and Preliminary Plan Review

Dear Mr. Guttenplan,

This letter accompanies the response letter by Nave Newell dated February 4, 2020 as it may have been amended, to provide some additional commentary concerning the latest plan revisions. I would like to highlight several plan changes and their rationales.

1. Concern had been raised by members of the planning commission that parking might not be adequate to prevent guests and contractors from parking along Driveway B. Staff had asked whether and how illegal parking in the 10' deep aprons in front of the units would be prevented and policed. Staff also asked how the trash cans would be handled on trash day. In response to these questions and concerns, the parking courts for the back-to-back townhomes have been redesigned. Instead of a 44' wide gap between the garage faces of units on either side of the drive aisles, with 10' aprons in front of all units, the now 50% of the units will have private, 18' long driveways in front of their garages for additional parking. The driveways will be separated from neighboring driveways by a 12' long raised, curbed island on which will sit the unit's HVAC compressor, as well as a street tree on each. The trash cans would be placed in the 6' remaining paved area constituting the length of the balance of the 18' long driveway. The other 50% will have short (4' deep) aprons, raised curbed islands which are sufficient to have an HVAC compressor placed on top. There would be no street trees on this side of the drive aisle. Those units are placed proximate to the large banks of ganged parking, easily accommodating visitors. The through aisles remain 24' (because the garages have been pushed in an additional 1' on either side).

Regarding the townhomes, the 24' wide units can accommodate a parallel parking spot in front of the garage doors, plus a 4' wide raised island for the HVAC compressor. No changes were made to the dimensions of the drive aisle which remains 40' between garage faces.

2. Sidewalks continue to be provided on the north side of Driveway B. A grass strip separating the walks from the curbs has been provided sufficient to install street trees in this strip. Note that the sidewalks continue through the back end of the guest parking stalls rather than wrapping the parking stalls which adds impervious coverage and is not practical or aesthetically appealing. On the south side, a network of service works takes on the goal of

connectivity, without taking up as much space. Again, this enables appropriate landscaping to take place.

3. The riverfront plan has been redesigned to permit (a) the red shale trail for the public plus (b) deck gathering places overlooking the rain gardens and the river for the residents and (c) retaining wall networks to enable connectivity between the courts.

We look forward to presenting and discussion our plan changes at the February 11th planning commission meeting.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Sarah E. Peck". The signature is written in a cursive style with a large, prominent 'S' and 'P'.

Sarah E. Peck, President

2009. 134. 02



FEB 03 2020

January 30, 2020

John L. Hogan, PE
Nave Newell
900 W. Valley Road, Suite 1100
Wayne, PA 19087

Re: Water Availability
901 Washington Street
Conshohocken Borough, Montgomery County

Dear Mr. Hoban:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania, Inc.'s ("Aqua") service territory. Aqua already provides service to this property. Additional service, or increased service requests for the proposed subdivision will be provided in accordance with Aqua's Rules and Regulations.

To obtain service, please contact Deanne L. Ciotti, Aqua's New Business Coordinator at 610-541-4160. Ms. Ciotti will provide you with the appropriate service applications.

Flow data information, if required, may be obtained from our Distribution Department. To obtain this information, please fax your written request including the street address, cross street, municipality and contact information to Lisa Thomas Oliva. The fax number is (610) 645-1162.

If I can be of further assistance, you may contact me at (610) 645-1105.

Sincerely,

A handwritten signature in cursive script that reads "David C. McIntyre".

David C. McIntyre
Manager, New Business and Contract Operations