Whitemarsh TOWNSHIP

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BOARD of SUPERVISORS

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WHITEMARSH TOWNSHIP PLANNING COMMISSION

MEETING OF AUGUST 11, 2020 6:00 PM

ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Planning Commission will hold its monthly meeting on Tuesday, August 11, 2020 at 6:00 p.m. In response to the COVID 19 health pandemic, and to promote social distancing, this meeting will be conducted via ZOOM. Members of the Commission, staff and public will participate remotely. The public may join this meeting by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the meeting:

- **Meeting Date:** Tuesday, August 11, 2020
- **Meeting Time:** 6:00 PM
- **Meeting URL:** https://us02web.zoom.us/j/86764912048?pwd=UnhYSjgyT0l4Lys5Smpwa3crd0xYZz09
- **Meeting via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click "join a meeting" and enter the Meeting ID: 867 6491 2048
- **Meeting dial in number (no video):** 1-646-558-8656
- **Meeting ID number (to be entered when prompted):** 867 6491 2048
- **Meeting Password:** 774952

Public comment may be submitted via email to the Township Director of Planning and Zoning, Charlie Guttenplan at cguttenplan@whitemarshtwp.org no later than noon (12:00 PM) on August 10, 2020. Public comment will also be accepted during the meeting; instructions will be provided at the start of the meeting. In both cases you will need to provide your name and address for the record.

Persons with a disability who wish to participate in the meeting and require an auxiliary aid, service or other accommodation to participate in the meeting should contact Whitemarsh Township at 484-594-2625.

WHITEMARSH TOWNSHIP

TO:	PLANNING COMMISSION
FROM:	**Charles L. Guttenplan, AICP, Director of Planning and Zoning**
SUBJECT:	MATERIAL FOR AUGUST 11, 2020 ZOOM MEETING
DATE:	AUGUST 6, 2020
CC:	Vincent Manuele, BOS Liaison Richard L. Mellor, Jr., Township Manager Krista Heinrich, PE, Township Engineer's Office Dave Sander, Esq., Township Solicitor

In addition to minutes from the July 28, 2020 Zoom meeting, there is one agenda item for the August 11th meeting; this meeting will also be conducted using Zoom telecommunication technology due to the COVID-19 pandemic.

The agenda item is SLD #02-19, Preliminary Land Development Plans for Argos Associates/Adelphi Land Associates/Polergodom Group, Ltd. for 'Longfield Farm', for development of 58 townhomes on the site, within the VC-4, Village Commercial District, Sub-district 4. You will also recall that in addition to the 58 townhomes, there is an existing pre-1940's single-family home, fronting on Butler Pike, which is being preserved as part of the development. The approximate 15-acre site is located adjacent to the intersection of Butler and Skippack Pikes. This is a continuation of the Planning Commission's review of this project; it was last in front of the Commission on June 23rd, at which time there were a number of issues the applicant was asked to address. You will recall that a conditional use for the townhomes was approved by the Board of Supervisors on November 21, 2019 with eleven conditions. [The Conditional Use Decision was one of the items in the June 23rd meeting packet and is again included for reference. Other material from that packet is not included for this meeting but is still available on the website for reference.]

The major component in the current packet of information is a pdf of a PowerPoint to be presented at the meeting by the applicant. That presentation picks up where we left off on June 23rd and documents the issues that have been resolved and details site plan and landscape plan changes since that time. You may recall that the last slide on the applicant's June 23rd PowerPoint was a summary based on each review letter's comments of what items were 'Will Comply' and what items required more discussion and work prior to the applicant returning to the Planning Commission. The PowerPoint for Tuesday's meeting begins with that last summary slide and the slides that follow show the updates in terms of what has subsequently been "Resolved" from the open items list. Also provided in the current packet is a July 23rd memo from the Township Arborist reviewing the updated landscape plan and a memo summarizing the subsequent recommendations from the August 4th Shade Tree Commission meeting from Assistant Manager Sean Halbom. Finally, I have again provided the applicant's waiver letters of April 15, 2020 and June 22, 2020; together, these letters include all of the waivers that are currently being requested except for a couple that have been withdrawn; these are highlighted in the applicant's new PowerPoint.

If you have any questions prior to the meeting, please feel free to get in touch with me (cguttenplan@whitemarshtwp.org or 484-594-2625). If any member is unable to participate in 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

G:/Planning Commission/Meeting Cover Memo's/2020/Cover Memo 8.11.20 Zoom Mtg.doc

Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 484-594-2625 Fax: 610-825-6252
Email: cguttenplan@whitemarshtwp.org

WHITEMARSH TOWNSHIP
PLANNING COMMISSION MEETING AGENDA
AUGUST 11, 2020
6:00 PM

DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL BE CONDUCTED VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY

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

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1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- In accordance with PA Act 15, meeting via Zoom was advertised in the Times Herald on August 6, 2020.

3. APPROVAL OF MINUTES

- July 28, 2020

4. ZONING HEARING BOARD APPEALS (None)

5. CONDITIONAL USE APPLICATIONS (None)

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

- Review (continued) SLD#02-19 Argos Associates/Adelphia Land Associates/ Polergodom Group, Ltd., "Longfield Farm" Butler Pike, Ambler, PA; Preliminary Plan; 58 Townhomes

7. OLD BUSINESS

8. NEW BUSINESS

9. PLANNING COMMISSION MEMBER COMMENTS

10. PUBLIC COMMENT FOR NON-AGENDA ITEMS

11. ADJOURNMENT

TENTATIVE NEXT MEETING
August 25, 2020 at 6:00 P.M.

- Review CU#02-20 Dhaval Shah, 505 ½ Germantown Pike, Lafayette Hill, PA
  Dental Office Use in VC-1 District
- Comprehensive Plan Selective Update
  Discussion of Reviews; Next Steps

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.

MINUTES
PLANNING COMMISSION
ZOOM MEETING
July 28, 2020

Attendees/Participants: Dave Shula, Sherri Glantz Patchen, Patrick Doran, Bob Dambman, Peter Cornog, Scott Quitel, Charlie Guttenplan, AICP, Director of Planning and Zoning, Krista Heinrich (Township Engineer's office), Toby Kessler (Township Engineer's Office), Vince Manuele (BOS Liaison), and Dave Sander, Esq. (Township Solicitor's office)

1. **CALL TO ORDER:** 6:03 PM by Chair Dambman

2. **ANNOUNCEMENTS & CORRESPONDENCE**

Announcements:

- Act 15 requires advertising Zoom meetings 5 days in advance. This meeting was published in the Times Herald on July 23, 2020.
- Chair Dambman stated the 5 minute maximum for each individual to offer public comment will be enforced.

3. **APPROVAL OF MINUTES**

- On a motion by Mr. Shula seconded by Mr. Cornog, the Planning Commission moved to approve the July 14, 2020 meeting minutes. Vote 5-0-1 (Mr. Doran abstained, was not present at that meeting)

4. **ZONING HEARING BOARD APPEALS:** None

5. **CONDITIONAL USE APPLICATIONS:** None

6. **SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS:**

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

  Attendees: Sarah Peck, developer/partner from Progressive New Homes and her associate Justin Moodie, Jim Vesey, one of the owners of the property at 901 Washington Street Partners; his partner Gary Toll; and Greg Newell, Civil Engineer from Nave Newell

  This is a continued review of the Revised Preliminary Land Development Plans for 901 Washington Partners, LP for their 62-unit townhome development. The Planning Commission last discussed this project at its May 26, 2020 meeting. At that meeting the Commission took no action, but requested that the applicant provide additional information.

  Ms. Peck provided a PowerPoint presentation which detailed the issues for discussion. In particular, site plan changes; traffic comments and the applicant's responses; a summary of the environmental investigations and the remediation actions that have taken place; the Shade Tree Commission's action on the landscape plan and waivers; geotechnical and rammed aggregate pier technology questions; and the revised waiver requests based upon the elimination of certain ones based on discussion at the prior meeting.

- Site Plan Changes: two ADA parking spaces and a sign labeling "public trail parking" were added to the parking area near the riverfront trail; they are keeping the existing fence along the railroad and cleaning up the existing vegetation to provide a better visual buffer between the property and the railroad; "no parking" signs will be added along the north side of Driveway B; and they have

rerun the turning movements for large trucks so they can successfully maneuver along Driveway B with cars parked along the southern side of Driveway B, except near the intersections with Driveway A and C, "no parking" signs have been added in those areas.

- Traffic Comments & Applicant's response: Ms. Peck addressed the two comments in the review letter that were not satisfied. The first concern was large vehicles parallel parking in front of driveways obscuring visibility of a second driver getting out of their driveway; a restriction will be placed in the HOA Declaration to prohibit overnight parking on such driveways of vehicles longer than 16 feet and further to limit parking for such vehicles to loading and unloading and for no more than 4 hours during daytime hours only. The second concern was truck traffic should be prohibited from using Driveway C due to an insufficient area to turn to/from Washington Street and an insufficient turnaround on the David's Bridal property; a "Trucks – no left turn" sign will be posted. There was also concern that the parallel spots in front of the townhomes are 24 foot wide and have side by side 2 car garages and that the islands would impede the ability to realistically park parallel in front of these driveways; their suggestion is to remove one island (not all of the islands because they contain the compressors for each unit) in the run to create a 44 foot long space that could allow 2 cars to parallel park in between these islands. It was clarified that only the 2 interior units of each 4 unit run will have parallel spots. This will result in the loss of 8 spots out of 16 spots which were bonus spots and not part of the parking calculations.

- Environmental overview: Ms. Peck provided a brief summary of the environmental testing, findings, and remedial actions performed at the property. Since the 1950's, the site was a paint factory that had a total of 69 storage tanks, including 35 underground storage tanks, and of these, 33 were within a below-grade concrete vault. All of those tanks along with surrounding contaminated sandy soil have been removed as of 2010. All the testing that has been done and all the reporting that was submitted to PADEP was approved after the removal of the tanks. The analysis of the contaminants still left in the soil and groundwater had led to a remedial action plan that will ensure that future residents will be safely protected. As far as the impact to the Schuylkill River, after removal of the tanks, the likelihood of there being no adverse impact to the river is low as testing and data suggest the contaminants will be at or below statewide health standards by the time the ground water reaches the river and the fact that the clean soil cap will impede rainwater from leeching into the soil and activating the contaminants. A Cleanup Plan was approved by PADEP which provides for a protective cap layer to be installed (2 feet in depth in landscaped areas, otherwise pavement or buildings will serve as the cap) across all areas of the site where soil contaminants were found which will mitigate the potential for direct human or animal contact exposure as well as the potential for rain to infiltrate the contaminants into the groundwater. In addition a plastic vapor barrier (5 mil poly) will be provided under the foundation slabs of all of the homes. Prior to installing the cap, subsurface soils will be blended with clean fill as an additional protective measure. There won't be interference with the cap by landscaping, the root balls will be shallower than the cap. The homeowners association will have quarterly inspections to make sure the cap remains intact (the HOA will be professionally managed and a consultant will be hired to visually inspect and report on).

  Mr. Kessler wanted to know if a Notice of intent to Remediate for residential use will be sent out since the remedial environmental cleanup report was dated 2014 when a non-residential use was proposed at the site. In response, they believe it was sent out as residential since that was the nature of approval. Mr. Kessler doesn't feel that a current analysis is necessary but recommends confirming PADEP and Conservation District approval of the cleanup plan considering residential use and would like the applicant to provide the Township with the correspondence updating the cleanup plan and PADEP's approval of it.

