

**RESOLUTION NO. 2018-14  
LOWER PROVIDENCE TOWNSHIP  
(LPT Project No. LD-18-01)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF  
SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA,  
APPROVING THE PRELIMINARY/FINAL PLAN OF LAND  
DEVELOPMENT FOR MONTGOMERY COUNTY DEPARTMENT OF  
ASSETS AND INFRASTRUCTURE FOR THE PROPOSED EXPANSION OF  
THE EMERGENCY OPERATIONS CENTER LOCATED AT 50  
EAGLEVILLE ROAD**

*WHEREAS*, Montgomery County Department of Assets and Infrastructure (“Applicant”) has submitted a set of Preliminary/Final Land Development Plans to construct an expansion of its Emergency Operations Center that includes the construction of a 24,000 square foot garage, a 15,000 square foot accessory warehouse building, and 19 parking spaces; and

*WHEREAS*, the plans have been reviewed by both the Lower Providence Township Planning Commission and the Montgomery County Planning Commission; and

*WHEREAS*, the Board of Supervisors now intends to approve the Preliminary/Final Plan of Land Development of Applicant.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Plan of Land Development for Montgomery County Department of Assets and Infrastructure, said plans prepared by Bursich Associates, Inc., dated January 25, 2018, consisting of a set of land development plans of nineteen (19) sheets, subject to the following conditions:

1. Compliance with Zoning Ordinance Review comment 2; Subdivision Land Development Ordinance Review comment 3; and General comments 1, 2, 3, and 5 of the Woodrow & Associates correspondence dated February 22, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**.

2. Compliance with paragraph 5, Conclusion, comments 5.A, 5.B, and 5.C of the Thomas Comitta Associates, Inc. correspondence dated February 21, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.

3. Compliance with the McMahon Associates, Inc. correspondence dated February 17, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.

4. Compliance with all other Township, County, State and Federal rules, regulations and statutes.

5. The Applicant shall pay a Transportation Impact Fee of \$5,466.00 in accordance with the Lower Providence Township Traffic Impact Fee ordinance.

6. The Applicant shall pay a park and recreation fee of \$26,130.00 in accordance with Lower Providence Township’s Subdivision and Land Development Ordinance.

7. The Applicant shall execute Development and Financial Security Agreements, and a Stormwater Management Agreement, in a form and manner to be approved by the Township Solicitor.

8. In addition to the foregoing conditions of Preliminary/Final Plan Approval the following Subdivision and Land Development ordinance waivers are resolved as follows.

a. SALDO Section 123-14.C.(2) to waive the requirement that the Plan provide the locations of other streets within 200 feet of the tract.

      X                  Approved                                          Denied

b. SALDO Appendix A, Section 111.1 to waive the requirement to install survey monuments at all property corners.

      X                  Approved                                          Denied

9. In addition to the foregoing conditions of Preliminary/Final Plan Approval the following Stormwater Management ordinance waivers are resolved as follows.

a. Stormwater Management ordinance Section 129-18.A.(1) to waive the requirement that Applicant prepare an existing resources and site analysis map (ERSAM), showing environmentally sensitive areas including, but not limited to, steep slopes, lakes, streams, wetlands, hydric soils, vernal pools, floodplains, riparian corridors, hydrologic soil groups A, B, C, and D, woodlands, surface waters regulated by the state or federal government, any existing recharge areas, and any other requirements outlined in the Subdivision and Land Development and Zoning ordinances.

      X                  Approved                                          Denied

b. Stormwater Management ordinance Section 129-19.C.(2) to waive the requirement that all storm sewer piping shall be Class III reinforced concrete pipe, except when pipe class and strength is required to be increased in accordance with PennDOT specification.

      X                  Approved                                          Denied

c. Stormwater Management ordinance Section 129-19.C.(6) to waive the requirement to have a minimum velocity of three feet per second when flowing full and from the requirement that there be a minimum slope of 1 percent in the terminal section of the pipe.

      X                  Approved                                          Denied

d. Stormwater Management ordinance Section 129-19.D.(2) to waive the requirement to provide swale bank slopes which shall not be steeper than 1 vertical to 4 horizontal.