- Shade Tree Commission action on landscape plan and waivers: The applicant met with the STC, all waivers requested by the applicant were approved subject to the following changes: plant the equivalent of the evergreen trees that bordered David's Bridal on the privacy berm; change out a certain type of tree between the sidewalk and the curb (slender trees) with more of a shade tree; the STC agreed to let the applicant stabilize the Riparian Corridor with extra trees (including 1"

whips) and shrubs along the river which will take better on the bank (more strongly native trees were recommended and the proposed addition of White Oaks to the mix was endorsed); asked for a partial waiver on the proportion of trees vs shrubs (the ordinance allows for this but the applicant tweaked the percentage to get the best overall result); and they extended the retaining wall, moved the boat ramp over and moved the trail to save heritage trees. Public amenities are provided in the plan overlook (cobblestone pavers in three areas with benches will be provided for people looking at the river and people using the trail).

Mr. Quitel commented that going outside the natural area is less a concern than what is going on closer to the river and suggested they plant more strongly native trees; he has an issue with the natural oriented section of the plan. Ms. Peck suggested meeting with Mike Wagoner, Landscape Architect, to discuss the landscaping.

Planning Commission Comments: what is the Township's vision of Washington Street and who is going to make it happen (Mr. Guttenplan commented that will be determined through a study that has not yet begun and that is the subject of a much more significant study. At this point we are restricted to what improvements can be made. We don't know what the plans are for the streets in this area until there is a better image but basic street improvements would be appropriate).

There was an extensive discussion on the list of requested waivers and the procedure on granting the plan vs. granting the waivers. The question was asked, based on the Planning Commission's request, have the issues that were raised in May either resolved or addressed putting the landscaping aside. Their responses were: they would like to hear the landscape architect's direct thoughts; feels they have enough information to make a recommendation; not comfortable with the landscape plan but the other issues were addressed; and not clear which waivers are impacted by the landscape plan vs environmental plan. Ms. Peck commented that a lot of hours have been put into the landscape plan and with the Shade Tree Commission and the plan was acceptable, species are questionable but this can be worked out. Mr. Quitel commented that he understands the time put in but this is a contaminant site in a pinched area on the Schuylkill River and they need to act on behalf of the fellow residents of the Township. Mr. Cornog commented the Planning Commission is looking at the big picture, it is their responsibility; the process doesn't always flow the way it should and would like to hear from the public before making a decision.

- Public Comment:

Sydelle Zove, Harts Ridge Road, commented she agrees with Mr. Cornog that the Zoning Hearing Board let them down but the Planning Commission has a role to play that is equally important at this stage and that has to do with whether or not you grant the waivers that are being requested. In regards to waivers, you are asked to approve street widths that are below what the code requires, this is a blatant and cavalier disregard to the code; perpendicular parking spaces create a hazard and interrupts continuous pedestrian flow; the sidewalks are also below the required dimension (they are 4 feet instead of the required 5 feet); lack of an adequate buffer in the area along Driveway C closest to David's Bridal should have a 50 foot buffer; she would like to see samples of where a homeowners association had to deal with the maintenance and inspection of a cap above contaminated soils; finally Ms. Peck asserted that they satisfied all the concerns of the traffic consultant regarding the Washington Street improvements making it a throughway but might end up with a one way due to the width constraints, is that actually meeting the requirements under which the variance was granted and why isn't the developer bringing that back to the Planning Commission instead of the Board of Supervisors. If the developer wanted to keep the best interest of the Township in mind and at heart why not provide adequate space for Washington Street to be improved and created in a way that it meets minimum requirements.

Steve Kaufman, Harts Ridge Road, commented that what was granted by the Zoning Hearing Board doesn't meet the SALDO requirements; some of the back-out rows for perpendicular parking are not safe, if they are removed the roads would be wider; it's upsetting that the developer is asking for a waiver for narrower streets; the Shade Tree issues are all fundamental issues, he

attended the meeting and it was very frustrating because the landscape architect was not there and they were not able to have substantive discussions about the various points that were brought up; there was no real discussion on tree and environmental issues; and doesn't think the developer has been responsive on making a case with the waivers, they are supposed to be showing hardship, doesn't think there is enough information on the waivers.

Motion: Mr. Doran made a motion to recommend approval of the preliminary plan subject to review of the waivers; seconded by Mr. Cornog. Mr. Doran withdrew his motion; seconded by Mr. Cornog until they go through the waivers and determine what they are prepared to make a recommendation on and what they are not.

- Revised waiver request and reductions: As requested, the applicant has revised the list of waivers to reflect the current list of waivers that are being requested and to eliminate the ones that are no longer needed. The following are the waiver requests and recommendations made by the Commission:

  Waiver #1 Ch. 55-4.B.(6)(f)[2] -increase % of shrubs: not prepared to make recommendation at this time; would like Mr. Quitel to meet with the Landscape Architect

  Waiver #2 Ch. 105-21.B.(15) - Prelim. Resource Impact & Conservation Plan: the waiver is recommended since the required information is shown in various places throughout the plan set instead of on one single sheet; recommended approval

  Waiver #3 Ch. 105-30.(a) – Street Standards: motion to approve withdrawn; therefore no recommendation made

  Waiver #4 Ch. 105-34 – Street grades: recommended approval

  Waiver #5 Ch. 105-38.(F) – Perpendicular Parking along public or private streets: motion failed therefore no recommendation was made

  Waiver #6 Ch. 105-39.A. – Shade Trees at parking spaces: recommended approval

  Waiver #7 Ch. 105-46 – Curbs: recommended approval

  Waiver #8 Ch. 105-47.B. / Ch. 105-73. - Minimum width of sidewalks: recommended approval

  Waiver #9 Ch. 105-47.(k)(1) Right-of-way for riverfront access in the RDD-1 district: recommended approval (easement proposed)

  Waiver #10 Ch. 105-52.A. / 105-52.B.(2) – Buffers: recommended not to grant approval

  Waiver #11 I(B)(4)(k) – Slopes from property or right-of-way lines: recommended approval

  Waiver #12 I(C)(5) – Fills not allowed in Floodway Fringe: recommended approval

  Waiver #13 II(C)(8)(d) – Drainage plan: withdrawn; not necessary

  Waiver #14 II(E)(2)(g)(iv) – Storm Pipes should be reinforced concrete pipe: recommended approval

  The applicant wants time to think about what was addressed at the meeting and come back with adjustments to the plan based on the votes.

  Mr. Quitel made a motion to deny the preliminary plan; seconded by Mr. Shula. Motion was withdrawn by Mr. Quitel; second withdrawn by Mr. Shula

Therefore, no action taken on the Preliminary Plan

7. OLD BUSINESS: None

8. NEW BUSINESS: None

9. PLANNING COMMISSION MEMBERS COMMENTS: None

10. PUBLIC COMMENT FOR NON AGENDA ITEMS

Steve Kaufman commented it is clear that the Planning Commission is exercising its rights to act aggressively on waivers; to what extent is appropriate for the Planning Commission and the Board of Supervisors to use the approach where waiver denials can contribute to a developer getting the message that they have to reshape their development; and finally hopes that Ms. Peck comes back with very serious thinking on the tree planting and environmental aspects and thinks a substantial redesign is called for if they are going to be granted those waivers.

Sydelle Zove thanked the Planning Commission for their diligence and perseverance and would like to send a message to the developer and their team that this can be a better plan and thinks the guidance tonight will help them get there.

11. ADJOURNMENT

- On a motion by Mr. Cornog seconded by Mr. Doran, the meeting was adjourned at 10:03 PM.

Respectfully submitted,

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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 Whitemarsh 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.

BEFORE THE
BOARD OF SUPERVISORS OF WHITEMARSH TOWNSHIP

IN RE: APPLICATION OF ARGOS ASSOCIATES, ADELPHI LAND ASSOCIATES, AND POLERGODOM GROUP, LTD. FOR A CONDITIONAL USE	: : :

DECISION

I. FINDINGS OF FACT

1. On June 13, 2109, Argos Associates ("Argos") a Pennsylvania limited partnership, Adelphi Land Associates ("Adelphi") a Florida limited partnership, and Polergodom Group, Ltd. ("Polergodom") a Pennsylvania limited partnership (collectively the "Applicant") filed an Application (the "Application") with Whitemarsh Township (the "Township") seeking conditional use approval for 58 new townhome units (the "Proposed Development") on Parcel I.D. Nos. 65-00-01375-00-9, 65-00-01372-01-2, 65-00-10735-00-9, 65-00-10723-00-3 (collectively, the "Property"), four (4) parcels located at the southwest corner of Skippack Pike and Butler Pike in Whitemarsh Township, Montgomery County, Pennsylvania. Exhibit T-2.

2. Parcel I.D. No. 65-00-01375-00-9 is owned by Argos and Adelphi. Parcel I.D. No. 65-00-01372-01-2 is owned by Argos and Polergodom. Parcel I.D. No. 65-00-10735-00-9 is owned by Adelphi. Parcel I.D. No. 65-00-10723-00-3 is owned by Argos and Polergodom. Exhibit A-2.

3. The Property is zoned VC-4 – Village Commercial District, Subdistrict 4, pursuant to the Whitemarsh Township Zoning Ordinance (the "Ordinance").

4. A public hearing (the "Hearing") before the Board of Supervisors of Whitemarsh Township (the "Board of Supervisors") was advertised for September 12, 2019 by publication of a notice in the Times Herald, a newspaper of general circulation in the Township, twice: Once on August 22, 2019, and once on August 29, 2019. Exhibit T-1.

5. On September 4, 2019, written notice of the Hearing was conspicuously posted on the Property. Exhibit T-8.

6. The original 60-day time period for holding a hearing on the Application expired on September 11, 2019, but the Applicant granted an extension of time to the Township through September 30, 2019 to commence a public hearing on the Application. Exhibit T-7.

7. The Applicant was represented at the Hearing by Caroline A. Edwards, Esquire. N.T. 9/12/19 at p. 26.

8. Patricia Sheinman ("Sheinman"), 999 and 983 Butler Pike, Blue Bell, Whitpain Township, Pennsylvania, was granted party status to the Hearing. Notes of Testimony ("N.T.") 9/12/19 at pp. 14-18, 22.

9. Sheinman owns 360 feet of frontage along Butler Pike directly across from the Proposed Development. N.T. 9/12/19 at p. 16.

10. Christopher Lee Miller ("Miller"), 1033 Butler Pike, Blue Bell, Whitpain Township, Pennsylvania, was granted party status to the Hearing. N.T. 9/12/19 at pp. 19-22.

11. Miller owns property directly across Butler Pike from the Proposed Development. N.T. 9/12/19 at p.20.

12. Whitpain Township, represented at the Hearing by its Solicitor, Frank R. Bartle, Esquire, was granted party status to the hearing. N.T. 10/10/19 at pp. 24-25.

13. The Township marked and entered into evidence the following exhibits:

a. T-1 – Proof of publication of notice of the Hearing.
b. T-2 – The Application.
c. T-3 – Resident notification letter dated August 19, 2019, a mailing list, and a map showing a 500-foot radius from the Property.
d. T-4 – Zoning ordinance compliance review letter dated July 25, 2019 from Charles L. Guttenplan, AIPC, Director of Planning and Zoning, to the Applicant.
e. T-5 – Montgomery County Planning Commission letter dated August 7, 2019.
f. T-6 – Whitemarsh Township Planning Commission meeting minutes of August 13, 2019.
g. T-7 – E-mail correspondence dated July 10, 2019 and July 11, 2019 between the Applicant and Mr. Guttenplan.
h. T-8 – Proof of posting of Property with notice of the Hearing.

N.T. 9/12/19 at pp. 8-11.

14. The Applicant marked and entered into evidence the following exhibits:

a. A-1 – Robert Downs – curriculum vitae.
b. A-2 - Property title information.
c. A-3 – Richard Collier – curriculum vitae.
d. A-4 – Site Plan.
e. A-5 – Zoning Ordinance Section 116-290(A)-(B).
f. A-6 – Zoning Officer review letter dated 7/25/19 (same as Exhibit T-4).
g. A-7 – Aerial plan of the Property.
h. A-8 – Sidewalk plan.
i. A-9 – Excerpts from the 2003 Comprehensive Plan.
j. A-10 – Montgomery County Planning Commission letter dated 8/7/19 (same as Exhibit T-5).
k. A-11 – Open Space Plan.
l. A-12 – Except from Montgomery County Planning Commission Report "Building Better Townhouse Communities".
m. A-13 – Whitemarsh Township Authority E-mail.
n. A-14 – Ambler Borough Water Department E-mail.

o. A-15 – Architectural renderings.
p. A-16 – Robert Irick – curriculum vitae.
q. A-17 – List of waiver requests from SALDO.
r. A-18 – Site Improvement Plan – Sheets 5 and 6.
s. A-19 – Lighting and Landscape Plan – Sheets 7 and 8.
t. A-20 – Brian Keaveney – curriculum vitae.
u. A-21 – Transportation Impact Study.
v. A-22 – Heinrich & Klein Traffic Review Letter dated 2/11/19.
w. A-23 – Montgomery County Planning Commission Report – "Characteristics of the Population in New and Existing Housing Units" dated January, 2012.
x. A-24 – Watertower Office Building property title information.
y. A-25 – Shared Parking Agreement
z. A-26 – Estelle Eberhardt – curriculum vitae.

N.T. 10/10/19 at pp. 106-107.

15. Miller marked and entered into evidence the following exhibits:

a. M-1 – 2 color photographs of Miller's neighbor's property.
b. M-2 – 1 black-and-white photograph of Miller's neighbor's property.
c. M-3 – Site plan from Whitpain Township website depicting properties across Butler Pike from the Proposed Development and storm sewer/drainage system.

N.T. 10/10/19 at pp. 181-195.

16. Whitpain Township marked and entered into evidence the following exhibit:

a. W-1 – October 10, 2019 letter from Frank Bartle, Esq. to David J. Sander, Esq.

N.T. 10/10/19 at pp. 45, 108.

17. Robert Downs ("Downs") testified for the Applicant. N.T. 9/12/19 at pp. 27, *et seq*.

18. Downs is Vice-President and General Counsel of the Spartan Organization, Inc., with which the Applicant entities are affiliated. N.T. 9/12/19 at p. 29; Exhibit A-1.

19. The Applicant intends to comply with all requirements of the Ordinance applicable to conditional uses, including Sections 116-37, 116-291, and 116-292 of the Ordinance. N.T. 9/12/19 at p. 42.

20. Each proposed townhome units will have a 2-car garage, a basement, will range in area from between 2,600 and 3,400 square feet, and most be 3-bedroom, 2-1/2- bathroom units, with options for a fourth bedroom and a third full bathroom. N.T. 9/12/19 at pp. 44-45.

21. The Proposed Development will consist of three- or four-unit buildings. N.T. 9/12/19 at pp. 45, 64.

22. The Proposed Development will have private streets that will be the responsibility of a community association to maintain. N.T. 9/12/19 at p. 45.

23. Sales prices are proposed to start in the $600,000's and top out in the $900,000's. N.T. 9/21/19 at p. 45.

24. The proposed townhome units will be two stories in height. N.T. 9/21/19 at pp. 51, 148.

25. Richard Collier ("Collier") testified for the Applicant. N.T. 9/12/19 at pp. 54, *et seq.*

26. Collier was qualified and approved as an expert in land planning, landscape design, and site design. N.T. 9/12/19 at p. 60.

27. Collier performed planning services for the Applicant by laying out the proposed roads, buildings, open space areas, and stormwater management areas on the Property. N.T. 9/12/19 at p. 61.

28. A boulevard-type entrance is proposed from Butler Pike into the Proposed Development. N.T. 9/12/19 at p. 63.

29. The proposed access to the Proposed Development from Butler Pike is a full-turn intersection, allowing turns in and out of the Proposed Development in all directions. The proposed access from Skippack Pike to the Proposed Development provides a right-in, right-out turning movement only. N.T. 9/12/19 at p. 64.

30. The plan for the Proposed Development was designed to allow each dwelling unit to face onto or back onto open space. N.T. 9/12/19 at p. 66.

31. The proposed townhomes will be buffered in accordance with the requirements of the Whitemarsh Township Subdivision and Land Development Ordinance ("SALDO"). N.T. 9/12/19 at p. 66.

32. Sidewalks are proposed to serve every townhome unit in the Proposed Development. N.T. 9/12/19 at p. 67.

33. The Proposed Development shows 48% open space where the requirement for open space in the VC-4 District is 25%. N.T. 9/12/19 at p. 72.

34. Section 116-290.B.(1) of the Ordinance permits townhomes by conditional use in the VC-4 District. N.T. 9/12/19 at p. 72; Exhibit A-5, Exhibits T-4/A-6.

36. The neighborhood in which the Proposed Development is located is a mixed-use area of retail and service uses, and residential uses, forming a village of intense use at or near the intersection of Butler Pike and Skippack Pike, then stepping back to being more residential and less intense as you move away from the intersection. N.T. 9/12/19 at p. 82.

37. The Proposed Development is compatible with the character of the neighborhood in which the Property is located because it is consistent with the attached units across Butler Pike in Whitpain Township and serve as a transition from commercial uses to single-family residential uses. N.T. 9/12/19 at p. 84.

38. The Proposed Development does not create a need to safeguard adjoining properties from the impact of the Proposed Development. N.T. 9/12/19 at p. 84.

39. The Proposed Development will be well-buffered from the adjacent uses. N.T. 9/21/19 at p. 86.

40. The proposed sidewalks meet the requirements of the SALDO. N.T. 9/12/19 at p. 86.

41. The 2003 Whitemarsh Township Comprehensive Plan is the comprehensive plan that is in effect in Whitemarsh Township. N.T. 9/12/19 at p. 86-87.

42. The Comprehensive Plan suggests that density in the area in which the Property is located should be between 1.4 and 4.3 dwelling units per acre, termed "medium density", and the Proposed Development is 3.9 dwelling units per acre. N.T. 9/12/19 at p. 92.

43. The only way in which the Proposed Development is not consistent with the Comprehensive Plan is that the Comprehensive Plan states that medium density should be limited to single-family detached dwellings, and not attached dwellings, however, the Ordinance permits townhome units in the VC-4 District. N.T. 9/12/19 at pp. 92-93.

44. Pursuant to the VC-4 Zoning District provisions, a density of 8 dwelling units per acres is permitted, and the Proposed Development shows a density of 3.9 dwelling units per acre. N.T. 9/12/19 at pp. 93, 119; N.T. 9/26/19 at pp. 119-120.

45. The Proposed Development is consistent with the 2006 Whitemarsh Township Open Space Plan (currently in effect). The Property is designated as "Country Residential" in the Open Space Plan and there is no recommendation for the Property to be acquired for open space preservation. N.T. 9/12/19 at pp. 105, 108; N.T. 9/26/19 at pp. 30-32, 35-39.

46. The maximum density in the VC-4 Zoning District is 8 dwelling units per acre, which would allow the construction of 118 townhomes on the Property, whereas the Applicant proposes 58 townhomes, fewer than half the number of townhomes that would be permitted to be built on the Property. N.T. 9/12/19 at p. 119; N.T. 9/26/19 at pp. 119-121.

47. There are no characteristics of the Proposed Development that would cause it to have detrimental effects that are greater than would ordinarily be expected by a townhome use. N.T. 9/12/19 at pp. 119-120.

48. When the Proposed Development is built, the surrounding neighborhood will not be subjected to objectionable noise, light, or glare. N.T. 9/12/19 at p. 120.

49. The lighting in the Proposed Development will conform to all Township ordinance standards that include features that eliminate glare. N.T. 9/12/19 at p. 120.

50. When the Proposed Development is built, the surrounding neighborhood will not be subjected to objectionable heat, ventilation, smoke, fumes, vapors, dust, dirt, gases, or radioactive or electrical disturbance. N.T. 9/12/19 at p. 121.

51. The Proposed Development requires no variances from the provisions of the Ordinance, and it is the Applicant's intention to comply with all Ordinance requirements. N.T. 9/12/19 at p. 127.

52. According to the Montgomery County Planning Commission's 2012 study entitled, "Characteristics of the Population in New and Existing Housing Units", the factor for calculating the number of school-aged children (ages 5 through 17) produced in new single-family attached dwellings (townhomes) is 0.21. N.T. 9/12/19 at pp. 132-133; Exhibit A-23.

53. Multiplying the factor 0.21 by the number of proposed townhome units in the Proposed Development (58) results in 12.18, or roughly 12 or 13 school-aged children produced by the Proposed Development. N.T. 9/12/19 at p. 134; N.T. 9/26/19 at pp. 15-16.

54. The Proposed Development will not have an impact on schools that would be greater than what would ordinarily be expected from a townhome community. N.T. 9/12/19 at p. 138.

55. The Property is within the sanitary sewer service area of the Whitemarsh Authority and the Whitemarsh Authority advised the Applicant that sanitary sewer service is available for the Proposed Development. N.T. 9/12/19 at pp. 138-139; Exhibit A-13.

56. The Property is within the public water service area of the Ambler Water Department and the Ambler Water Department advised the Applicant that public water service is available for the Proposed Development based on an estimated water demand of 20,300 gallons per day. N.T. 9/12/19 at pp. 139-141; Exhibit A-14.

57. There are no characteristics of the Proposed Development that would result in a higher use of police, fire protection, or park resources than would ordinarily be expected for a townhome community. N.T. 9/12/19 at pp. 142-143.

58. There are no drive-through windows proposed in connection with the Proposed Development. N.T. 9/12/19 at p. 143.

59. The Applicant is not requesting that the Board of Supervisors reduce the total required parking for the proposed Development. N.T. 9/12/19 at p. 143.

60. The plans for the Proposed Development do not propose any parking between the street line and the front principal building plane. N.T. 9/12/19 at p. 143.

61. All buildings in the Proposed Development will be at or less than 35 feet in height. N.T. 9/12/19 at pp. 143-144.

62. All the lots in the Proposed Community comply with the requirement that each lot shall have no more than one curb cut per street frontage. N.T. 9/12/19 at p. 144.

63. The gross site area of the Property exceeds 15 acres. N.T. 9/12/19 at p. 144.

64. The architectural features of the proposed townhomes will be substantially similar to the elevations shown in Exhibit A-15 and will contain features at the entrances of each home to protect people from the rain and sun. N.T. 9/12/19 at p. 145- 147; Exhibit A-15.

65. The building placement in the Proposed Development allows for pedestrian access ways that link buildings, doorways, and open spaces. N.T. 9/12/19 at p. 148.

66. Where they don't already exist, the Applicant will install sidewalks along the full frontage of Butler Pike. N.T. 9/12/19 at p. 149.

67. Each of the townhome units in the Proposed Development has a side or rear access in addition to the front door access. N.T. 9/12/19 at pp. 149-150.

68. No buildings in the Proposed Development will be 70,000 square feet or larger. N.T. 9/12/19 at p. 150.

69. No tenant in the Proposed Development will be able to have space in excess of 20,000 square feet. N.T. 9/12/19 at p. 151.

70. The townhomes in the Proposed Development will be multi-story (two stories). N.T. 9/12/19 at p. 151.

71. There are architectural features proposed for the townhomes in the Proposed Development that articulate the line between the ground and upper levels. N.T. 9/12/19 at p. 151.