      X                  Approved                                          Denied

X                Approved                                            Denied

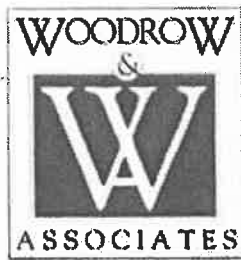
          X                Approved                                            Denied

          X                Approved                                            Denied

Patrick T. Duffy, Chairman

ATTEST:

*[Handwritten signature]*



February 22, 2018

Michael Mrozinski, Director of Community Development  
Lower Providence Township  
100 Parklane Drive  
Eagleville, PA 19403

Reference: Montgomery County Emergency Operations Center Expansion

Dear Mike:

We have received a 19-sheet set of documents prepared by Bursich Associates of Pottstown PA. The plans are dated January 25, 2018. The plans describe the proposed construction of a new 24,000 square-foot garage and a 15,000 square-foot warehouse on the campus of the emergency management center. The proposal calls for the extension of the sanitary sewer line providing restroom facilities in both structures, as well as extension of a water main. The project will disturb more than one acre of earth obligating the applicants to secure a PA DEP permit for construction.

My further review comments are as follows:

**A. Approvals/Permits/Reviews** – Any approvals that the Township would grant this application should be conditioned upon the applicant securing the following approvals/permits/reviews.

1. PA DEP – NPDES permit for construction activities
2. PA DEP – Either waiver or exemption from the sewage facilities planning process
3. Lower Providence Township Sewer Authority

**B. Zoning Ordinance Review:**

1. The campus is located within the Township's institutional overlay district. The use appears to exist "by right" under the ordinance. The expansion of this use would therefore not require any special permissions via zoning special exception or conditional use. The proposed structures meet and exceed the minimum property yard setbacks.
2. Section 143-210.J(2) – The ordinance provides for a minimum 15-foot setback between parking spaces and building. The site appears to struggle to meet this obligation. The applicant should attempt to meet this obligation or secure the appropriate relief.

February 22, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: Montgomery County Emergency Operations Center Expansion

**C. Subdivision Land Development Ordinance Review:**

1. Section 123-9.C: When evaluating the subsection of the campus intended for development, this application would qualify as a minor land development plan application.
2. Section 123-16: The first such plan as submitted appears to meet the minimum obligation of plan requirements identified for a minor land development submission standard.
3. Section 123-22 – Agreements: The Township and the County should discuss any agreements that might be required in conjunction with the approval of land development application. I do not perceive the need to obligate the County to post escrowed funds. However, some form of development agreement might be in order to assure both party's expectations are met. Stormwater maintenance obligations will be an agreement that is necessary.
4. Section 123-25.H: With regard to ultimate right-of-way – This property was subject to earlier land development approvals. At that time, ultimate right-of-way was offered for dedication to PennDOT.
5. Section 123-29 – With regard to street classifications: The Eagleville Road access to the facility will not be modified. No new improvements are required.
6. Section 123-31: There does not appear to be any need for additional improvements along Eagleville Road over that which exists today.
7. Section 123-33: Eagleville Road is already fitted with sidewalk.
8. Section 123-43 – Stormwater management: Please recall that the Township recently adopted a new stormwater management ordinance. We are currently reviewing the plans against this ordinance and find that the design is in substantial compliance with the ordinance's intent. The site is fitted with a large stormwater detention basin with design calculations that support not only peak rate reduction, but also infiltration of water quality improvements. The detention basin outfall is directed toward a naturally occurring overland swale. We would like the opportunity to meet with the designer, on site, to review a couple of minor comments and to assure the stability of this point of discharge; preventing any unintended erosion issues down gradient of the project construction zone.
9. Section 123-45 – Erosion and sediment control: We have done a cursory review of the devices to be utilized for erosion control measures during construction. As part of the PA DEP NPDES permit process, the state will provide a much more thorough review of those aspects of the site plan.

**D. General Comments:**

1. A truck turning template to support the movements of the largest truck entering and exiting the site area should be added to the plans.