72. The architectural features include dormers, peaked roofs, side-loaded garages, setback doors and no blank walls. N.T. 9/12/19 at pp. 151-152.

73. All sides of the townhomes in the Proposed Development are designed to have a similar façade to the front façade. N.T. 9/12/19 at pp. 152-153.

74. The townhomes, as designed, contain projecting and recessed elements such as porches, windows, and roof dormers. N.T. 9/12/19 at p. 153.

75. Breaks in the façade and roof lines of the townhomes in the Proposed Development occur at least every 100 feet. N.T. 9/12/19 at p. 153.

76. The different buildings in the Proposed Development vary in length from 85 feet long for the three-unit buildings to 130 feet long for the four-unit buildings. N.T. 9/12/19 at p. 154.

77. There are no uninterrupted lengths of façade that exceed 130 feet in the Proposed Development. N.T. 9/12/19 at p. 154.

78. There are no building facades of greater than 200 feet in length in the Proposed Development. N.T. 9/12/19 at p. 154.

79. There are no buildings in the Proposed Development that have a footprint of over 40,000 square feet. N.T. 9/12/19 at p. 154.

80. The exterior wall materials will comply with the requirements of the Ordinance. N.T. 9/12/19 at p. 155.

81. There are no exterior wall materials proposed for the Proposed Development that are prohibited by the Ordinance. N.T. 9/12/19 at p. 155.

82. Any changes to the existing house on the Property will be performed in accordance with the Ordinance. N.T. 9/12/19 at p. 155.

83. All exposed concrete walls, if any, will be stuccoed or painted. N.T. 9/12/19 at p. 155.

84. If there are any painted concrete block walls, they will not exceed 36 inches in height above the ground. N.T. 9/12/19 at pp. 155-156.

85. The Proposed Development will share parking with the Water Tower office building on Butler Pike, which is located on property adjoining the Property. N.T. 9/12/19 at pp. 156-158.

86. The hearing was continued on the record to September 26, 2019 at 7:00 PM in the Whitemarsh Township Building. N.T. 9/12/19 at pp. 172, 174-175.

87. There will be 94 parking spaces on the Water Tower office building property that will be designated as "shared parking" for the residents of the Proposed Development, and there will be 16 parking spaces in the Proposed Development that will be designated as "shared parking" for the Water Tower office building. N.T. 9/26/19 at pp. 19-20.

88. The Proposed Development provides a shared driveway with an adjoining property along Butler Pike. N.T. 9/26/19 at pp. 23-25.

89. The abutting property on which an office building is located, referred to as the "Watertower Office Building", is owned by Watertower Properties, LLC, and is not part of the conditional use application. N.T. 9/26/19 at pp. 75-76; Exhibit A-24.

90. The Applicant provided a shared parking agreement between the Applicant and Watertower Properties, LLC, which states that the owners, the occupants, and the guests of each property have the right to use shared parking on the other's property. N.T. 9/26/19 at pp. 76-77; Exhibit A-25.

91. Estelle Eberhardt ("Eberhardt") testified for the Applicant. N.T. 9/26/19 at pp. 81, et seq.

92. Eberhardt was qualified and approved as an expert in professional engineering. N.T. 9/2/619 at pp. 81-84; Exhibit A-26.

93. The Proposed Development was designed with reference to the SALDO, the Ordinance, and Chapter 58 of the Township's Code of Ordinances. N.T. 9/26/19 at pp. 84-85.

94. The Applicant complies with all provisions of the Ordinance. N.T. 9/26/19 at p. 85.

95. The Applicant is requesting waivers from the SALDO and from Resolution No. 2004-82, and Eberhardt discussed each requested waiver and the reasons therefor. N.T. 9/26/19 at pp. 85-101.

96. None of the requested waivers creates an adverse impact on the surrounding neighborhood or on the Township. N.T. 9/26/19 at p. 101.

97. The types of soils underlying the Property indicate that there is bedrock underneath the soil which poses no potential problems for a residential community at the Property. N.T. 9/26/19 at p. 103.

98. There are two detention basins proposed to handle stormwater runoff from "Watershed A" on the Property, and there are four detention or infiltration basins proposed for the northeastern side of the Property that would release into the storm sewer in Skippack Pike. N.T. 9/26/19 at pp. 105-106.

99. As proposed, the stormwater management facilities will reduce the one- through 100-year storm events to the predevelopment meadow condition, as required by Resolution 2004-8. N.T. 9/26/19 at p. 110.

100. The impervious coverage of the Proposed Development is 39%, whereas the maximum allowable impervious coverage is 65%, or 75% with shared parking. N.T. 9/26/19 at p. 111.

101. The green area being provided by the Proposed Development is 7.25 acres, nearly 49%, whereas the minimum required green area requirement is 25% or about 3.7 acres. N.T. 9/26/19 at p. 111.

102. The stormwater from the Proposed Development will not unduly burden the stormwater management system in this area of the Township. N.T. 9/26/19 at p. 112.

103. Public water service and public sewer service are proposed for the Proposed Development and are noted on the Plan. N.T. 9/26/19 at p. 112.

104. The Proposed Development's use of public water and sewer does not create an impact that exceeds what would ordinarily be expected from a townhome community. N.T. 9/26/19 at p. 119.

105. The Proposed Development will be designed with all utility lines located underground. N.T. 9/26/19 at p. 119.

106. The permitted density for townhomes in the VC-4 District is 8 dwelling units per acre. N.T. 9/26/19 at p. 119.

107. The Applicant has prepared a lighting design for the Proposed Development that utilizes single-pole light fixtures at each location indicated on the Plan, and that will be aimed, located, designed, fitted, and maintained so that it does not present a hazard to pedestrians and drivers. N.T. 9/26/19 at pp. 121-122.

108. The lighting is designed so that it does not reflect or project light onto adjoining properties. N.T. 9/26/19 at p. 122.

109. There will be no light spill at the Proposed Development's boundaries that exceeds 0.1 footcandles at any point along off-street areas. N.T. 9/26/19 at p. 124.

110. At no point along the development boundaries measured five feet above grade will the illumination level be more than 0.3 footcandles. N.T. 9/26/19 at pp. 124-125.

111. The landscaping plans for the Proposed Development show Class B buffers of 50 feet in width adjacent to all surrounding parcels. N.T. 9/26/19 at pp. 125, 127.

112. The proposed buffers comply with Section 116-295 of the Ordinance and Section 105-52 of the SALDO. N.T. 9/26/19 at p. 127.

113. No easements on adjacent properties are required for maintenance of the proposed buffers and landscaping. N.T. 9/26/19 at pp. 127-128.

114. The minimum caliper of all deciduous trees proposed to be planted in the Proposed Development is 3 inches, which exceeds the minimum 2.5 inches required in the Ordinance. N.T. 9/26/19 at p. 128.

115. The minimum size of evergreen trees proposed to be planted in the Proposed Development is 10 feet in height, which exceeds the minimum 6 to 8 feet required in the Ordinance. N.T. 9/26/19 at p. 128.

116. All proposed parking areas in the Proposed Development are single-bay parking. N.T. 9/26/19 at p. 129.

117. At least one tree of 2.5-inch minimum caliper will be provided for every five parking spaces in each parking area in the Proposed Development, and there will be no parking islands. N.T. 9/26/19 at p. 129.

118. The Hearing was continued on the record to October 10, 2019 at 7:00 PM at the Whitemarsh Township Building. N.T. 9/26/19 at pp. 167-168.

119. Whitpain Township, through its Solicitor Frank Bartle, Esquire, presented a letter to the Board of Supervisors dated October 10, 2019, which contains conditions related to stormwater management and traffic which, if the Board of Supervisors approves the Application, were agreed-upon by Whitpain Township and the Applicant to become conditions of approval. N.T. 10/10/19 at pp. 42-46.

120. Lynn Hoffman ("Hoffman"), 1097 Butler Pike, Blue Bell, Whitpain Township, Pennsylvania, was granted party status to the Hearing. N.T. 10/10/19 at P. 36.

121. Brian R. Keaveney ("Keaveney") testified for the Applicant. N.T. 10/10/19 at pp. 37, *et seq*.

122. Keaveney was qualified and approved as an expert in traffic engineering. N.T. 10/10/19 at 39; Exhibit A-20.

123. Keaveney prepared a traffic impact study for the Proposed Development in keeping with both PennDOT and Township requirements. N.T. 10/10/19 at pp. 40-41, 54; Exhibit A-21.

124. Access to the Proposed Development will be from both Skippack Pike and from Butler Pike. N.T. 10/10/19 at p. 47.

125. The Butler Pike access will be a "full-access" that will allow traffic to turn right or left into the Proposed Development and to turn right or left out of the Proposed Development. N.T. 10/10/19 at p. 47.

126. The Skippack Pike access will be limited to a "right-in, right-out" access, which prohibits left turns into and out of the Proposed Development. N.T. 10/10/19 at pp. 47-49.

127. The impact of the traffic that will be generated by the Proposed Development will not change the level of service rating (currently an "E") at the intersection of Butler Pike and Skippack Pike. N.T. 10/10/19 at p. 56.

128. There are no characteristics of the Proposed Development that would cause it to have impacts on local traffic that would be greater than those ordinarily expected from a townhome community. N.T. 10/10/19 at p. 57.

129. The size of the Proposed Development will not have any harmful effect on local vehicular traffic. N.T. 10/10/19 at p. 57.

130. The expected daily and peak hour traffic generated by the Proposed Development is what would ordinarily be expected from a townhome community. N.T. 10/10/19 at p. 58.

131. The Applicant will comply with all the comments made by the Township's traffic engineer in its February 11, 2019 letter. N.T. 10/10/19 at pp. 59-60; Exhibit A-22.

132. The proposed traffic circulation pattern in the Proposed Development will provide connectivity to all residential units with supplemental parking spread throughout the Proposed Development. N.T. 10/10/19 at p. 62.

133. The proposed interior traffic circulation and parking do not create any issues that would adversely affect traffic on adjoining roadways. N.T. 10/10/19 at p. 63.

134. The Hearing was closed on October 10, 2019. N.T. 10/10/19 T pp. 228-229.

135. At its regular meeting of November 14, 2019, the Board of Supervisors voted to approve the Application with conditions as set forth in the below Order.

II. CONCLUSIONS OF LAW

1. The Applicant has legal standing to file and prosecute the Application as the legal owners of the Property.

2. The Board of Supervisors of Whitemarsh Township has jurisdiction to hear the Application and render a decision on it pursuant to Section 913.2 of the Pennsylvania Municipalities Planning Code (the "MPC"), 53 P.S. Section 10913.2.

3. Notice of the Hearing was advertised and posted as required by Section 603(c)(2) and Section 908(1) of the MPC.

4. Sheinman, Miller, Whitpain Township, and Hoffman were properly granted party status to the Hearing based on their respective interests in the Application as aggrieved parties.

5. The Property is located in the VC-4 – Village Commercial District, Subdistrict 4, in which townhomes are permitted by conditional use pursuant to Section 116-290.B.(1) of the Ordinance.

6. The Applicant met its initial burden if going forward with evidence and proving that the Proposed Development has met all of the requirements of the following provisions of the Ordinance:

   a. Section 116-291 ("Conditions of approval for all uses")

   b. Section 116-292 ("Conditions of approval for all conditional uses")

7. The burden shifted to the protestants to show that the Proposed Development would be adverse to the health, safety, and general welfare of the public.

8. The protestants did not meet their burden of proving that the Proposed Development would be adverse to the health, safety, and general welfare of the public.

9. In granting conditional use approval, the Board is authorized to place such additional reasonable conditions and safeguards as it deems appropriate to ensure compliance with the purposes and provisions of the Ordinance and to protect the health, safety, and general welfare of the community. Those conditions are set forth in the below Order.

10. The Applicant is entitled to conditional use approval in accordance with this Decision.

III. DISCUSSION

An applicant for conditional use approval has the burden to demonstrate compliance with the specific criteria of the zoning ordinance. *Levin v. Board of Supervisors of Benner Township,* 669 A.2d 1063 (Pa. Cmwlth., 1995), *aff'd,* 547 Pa. 161, 689 A.2d 224 (1997). Once the applicant meets the requirements, it has made out its *prima facie* case and the application must be granted unless the

objectors present sufficient evidence that the proposed use has a detrimental effect on the public health, safety, and welfare. *Bailey v. Upper Southampton Township,* 690 A.2d 1324 (Pa. Cmwlth., 1997).

In this case, the Applicant met its burden of demonstrating that its proposed townhome use complies with the specific criteria of the Ordinance, as noted in Conclusion of Law No. 6, above. Thus, the Applicant is entitled to conditional use approval.

Further, Section 913.2(a) of the MPC, 53 P.S. § 10913.2(a), provides that a governing body can grant or deny a conditional use pursuant to express standards and criteria, and permits a governing body to attach such reasonable conditions and safeguards, in addition to those expressed in an ordinance, as it may deem necessary to implement the purposes of the MPC in the zoning ordinance. *In re: Thompson*, 896 Ad. 659 (Pa. Cmwlth., 2006).

In this case, the Board is of the opinion that the grant of conditional use approval to the Applicant must be qualified by the imposition of the conditions set forth in the Order below in order to protect the public health, safety and welfare. The conditions placed on conditional use approval are all reasonable and closely tailored to address certain objectionable impacts of the proposed use. The fact that the parties to the conditional use hearing agreed to the conditions is another reason that the Board determines that they are reasonable under the specific facts of this case.

IV. <u>ORDER</u>

AND NOW, this 21st day of November, 2019, it is hereby **ORDERED** that the application of Argos Associates, Adelphi Land Associates, and Polergodom Group, Ltd. for a conditional use to allow a 58-unit townhome development in the VC-4 – Village Commercial District, Subdistrict 4 in Whitemarsh Township is hereby **GRANTED**, conditioned on the Applicant's compliance with the following conditions:

> 1. That within 90 days of the date of issuance of the certificate of occupancy for the 58th home, there be an evaluation of the traffic signal timing at the intersection of Butler and Skippack Pikes to determine whether the signal is operating in accordance with the traffic signal permit and whether any timing changes are required to accommodate the proposed development.

2. That the Applicant shall provide access to the development from both Butler and Skippack Pikes.

3. That any land development approval of this project shall include a requirement of compliance with the Montgomery County-Initiated Act 167 Stormwater Management Study that was approved by the Pennsylvania Department of Environmental Protection in July 2015 as to any stormwater released, directly or indirectly, to Whitpain Township from the Property.

4. That the rate and volume of stormwater shall be no more than predevelopment with respect to stormwater released to Whitpain Township from the Property.

5. That the Applicant develop its proposed townhome units in substantial accordance with the architectural features shown on the three (3) renderings depicting townhome units that the Applicant presented at the Hearing, which are attached hereto as Exhibit "A" and incorporated herein by reference.

6. To the extent not restricted by existing easements and/or other restrictions, that the Applicant install pedestrian walkways (which shall include concrete sidewalks and/or macadam paths) on the full frontages of its property along Butler and Skippack Pikes.

7. That the Applicant provide a defined and reasonably level open or green space, exclusive of the stormwater management facilities for recreational facilities suitable to residents of this development. The open space allocation/basin shall be designed to the satisfaction of the Township Engineer.

8. That the Applicant use its good faith, commercially reasonable efforts to design and build townhome units which contain energy-efficient features, such as LED lights, energy efficient windows, and lower VOC (volatile organic compound) paints and stains.

9. That the Applicant offer solar panels as an option to its homebuyers where the orientation of the townhome and other characteristics make solar panels feasible.

10. That the Applicant shall develop the Property in substantial compliance with the exhibits, plans, and testimony submitted to the Board of Supervisors at the Hearing.

11. That the Applicant shall install one (1) electric car charging station in the Water Tower Office Complex.

ATTEST:

Richard L. Mellor, Jr., Manager

BOARD OF SUPERVISORS OF WHITEMARSH TOWNSHIP

By: Amy P. Grossman, Vice-Chair

3 UNIT BUILDING GROUPING

Longfield Estates

LUCE ARCHITECTS

12/17/18

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4 UNIT BUILDING GROUPING

Longfield Estates

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12/17/18

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EXTERIOR UNIT SIDE ELEVATION

Longfield Estates

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Irick Eberhardt & Mientus
INCORPORATED

LAND USE CONSULTANTS

Revised April 15, 2020

Mr. Charlie Guttenplan
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Re: *Longfield Land Development*
Butler Pike & Skippack Pike

Dear Charlie,

Pursuant to Section 105-10 of the Subdivision and Land Development Ordinance (SALDO) of Whitemarsh Township, this letter is a request for modifications/waivers (to be referred as waivers) as listed on the Preliminary Land Development Plan :

1. 105-21(B)(1)(n) - (Partial Waiver). Requires plans to show existing features within 500' of the site. *Any information within 500' of the site needed for review of this development has been provided. An aerial photograph has been provided within the plan set for the remainder.*

2. 105-32(B) - Private streets shall have a right-of-way width and a horizontal and vertical alignment consistent with the requirements for public streets as per 105-33B(1). *All streets will be owned and maintained by a homeowners association. Adequate width is provided for installation of all utilities.*

Minimum centerline radii - 150' & 105-33C. *The roadway will be posted at 15 MPH. Centerline radii (37') provided are adequate for movement of emergency vehicles.An AutoTurn Plan will be provided to verify.*

3. 105-47 (A), 56(G) & 73 - Sidewalks shall be provided where required (Partial Waiver). *Sidewalks have been provided to allow pedestrian assess to each unit, parking spaces and open spaces so the roadways do not need to be used for such access..*

4. 105-38(F) - Prohibition of perpendicular parking on public or private streets. *The roadway will be posted at a 15 MPH that allows safe back out opportunities in a low traffic volume community. Parking is provided at locations convenient for residents and guests.*

5. 105-53(D)- Dedication of land in the amount of 10% of the total site area for park & recreational uses or pay a fee-in-lieu of dedication. *A fee in lieu of has been offered.*

6. Resolution 2004-8.II.D.(8) - Requires emergency spillway to be 3.0 feet lower than the spillway crest. *All basins are less than 3.5 deep from spillway to basin invert. Proposing 1.0' from spillway to spillway crest with 0.50' of freeboard provides adequate design without adding unnecessary depth to the basins.*

7. Resolution 2004-8.II.D.(12) - Requires inlet pipes into a basin to be 6 inches above the floor. *Minimal native slopes across the property create a design challenge for adequate cover for the inlet pipes. The 6 above the floor while providing adequate cover is not available in some basins. All basins have forebays to reduce velocity and impact on amended soil material in basin pool area.*

Suite 3 • 2771 Geryville Pike • Pennsburg, PA 18073 • (215) 541-4626 • Fax: (215) 541-4023
info@iandm.com

8. Resolution 2004-8.II.E.2.(g)(iv) - Requires a minimum diameter of 18" for storm pipe. *Minimal native slopes across the property and basin invert requirements above limiting zones create mini-mimum vertical change across the site. Each basin has a small watershed (1.4-4.2 acres) and 15" pipe provides needed capacity while maximizing pipe cover. If a connection will be needed to the existing Butler Pike pipe (currently not proposed), proposed pipes must match the 15" existing pipe size.*

Sincerely yours,
Irick, Eberhardt & Mientus, Inc.

Robert F. Irick, RLA, ASLA

C: Bob Downs

17-02 Waiver letter

Irick Eberhardt & Mientus
INCORPORATED

LAND USE CONSULTANTS

Revised June 22, 2020

Mr. Charlie Guttenplan
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Re: Longfield Land Development
Butler Pike & Skippack Pike

Dear Charlie,

Pursuant to Section 105-10 of the Subdivision and Land Development Ordinance (SALDO) of Whitemarsh Township, this letter is a request for modifications/waivers not included in our April 15, 2020 letter:

1. 105-21(8)(13) - The Existing Resources and Site Analysis Plan (ERSAP) must be revised to show all features required by this section of the ordinance, both on the proposed development tract and within 500 feet of the tract boundaries *Any information within 500' of the site needed for review of this development has been provided. An aerial photograph has been provided within the plan set for the remainder.*

2. 105-29(C) & 105-30(A) - A waiver must be requested in order to permit the following:
   To allow proposed Roads A, B, C to have a right-of-way and cartway width of 26 feet, where 36 feet is required. *This will be a private community with privately owned and maintained facilities. Adequate areas have been provided for parking negating the need of on-street parking.*

   - To not required curbing along Butler and Skippack Pikes. *Curbing has been provided along Butler and Skippack Pikes where necessary for traffic control.*

3. 105-36(C) - This section of the ordinance requires that private driveways, where provided, shall be located not less than 40 feet from the intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications as defined herein. The driveways for Units 40 & 4 appear to require revision in order to demonstrate compliance with the requirements of this section of the ordinance. *This will be a private community with low speed road. All drives will be able to exit safely.*

Sincerely yours,

Irick, Eberhardt & Mientus, Inc.

Robert F. Irick, RLA, ASLA

C: Bob Downs

17-02 Waiver letter-Addendum

Suite 3 • 2771 Geryville Pike • Pennsburg, PA 18073 • (215) 541-4626 • Fax: (215) 541-4023
info@iandm.com

Longfield Farm

Planning Commission Meeting

Land Development

8/11/2020

Review Letter Comments

Per 6/23/20 PC Meeting

- Charles Guttenplan
  - Will Comply (WC) with all
  - **Discussion on # 5, 6, 8**

- Gilmore & Associates
  - Will Comply (WC)* with all
  - **Discussion on # 6, 21, 41, 44, 54, 55, 79, 80, 82, 88**

- Heinrich & Klein
  - Will Comply (WC)* with all
  - **Discussion on # 7, 8**

- Fire Marshal – comments satisfied

- County Planning Commission
  - Will Comply (WC)* with all
  - **Discussion on # 1, 2, 3, 4**

*** Except items noted for further investigation and/or discussion**

Review Letter Comments
Unresolved Items Update

- Charles Guttenplan
  - Will Comply (WC) with all
  - **Discussion on # 5, 6, 8**
  - **Item # 5 (Resolved) – WC – will install interior walkways – waiver withdrawn**
  - **Item # 6 (Resolved) - two level, open spaces provided behind units 1-4 and opposite units 32-35 (14,000 sf or 0.32 acre)**
  - **Item # 8 (Resolved) – no parking issue per Township review**

- Gilmore & Associates
  - Will Comply (WC) with all
  - **Discussion on # 6, 21, 41, 44, 54, 55, 79, 80, 82, 88**
  - **Item # 6 (Resolved) – WC – see Item #5 above**
  - **Item # 21 (Resolved) – N/A per Township solicitor 7/16**
  - **Item # 41 (Resolved) – N/A per Township solicitor 7/16**
  - **Item # 44 (Resolved) – confirmed "higher pedestrian density" category is N/A & 4' width acceptable per Twp. engineer 7/15**

Gilmore & Associates (continued)