February 22, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

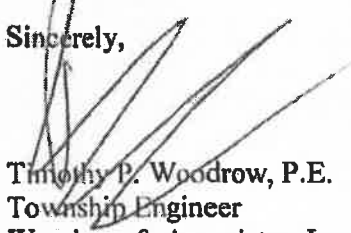
Reference: Montgomery County Emergency Operations Center Expansion

2. Given the proposed use of the site as a garage and warehouse facility, we question whether or not petroleum products will be stored/used on site. Is there a fueling area proposed with this application? If so, the proposed facilities must be added to the plans and additional notes supporting the use should be added to the plans.
3. There is a proposed "covered storage area" shown along the rear of the proposed garage. Further clarification must be added to the plans as to the intent of this area and what will be stored. Is this area to be fenced? If so, the proposed fencing should be added to the plans.
4. We question the positioning of the proposed loading and truck dock area. If, in fact, a tractor trailer delivery is made to the site, access to the proposed warehouse would be limited. We recommend the applicant's engineer revisit the layout of this area.
5. The proposed layout and location of the proposed fire hydrants shall be approved by the Township fire marshal. Are the proposed buildings to be sprinklered?

**E. Grading/Stormwater Review Comments:**

The township has recently adopted a new stormwater management ordinance. While the report does not match the specifics of the ordinance, it does match the spirit. We will work directly with the designers to resolve several comments regarding stormwater management and grading.

Sincerely,



Timothy P. Woodrow, P.E.  
Township Engineer  
Woodrow & Associates, Inc.

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township  
Kim Kryder, R.L.A., Bursich Associates, Inc.



THOMAS COMMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

## MEMORANDUM

**TO:** Michael W. Mrozinski, Director of Community Development, Lower Providence Township  
Don Delamater, Township Manager, Lower Providence Township  
Timothy Woodrow, P.E., Township Engineer, Woodrow & Associates, Inc.  
John B. Rice, Esq., Township Solicitor, Grim, Blehn & Thatcher

**FROM:** Daniel B. Mallach, RLA, AICP, ASLA  
Thomas J. Comitta, AICP, CNU-A, RLA

**DATE:** February 21, 2018

**SUBJECT:** REVIEW COMMENTS:  
MONTGOMERY COUNTY EMERGENCY OPERATION CENTER EXPANSION  
LAND DEVELOPMENT PLAN DATED JANUARY 25, 2018

The enclosed Review Comments pertain to the following document that we received on February 7, 2018:

- Preliminary / Final Minor Land Development Plan, consisting of 19 sheets dated January 25, 2018, prepared by Bursich Associates, Inc.

Please call or email if there are any questions.



THOMAS COMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

**REVIEW COMMENTS: MONTGOMERY COUNTY EMERGENCY OPERATION CENTER EXPANSION  
LAND DEVELOPMENT PLAN DATED JANUARY 25, 2018**

February 21, 2018

The following Review Comments pertain to the document listed in the Cover Memorandum.

**1. Buffer Planting Adjacent to Single Family Dwellings**

**1.A Requirement**

Per §123-50.B.3 of the Subdivision and Land Development Ordinance (SLDO), a screen buffer shall be provided along property lines abutting single-family residential uses.

§123-50.C (SLDO) details the screen buffer requirement. The primary component of a screen buffer shall be a double row of evergreen trees spaced 15 feet apart on center, with the trees in one (1) row offset seven and one half feet (7½') from the trees in the other row, and the rows shall be at least five feet (5') apart. These trees shall be not less than six feet (6') in height at the time of planting and the expected height at maturity shall be not less than 20 feet.

**1.B Proposal: Compliant**

Thirty-five (35) Douglas Fir trees are proposed to be installed at a six foot (6') height and in a compliant arrangement.

**1.C Species Mix Recommendation**

While the Plan indicates a compliant screen buffer, the Applicant should consider utilizing a more diverse species mix as a "hedge" against complete die-off due to one of the various fungal diseases or insect infestations that typically target single plant species. (In the case of Douglas Fir, fungal "Needlecast" diseases are a particular concern.)