Will Comply (WC) with all

Discussion on # 6, 21, 41, 44, 54, 55, 79, 80, 82, 88

- **Item # 54 (Resolved) – 6' width not needed per Twp. engineer 7/15**
- **Item # 55 (Resolved) – see Items #5 & 6 above**
- **Item # 79 – specific off-site improvements to connect site utilities per Twp. engineer 7/15**
- **Item # 80 – in process per PADOT & Twp. engineer 7/29**
- **Item # 82 – same**
- **Item # 88 (Resolved) – minor basin revisions acceptable per Twp. engineer 7/29**

Heinrich & Klein

Will Comply (WC) with all

Discussion on # 7, 8

- **Item # 7 (Resolved) – left-turn transition length and corner radii accepted per call with Twp. traffic consultant 6/22**
- **Item # 8 (Resolved) – sidewalk extension through Borough property per call with Twp. traffic consultant 6/22 & Borough response**

Fire Marshal – comments satisfied

County Planning Commission

Will Comply (WC) with all

Discussion on # 1, 2, 3, 4 (5, 6)

- **Item # 1 (Resolved) – potential r-o-w area widened to allow road extension with easement to be conveyed at sale if the property is developed**
- **Item # 2 (Resolved) - redirected stormwater now exceeds the CU condition to not increase flow to the pipe under Butler Pike; County to address off-site drainage**
- **Item # 3 (Resolved) – design without a 45' wide r-o-w along Butler Pike is accepted by the Twp.; can be added if the final County permit requires it**
- **Item # 4 (Resolved) – two level, open spaces (units 1-5, 32-35) with facilities by HOA homeowners; local open spaces at Willow Lake Preserve, Prophecy Park & Briar Hill Preserve all within 0.1 – 0.5 mile**
- **Item # 5 (Resolved) – Borough response – no intention to construct & do not recommended along either frontage citing major constraints**
- **Item # 6 (Resolved) – new Landscape Plan prepared & submitted; Twp. arborist's supportive review & STC approval with 1 acceptable condition at 8/4 meeting**

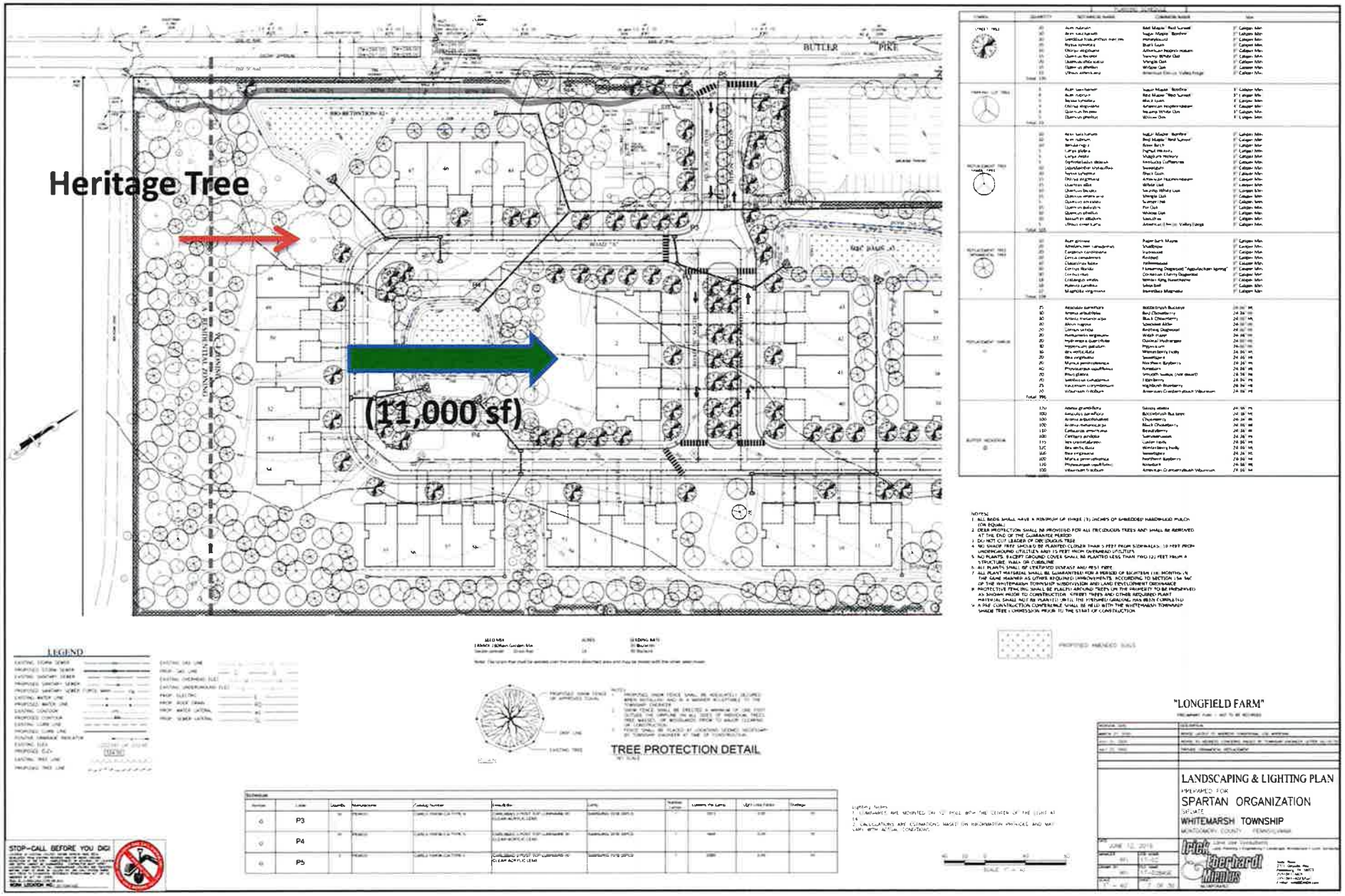
Waiver Update

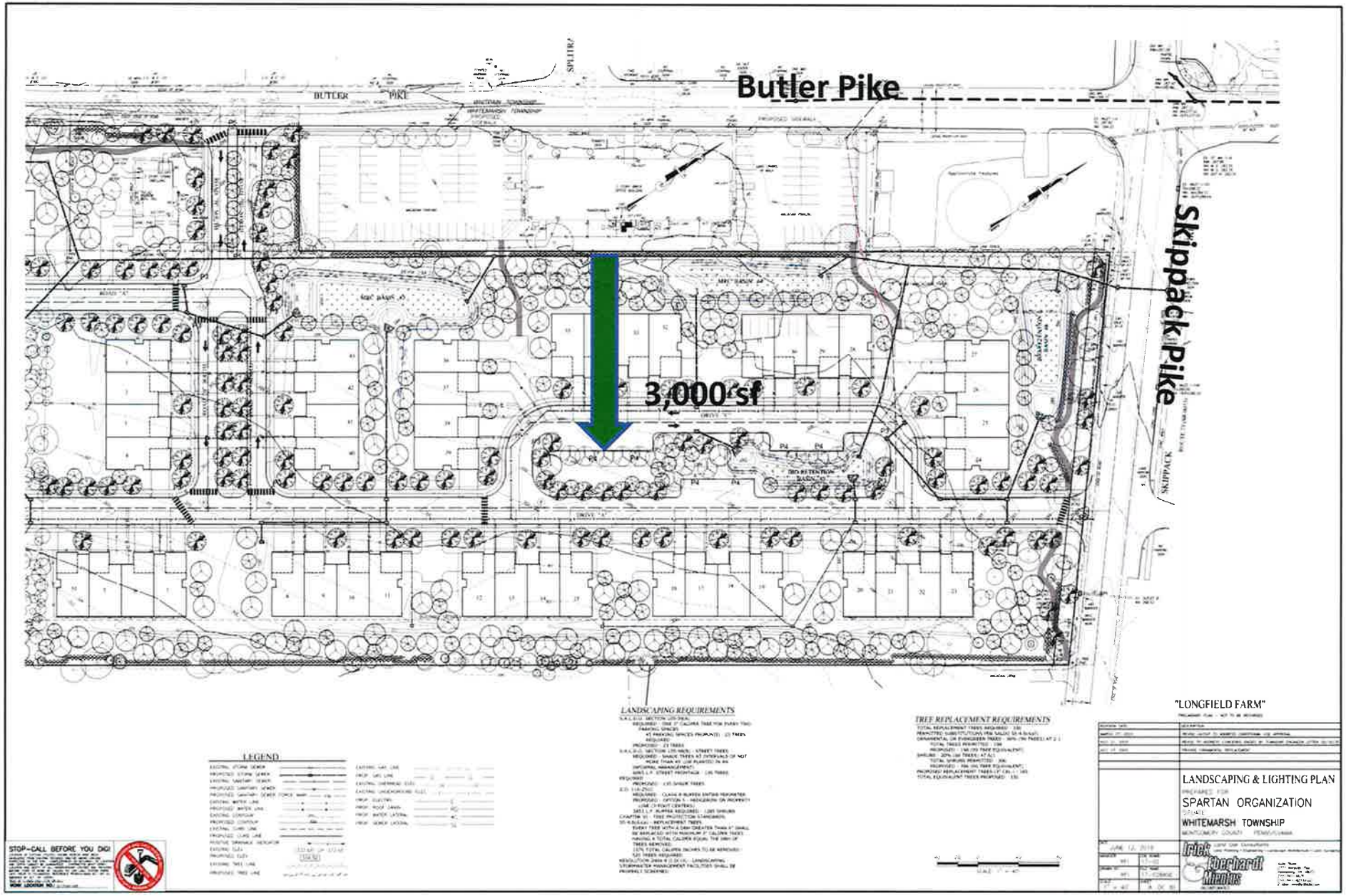
Waivers withdrawn:

- Sidewalk on Skippack Pike east of entrance/exit
- Driveway separation from a few internal intersections

Longfield Landscape Plans

- **New Landscape Plan**
  - Focused on code compliance with diverse & high quality habitat, aesthetic value, seasonal interest
  - Appropriate horticulture, layered, & predominantly native species
  - Code compliant for street trees, parking lot trees, Class B buffer
  - Tree replacement accomplished on site - 330 trees tree equivalents with 20 additional shade trees per STC meeting approval (8/4)


Heritage Tree
(11,000 sf)
BUTLER PIKE
LEGEND
TREE PROTECTION DETAIL
"LONGFIELD FARM"
LANDSCAPING & LIGHTING PLAN
PREPARED FOR
SPARTAN ORGANIZATION
SITUATE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
STOP-CALL BEFORE YOU DIG!


Butler Pike
Skippack Pike
3,000 sf
BUTLER PIKE
SKIPPACK
LANDSCAPING REQUIREMENTS
TREE REPLACEMENT REQUIREMENTS
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"LONGFIELD FARM"
LANDSCAPING & LIGHTING PLAN
PREPARED FOR
SPARTAN ORGANIZATION
WHITEMARSH TOWNSHIP
Irick Eberhardt Mendes

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	Size
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	10	Acer saccharum	Sugar Maple "Bonfire"	3" Caliper Min.
	10	Gleditsia triacanthos inermis	Honeylocust	3" Caliper Min.
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	Total 135			
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	100	Viburnum trilobum	American Cranberrybush Viburnum	24-36" Ht.
	Total 1285			

Summary

- At 6/23 PC meeting - unresolved/in discussion
  21 items

- As of tonight's meeting -
  18 items Resolved
  3 items in process & resolvable with Township engineer, Montgomery County & PADOT

WHITEMARSH TOWNSHIP

To: Charlie Guttenplan, AICP, Director of Planning and Zoning

From: SEAN HALBOM, ASST. TOWNSHIP MANAGER

Subject: **Summary of Longfield Presentation at August 4, 2020 STC Meeting**

Date: August 5, 2020

cc: Richard L. Mellor, Jr., Township Manager; Krista Heinrich, PE, Township Engineer; John Hosbach, Township Arborist.

Rick Collier and Bob Irick presented on behalf of the applicant for Longfield Farms. Their plans required no waivers; however, they were seeking the STC's permission to utilize species substitutions per §-55-4B6(f)-1 and §B6(f)-2.

Present at the meeting were three members of the Shade Tree Commission; David D'Amore, Christian Fassbender, and Patrice Turenne. Following a presentation by the applicant, public comment, and board comment, the commission voted unanimously (3-0) to approve the plans with conditions. The motion was:

"To accept the plans as submitted but with the addition of twenty (20) canopy trees, which must be a native species, planted throughout the site assuming these changes do not impact the applicant's conditional use status."

The Shade Tree Commission granted the applicant autonomy to plant those additional shade trees at appropriate locations throughout the site. It was clarified that STC's approval is conditional based upon the addition of the twenty canopy trees and – were the applicant unable to add all twenty canopy trees – they would need to return to the Shade Tree Commission for further discussion.

Feel free to reach out to me with questions,

Sean Halbom, MPA
Assistant Township Manager
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2604
Email: shalbom@whitemarshtwp.org

ROCKWELL ASSOCIATES
URBAN FORESTRY • ARBORICULTURE • CONSULTING

LONGFIELD FARM

To: Sean Halbom, MP, Assistant Township Manager - Whitemarsh Township

616 Germantown Pike

Lafayette Hill, PA 19444

From: John Hosbach, Consulting Arborist

Date: July 23, 2020

Reference: Tree Review

Dear Sean,

The Proposed Longfield Farm development, located along Butler Pike, has submitted the required tree removal/preservation plan along with the intended landscape improvements.

The subject applicant is removing a total of 139 subject trees within proposed development. During two previous site visits and also a final inspection today, I verified and observed a total of 85 trees that are dead, dying declined beyond repair and or failing from numerous tribulations such as standing water, decay diseases, lack of previous care, age and both abiotic / biotic factors. These were observed with the applicant's planner, Rick Collier. An additional 54 trees are being removed that were deemed healthy and structurally sound. These are being removed obviously for the proposed development improvements. The remaining 223 trees will remain protected on site.

The applicant is removing 38.4% of the total trees. 14.9% of these trees are rated as healthy. In discussions with the applicant regarding a subject heritage silver maple (51.5"), the applicant has modified improvements to maintain this tree in the landscape. All other trees within the project are protected with TPF.

Removing > than 50 Of total tree count	No – 38.4%
Tree protection fence noted	Yes
Use of natives	Large percentage of the plant palate is native
Utilization of property to ensure that that use of shade trees is maximized	Yes – the applicant is proposing open space, recreation, trails and possible tot-lot in the future.
Diversity mix	A very balanced diversity species mix is being utilized.

ASCA | RCA
Registered Consulting Arborist®
610-731-7969 | John@rockwellurbanforestry.com
Consultants | Urban Foresters | Planners | Forensic Arborist
rockwellurbanforestry.com

The applicant is proposing the utilization of both shade trees, ornamental, evergreen and the use of shrubs to meet the requirements. As noted in the table above, the applicant has designated open space zones for multi-use applications. This will reduce the areas where canopy trees can be planted.

The applicant is proposing the use of the following to capture the 990 inches of trees loss (excluding dead/dying/diseased trees).

Shade Tree Replacements (3") at 1:1 = 165
(30%) Ornamental or Evergreen at 2:1 = 99
(20%) Shrubs at 6:1 (396/6) = 66

This equates to the 330 replacements trees with the utilization, if granted, of ornamental / evergreen / shrub substitution.

The subject landscape utilizes a broad range of natives with a small palate of non-natives. The landscape action plan will most certainly provide a very balanced multi-level (large canopy/sub canopy and shrub layer). I believe this plan is very well suited for the site as it relates to the species.

John Rockwell Hosbach Jr., Urban Forester
Registered Consulting Arborist #483, ISA Certified Arborist PD-0372
ISA Tree Risk Assessment Qualified, ASCA Qualified Tree and Plant Appraiser

MEMO TO: John Hosbach, Rockwell Associates

FROM: Rick Collier, FAICP, ASLA
David Cavanaugh, RLA, ASLA
Land*Concepts*

DATE: July 23, 2020

Re: Longfield Farm Landscape Plan

Cc: Sean Halbom, Assistant Manager Whitemarsh Township

Land*Concepts* and Irick Eberthard & Mientus have prepared an updated Landscape Plan for the proposed development at Longfield Farm. This revised plan is the result of site visits including two with you, an updated tree inventory (May and June 2020), and a slightly revised layout of the units and stormwater pipes to maximize tree protection.

The total number of trees on site is 362. Of those, 85 (23.5%) are in poor/declined condition based on the site analysis with you. The number of trees being removed that are healthy is 54 (14.9% of all trees). We are only removing 38.4 % with >61% of them in decline or dead.

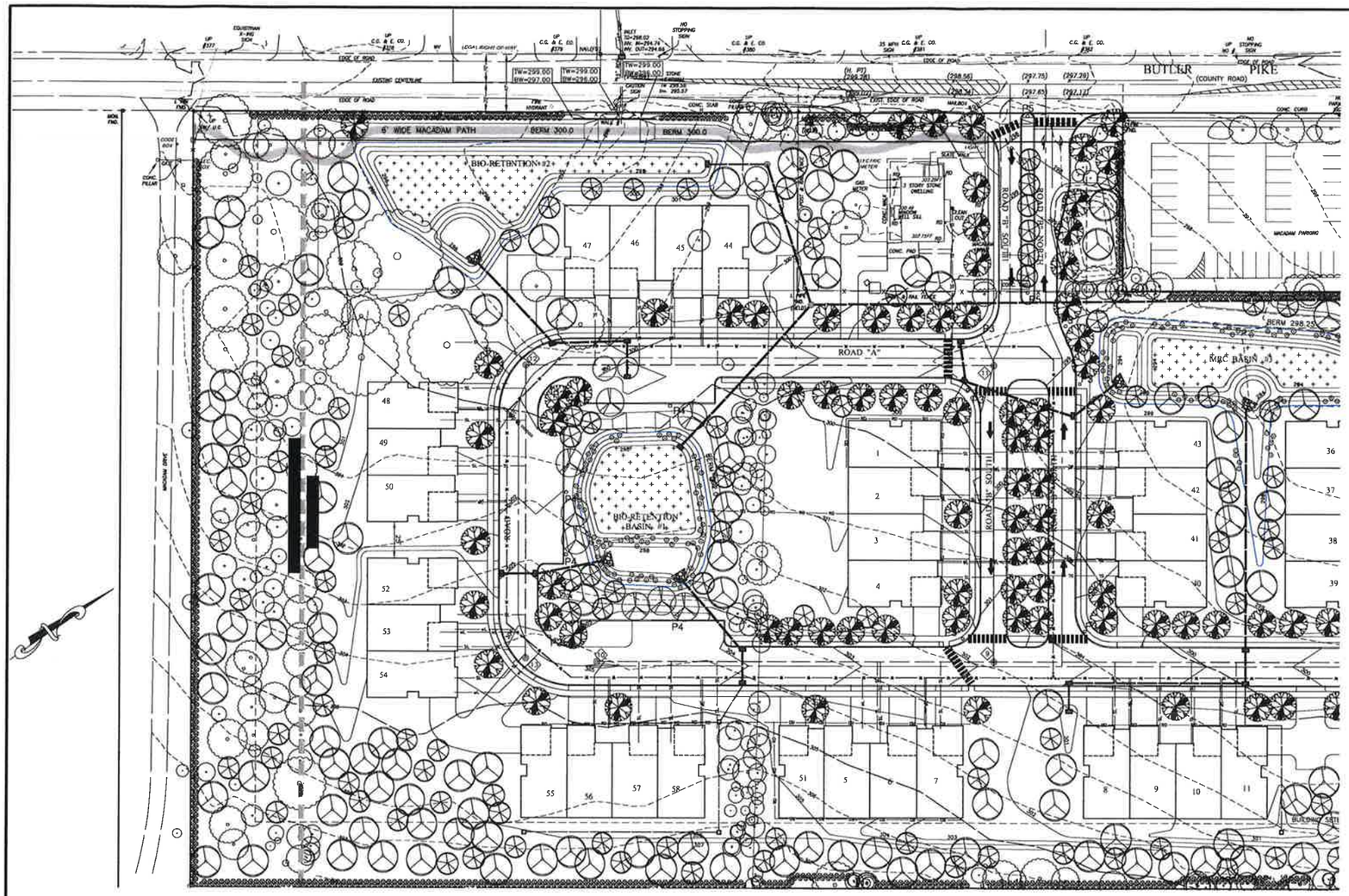
The submission includes the tree replacement analysis which we submitted to the Township and you on June 26, 2020. That reflects the shifts of units and infrastructure to reduce, wherever possible, tree removal, including a heritage tree (Silver Maple 52"). The result was a loss of 990 caliper inches or 330 replacement trees per Chapter 55-4. B(6)(a). They are met as follows with replacement trees and tree equivalents per Chapter 55-4. B(6)(f).

Tree Replacements (3") at 1:1 = 165
Ornamental or Evergreen (30%) at 2:1 (189/2) = 99
Shrubs (20%) at 6:1 (396/6) = 66
Total = 330 trees/tree equivalents

The second part included with this submission is a revised Landscape Plan (Sheet 7 and 8 of 30, revised 7/23/20) with updated numbers on all of the required landscape components – street trees per SALDO Section 105-48(B), parking lot trees per SALDO Section 105-39(A), basin landscaping, and tree replacement per Chapter 55. Buffers (Class B, Option 5) per Zoning Section 116-291C are provided to the extent required. The code requirements for all landscape categories are met, including the full complement of replacement trees. Further, the replacement trees utilize the provisions of allowing understory trees, shrubs and perennials at the approved ratios per the SALDO.

Additionally, predominantly native plant materials are proposed. We have allowed for appropriate horticulture, including growth/form, layering (shade trees, flowering/understory trees, shrubs, ground layer), and seasonal interest to achieve a high quality landscape with high habitat value.

Copies of the revised plans have been sent in hard copy by mail and electronically as pdf files to your office and the Township offices. We are anticipating being at the STC meeting scheduled for August 4, 2020.



PLANTING SCHEDULE

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	Total 1265			

NOTES:
1. ALL BEDS SHALL HAVE A MINIMUM OF THREE (3) INCHES OF SHREDDED HARDWOOD MULCH (OR EQUAL).
2. DEER PROTECTION SHALL BE PROVIDED FOR ALL DECIDUOUS TREES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
3. DO NOT CUT LEADER OF DECIDUOUS TREE.
4. NO SHADE TREE SHOULD BE PLANTED CLOSER THAN 5 FEET FROM SIDEWALKS, 10 FEET FROM UNDERGROUND UTILITIES AND 15 FEET FROM OVERHEAD UTILITIES.
5. NO PLANTS, EXCEPT GROUND COVER SHALL BE PLANTED LESS THAN TWO (2) FEET FROM A STRUCTURE, WALK OR CURBLINE.
6. ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN (18) MONTHS IN THE SAME MANNER AS OTHER REQUIRED IMPROVEMENTS, ACCORDING TO SECTION 154-56C OF THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
8. PROTECTIVE FENCING SHALL BE PLACED AROUND TREES ON THE PROPERTY TO BE PRESERVED AS SHOWN PRIOR TO CONSTRUCTION. STREET TREES AND OTHER REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
9. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE WHITEMARSH TOWNSHIP SHADE TREE COMMISSION PRIOR TO THE START OF CONSTRUCTION.