For example, we suggest alternating groups of three to five (3-5) of a few different species of evergreen trees along this buffer. In addition to the Douglas Fir, other appropriate trees include Norway Spruce (*Picea abies*), Serbian Spruce (*Picea omorika*), American Holly (*Ilex opaca*) and Japanese Cryptomeria (*Cryptomeria japonica*).

**2. Landscape Plan SLDO Compliance**

The Plan is compliant with relevant SLDO requirements pertaining to:

- Internal Landscaping (§123-50.A.3); and
- Building Foundation Planting (§123-37.E).





THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS: MONTGOMERY COUNTY EMERGENCY OPERATION CENTER EXPANSION  
LAND DEVELOPMENT PLAN DATED JANUARY 25, 2018**

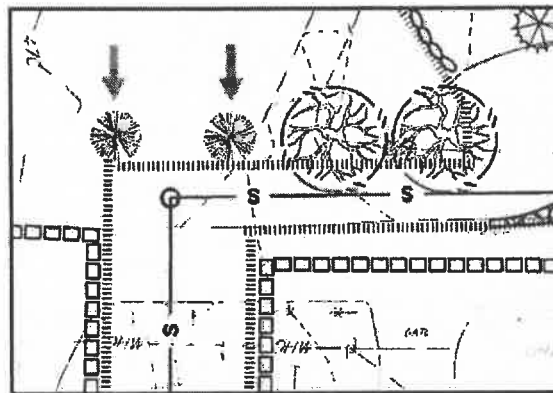
February 21, 2018

**3. Tree Protection Fencing**

Tree Protection measures for all trees proposed to be preserved are required per §123-146.B.3 (SLDO).

The Erosion & Sediment Control Plan indicates what appears to be a Tree Protection Fencing (TPF) line graphic around eight (8) trees located adjacent to the proposed Limit of Disturbance. This is excellent. However, this line graphic should be labeled and/or included in the Legend.

Two (2) trees with the apparent TPF line graphic are shown at the right in the E & S Plan excerpt below:



Due to the proximity of the proposed Sanitary Sewer line (— s —), we recommend that the two (2) evergreen trees indicated to the left in the above excerpt (marked with the arrows) also be enclosed in Tree Protection Fencing.

Finally, a Detail for the Tree Protection Fencing should be included on Sheet 12 (E & S Details).

**4. Concrete Walk Connections**

The Applicant and the Township should discuss the need for additional concrete walk connections.

Specifically:

- 4.A The concrete walk from the Garage Office leads out to the cartway. While maintaining safe and secure access, would it be appropriate to construct any additional connections or fence/gate openings toward or to the existing parking area on the south side of the cartway?
- 4.B The door at the east (right) of the front of the Garage would be provided with a 5' x 5' concrete pad. Is an additional concrete walk connection appropriate, such as to the adjacent 11-space parking area? (If this door will be used regularly, a concrete walk would hold up better than turfgrass, can be shoveled and de-iced, etc.)



THOMAS COMMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

**REVIEW COMMENTS: MONTGOMERY COUNTY EMERGENCY OPERATION CENTER EXPANSION  
LAND DEVELOPMENT PLAN DATED JANUARY 25, 2018**

February 21, 2018

**5. Conclusion**

Overall, the Plan is excellent. Prior to Plan approval, we recommend that the Applicant address or consider the items described herein. Specifically:

- 5.A We recommend a more diverse mix of tree species within the screen buffer (comment 1.C).
- 5.B The Tree Protection Fencing line graphics should be labeled, two (2) additional evergreen trees adjacent to the proposed Sanitary Sewer line should be protected, and a Tree Protection Fence Detail should be provided (comment 3).
- 5.C The need for additional walkway connections should be considered (comment 4).

Please call or email if there are any questions.



McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
p 215-283-9444 | f 215-283-9447

**PRINCIPALS**

Joseph W. McMahon, P.E.  
Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

**ASSOCIATES**

John J. Mitchell, P.E.  
Christopher J. Williams, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

February 17, 2018

Mr. Michael Mrozinski  
Director of Community Planning  
Lower Providence Township  
100 Parklane Drive  
Eagleville, PA 19403

**RE: Traffic Engineering Review #1**  
Montgomery County Emergency Operation Center Expansion  
Lower Providence Township, Montgomery County, PA  
McMahon Project No. 818125.11

Dear Mike:

As requested, on behalf of Lower Providence Township, McMahon Associates, Inc. completed an initial traffic engineering review of the proposed expansion located at the Montgomery County Emergency Operation Center in Lower Providence Township, Montgomery County, PA. It is our understanding that the proposed expansion will consist of a 24,000 square foot garage and 15,000 square feet of warehouse space. Access to the expansion will continue to be provided via driveway connection to Prison Farm Road.

The following document was reviewed in preparation of our review:

- Preliminary/Final Minor Land Development Plans for the Montgomery County Emergency Operations Center Expansion, prepared by Bursich Associates, dated January 25, 2018.

Based on our review of the submitted document noted above, McMahon offers the following comments for consideration by the Township and action by the applicant.

1. The applicant should provide details on the purpose and operations of the proposed usages on site.
2. According to **Section 143-71.G of the Zoning Ordinance**, the required amount of parking for the proposed warehouse and garage/office is 34 spaces. As part of the expansion, there are 19 outdoor parking spaces proposed in the vicinity of the proposed warehouse and garage, thereby not satisfying the ordinance requirement. The plans currently show approximately 47

existing parking spaces in the parking area that will be removed in order to construct the proposed warehouse and garage. The applicant should provide details on the proposed parking, particularly if vehicles will now be parked in the proposed parking garage, in order to determine if there is adequate parking for the proposed warehouse and garage in the immediate vicinity of both buildings. Since the proposed garage appears larger than the existing paved parking lot that it is replacing, it should be clarified if this garage will accommodate more than just the vehicles that park on the existing paved lot. Also, please specify where the vehicles that currently park in the existing surface lot will be moved to park.

3. Truck turning templates should be provided with future submissions demonstrating the ability of the largest truck expected on site to maneuver through the site, as well as into and out of the proposed garage.
4. Sidewalk is proposed to/from Wilson Boulevard at the southwest corner of the proposed garage. This insinuates that pedestrians will be crossing Wilson Boulevard to get to/from the existing buildings that are "gated in" on the other side. A visible crosswalk should be shown on the plans connecting the proposed sidewalk on the southwestern corner of the building and the southern side of Wilson Boulevard at a location where pedestrians can easily and safely cross the road to a facility on both sides. The plans should also be revised to either show sidewalk on the northern side of Wilson Boulevard to provide a crossing at one of the gated entrances, or along the southern side of Wilson Boulevard between the two driveways that serve the existing buildings on the southern side of Wilson Boulevard to the south of the proposed garage which would require modifications to the fencing. Advanced warning signs for pedestrian crossing should be considered on Wilson Boulevard in advance of the crosswalk coming from either direction.
5. It is recommended that the four parking spaces located in the throat of the eastern driveway be relocated to the northern end of this parking row so that vehicles maneuvering into and out of these spaces do not interfere with vehicles entering/exiting the eastern driveway.
6. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area One, which has a corresponding impact fee of \$1,822 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on the Institute of Transportation Engineers publication, **Trip Generation**, Tenth Edition, the proposed warehouse building will generate approximately 3 total "new" weekday afternoon peak hour trips. The TSA One impact fee of \$1,822 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$5,466, it would be determined if an additional fee may be necessary for the proposed garage or if the site additions may not be subject of any impact fee. **Once the applicant provides more details on the purpose and operations of these buildings as requested in comment #1, the transportation**

Mr. Michael Mrozinski  
February 17, 2018  
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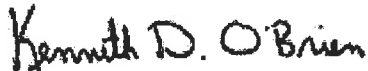
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**impact fee recommendations may be altered upon review and better understanding of the site.**

Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. A response letter addressing our comments should accompany the resubmission.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed addition apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me, or Casey A. Moore, P.E.

Sincerely,



Kenneth D. O'Brien, P.E., PTP  
Senior Project Manager

BMJ/CAM/lsw

cc: Donald Delamater, Township Manager  
John Rice, Esq., Township Solicitor  
Tim Woodrow, P.E., Woodrow & Associates – Township Engineer  
Bursich Associates (Applicant's engineer)