PROPOSED AMENDED SOILS

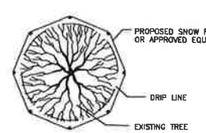
LEGEND

EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER FORCE MAIN — FM —
EXISTING WATER LINE — W —
PROPOSED WATER LINE — W —
EXISTING CONTOUR 444
PROPOSED CONTOUR 446
EXISTING CURB LINE
PROPOSED CURB LINE
POSITIVE DRAINAGE INDICATOR
EXISTING ELEV (333.68) OR 333.68
PROPOSED ELEV. 334.50
EXISTING TREE LINE
PROPOSED TREE LINE

EXISTING GAS LINE — G — G —
PROP. GAS LINE — G — G —
EXISTING OVERHEAD ELEC. — OE — OE —
EXISTING UNDERGROUND ELEC. — E — E —
PROP. ELECTRIC — E —
PROP. ROOF DRAIN — RD —
PROP. WATER LATERAL — WL —
PROP. SEWER LATERAL — SL —

SEED MIX		ACRES	SEEDING RATE
FANMIX-180Rain Garden Mix			20 lbs/acres
Secale cereale	Grain Rye	14	30 lbs/acre

Note: The Grain Rye shall be seeded over the entire disturbed area and may be mixed with the other seed mixes



PLAN

NOTES:
1. PROPOSED SNOW FENCE SHALL BE ADEQUATELY SECURED WHEN INSTALLING AND IN A MANNER ACCEPTABLE TO THE TOWNSHIP ENGINEER.
2. SNOW FENCE SHALL BE ERECTED A MINIMUM OF ONE FOOT OUTSIDE THE DRIPLINE ON ALL SIDES OF INDIVIDUAL TREES, TREE MASSES, OR WOODLANDS PRIOR TO MAJOR CLEARING OR CONSTRUCTION.
3. FENCE SHALL BE PLACED AT LOCATIONS DEEMED NECESSARY BY TOWNSHIP ENGINEER AT TIME OF CONSTRUCTION.

TREE PROTECTION DETAIL

NO SCALE

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
o	P3	14	PEMCO	CARL3-15W3K-CA-TYPE III	CARLSBAD 3 POST TOP LUMINAIRE W/ CLEAR ACRYLIC LENS	SAMSUNG 351B 35PCS	1	1813	0.95	15
o	P4	10	PEMCO	CARL3-15W3K-CA-TYPE IV	CARLSBAD 3 POST TOP LUMINAIRE W/ CLEAR ACRYLIC LENS	SAMSUNG 351B 35PCS	1	1846	0.95	15
o	P5	3	PEMCO	CARL3-15W3K-CA-TYPE V	CARLSBAD 3 POST TOP LUMINAIRE W/ CLEAR ACRYLIC LENS	SAMSUNG 351B 35PCS	1	2389	0.95	15

Lighting Notes:
1. LUMINAIRES ARE MOUNTED ON 12' POLE WITH THE CENTER OF THE LIGHT AT 14'
2. CALCULATIONS ARE ESTIMATIONS BASED ON INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS

40 20 0 40 80
SCALE: 1" = 40'

STOP-CALL BEFORE YOU DIG!

"LONGFIELD FARM"

PRELIMINARY PLAN – NOT TO BE RECORDED

REVISION DATE:	DESCRIPTION:
MARCH 27, 2020	REVISE LAYOUT TO ADDRESS CONDITIONAL USE APPROVAL
JULY 21, 2020	REVISE TO ADDRESS CONCERNS RAISED BY TOWNSHIP ENGINEER LETTER (6/19/20)
JULY 23, 2020	PROVIDE ORNAMENTAL REPLACEMENT

LANDSCAPING & LIGHTING PLAN

PREPARED FOR
SPARTAN ORGANIZATION
SITUATE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA

DATE: JUNE 12, 2019
MANAGER: RFI | JOB NUMBER: 17-02
DRAWN BY: RFI | FILE NAME: 17-02BASE
SCALE: 1" = 40' | SHEET: 7 OF 30

Land Use Consultants
Land Planning • Engineering • Landscape Architecture • Land Surveying
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215-541-9223(Fax)
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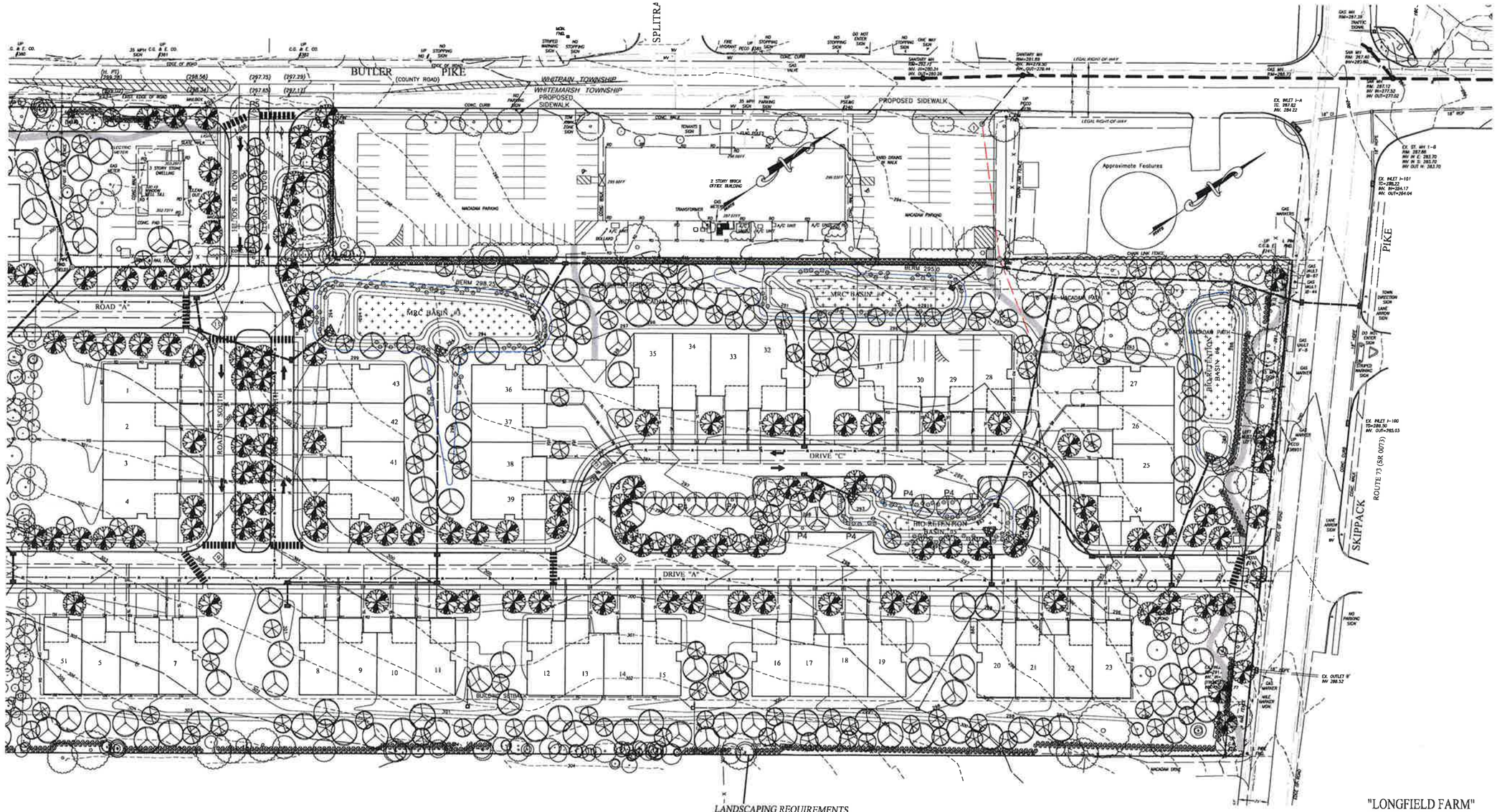
INCORPORATED



LANDSCAPING REQUIREMENTS

S.A.L.D.O. SECTION 105-39(A)
REQUIRED - ONE 3" CALIPER TREE FOR EVERY TWO PARKING SPACES
45 PARKING SPACES PROPOSED - 23 TREES REQUIRED
PROPOSED - 23 TREES
S.A.L.D.O. SECTION 105-48(B) - STREET TREES
REQUIRED - SHADE TREES AT INTERVALS OF NOT MORE THAN 45' (OR PLANTED IN AN INFORMAL ARRANGEMENT)
6065 L.F. STREET FRONTAGE - 135 TREES REQUIRED
PROPOSED - 135 SHADE TREES
Z.O. 116-291C
REQUIRED - CLASS B BUFFER ENTIRE PERIMETER
PROPOSED - OPTION 5 - HEDGEROW ON PROPERTY LINE (3-FOOT CENTERS)
3853 L.F. BUFFER REQUIRED - 1285 SHRUBS
CHAPTER 55 - TREE PROTECTION STANDARDS
55-4.B(6)(a) - REPLACEMENT TREES
EVERY TREE WITH A DBH GREATER THAN 6" SHALL BE REPLACED WITH MINIMUM 3" CALIPER TREES HAVING A TOTAL CALIPER EQUAL THE DBH OF TREES REMOVED.
1576 TOTAL CALIPER INCHES TO BE REMOVED - 525 TREES REQUIRED.
RESOLUTION 2004-8 II.D(19) - LANDSCAPING - STORMWATER MANAGEMENT FACILITIES SHALL BE PROPERLY SCREENED

TREE REPLACEMENT REQUIREMENTS

TOTAL REPLACEMENT TREES REQUIRED - 330
PERMITTED SUBSTITUTIONS PER SALDO 55-4.B(6)(f)
ORNAMENTAL OR EVERGREEN TREES - 30% (99 TREES) AT 2:1
TOTAL TREES PERMITTED - 198
PROPOSED - 198 (99 TREE EQUIVALENT)
SHRUBS - 20% (66 TREES) AT 6:1
TOTAL SHRUBS PERMITTED - 396
PROPOSED - 396 (66 TREE EQUIVALENT)
PROPOSED REPLACEMENT TREES (3" CAL.) - 165
TOTAL EQUIVALENT TREES PROPOSED - 330

LEGEND

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
PROPOSED SANITARY SEWER FORCE MAIN	FM
EXISTING WATER LINE	W
PROPOSED WATER LINE	W
EXISTING CONTOUR	294
PROPOSED CONTOUR	294
EXISTING CURB LINE	
PROPOSED CURB LINE	
POSITIVE DRAINAGE INDICATOR	
EXISTING ELEV	(333.68) OR 333.68
PROPOSED ELEV.	334.50
EXISTING TREE LINE	
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EXISTING GAS LINE	G
PROP. GAS LINE	G
EXISTING OVERHEAD ELEC.	OE
EXISTING UNDERGROUND ELEC.	E
PROP. ELECTRIC	E
PROP. ROOF DRAIN	RD
PROP. WATER LATERAL	WL
PROP. SEWER LATERAL	SL

40 20 0 40 80
SCALE: 1" = 40'

STOP-CALL BEFORE YOU DIG!
LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING PROPERTIES AND PROVIDED UNDER OWNERSHIP OF THE SITE. REGARDLESS OF THE PRECISION OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO EXCAVATION. CONTACT ONE CALL SYSTEM THREE (3) DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ACT 287 AS AMENDED BY ACT 181 (2006).
DIAL 1-800-242-1776 OR 811.
WORK LOCATION NO.: 20170841435

"LONGFIELD FARM"
PRELIMINARY PLAN - NOT TO BE RECORDED

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PREPARED FOR
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Land Use Consultants
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