

**RESOLUTION NO. 2018-16  
LOWER PROVIDENCE TOWNSHIP  
(LPT Project No. LD-16-04)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF  
SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA,  
APPROVING THE PRELIMINARY PLAN OF LAND DEVELOPMENT OF  
ST. JAMES EPISCOPAL CHURCH OUTREACH CENTER LOCATED AT  
3768 GERMANTOWN PIKE, COLLEGEVILLE, PA**

*WHEREAS*, St. James Episcopal Church Outreach Center (“Applicant”) has submitted a set of Preliminary Land Development Plans for construction of an outreach center to support St. James Episcopal Church on a 4.91 acre parcel located at the intersection of Evansburg Road and Germantown Pike; 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 Plan of Land Development of Applicant.

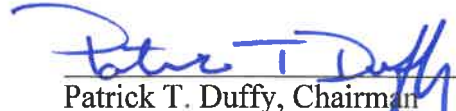
*NOW, THEREFORE*, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary Plan of Land Development for St. James Episcopal Church Outreach Center, prepared by CMC Engineering, dated October 11, 2017, consisting of ten (10) sheets, subject to the following conditions:

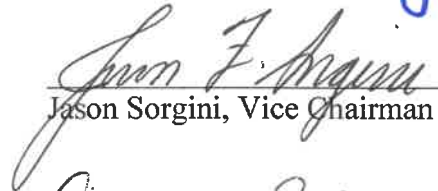
1. Compliance with the Woodrow & Associates correspondence dated November 10, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**.
2. In lieu of a traffic study the Applicant shall pay for the traffic signal analysis set forth in the McMahon Associates, Inc. correspondence dated December 29, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**. Additionally, the Applicant shall contribute \$5,000.00 to the Township for traffic signal improvements upon recordation of the record plan.
3. Compliance with the Thomas Comitta Associates, Inc. correspondence dated November 22, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.
4. Compliance with the Gannett Fleming correspondence dated November 22, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “D”**.
5. Compliance with all other Township, County, State and Federal rules, regulations and statutes.
6. The Applicant shall pay a park and recreation fee in the amount of \$2,750.00.

X                Approved                                            Denied

**SO RESOLVED**, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 3<sup>rd</sup> day of May, 2018.

LOWER PROVIDENCE TOWNSHIP

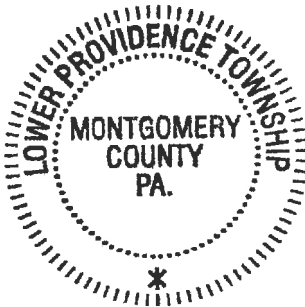
  
Patrick T. Duffy, Chairman

  
Jason Sorgini, Vice Chairman

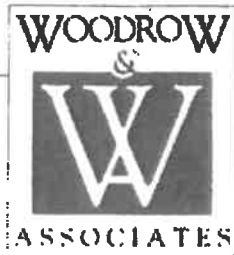
  
Colleen Eckman

  
Peter MacFarland

  
Gary Neights



ATTEST: 



November 10, 2017

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

Reference: Land Development  
St. James Episcopal Church

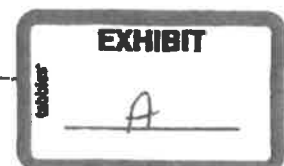
Dear Mike:

My office is in receipt of a 10-sheet set of documents prepared by CMC Engineering of Conshohocken, PA. The plans describe the proposed construction of a new 3,200 sq. ft. outreach center to be constructed on the southwest corner of the intersection of Evansburg Road and Germantown Pike in our community. The plan is dated October 11, 2017 and has not been revised at this time. In general, the plans describe the construction of a new building, pavilion and parking facilities to support the construction. Stormwater piping, storm water management, utility connections are all included in the design proposal. My further review of the application includes the following:

**A. Approvals/Permits/Reviews** – Any approval our Board of Supervisors would grant this application should be conditioned upon the applicant securing the following approvals, permits and reviews.

- PA DEP - sewage facilities planning.
- PA DEP - NPDES permit for construction activities related to stormwater management and erosion controls.
- Montgomery County Roads and Bridges – Germantown Pike is a county road. The proposal changes the condition of stormwater discharge toward that highway therefore approval acknowledgment from the County is required.
- PennDOT – Evansburg Road is a state highway; an occupancy permit must be secured for the new driveway, as well as any improvements that may be imposed as result of the plan review process.
- Public Water – Service agreements.
- Lower Providence Township Sewer Authority – Service agreement.

Municipal Civil Consulting Engineers  
Suite 5 • 1108 North Bethlehem Pike • Lower Gwynedd, PA 19002  
Phone: 215-542-5648 • Fax 215-542-5679  
Established 1996



November 10, 2017  
 Michael Mrozinski, Director of Community Development  
 Lower Providence Township  
 Reference: Land Development  
 St. James Episcopal Church

**B. Waivers Requested** – The applicant, through a letter from their attorney, has requested the following waivers from our subdivision and land development ordinance.

Section 123-37.E – A waiver has been requested to permit the location of the proposed parking lot to be closer than the required 20 feet from any ultimate right-of-way line. The proposed distance is ten feet.

Section 123-32 – A waiver has been requested from the requirements of installing a curb.

Section 123-33 – A waiver has been requested from the requirements of installing a sidewalk along the existing street.

A waiver has been requested from the requirements of a traffic impact assessment.

**C. Zoning** – The property is located within our R-2 Residential zoning district. We will defer to the Township's zoning officer, as well as the Township planner for an opinion as to zoning compliance with regard to use, parking requirements and coverages. We have additional comments requiring resolution:

1. Section 143-6 - Street rights-of-way and two front yard setbacks are measured from the ultimate right-of-way. The plan fails to acknowledge this obligation. An indication of a front yard setback being measured to the legal right-of-way should be removed from the plan.
2. Section 143-6 – Rear yard – the plan should define a rear yard setback.
3. Section 143-27.A(7)(c) – Should the zoning officer determine that the proposed use is permissible through a special exception application, the Board of Supervisors may wish to understand the applicant's position with regard to section 143-68.D of our zoning code. This section lays out certain standards which must be met to qualify for the special exception approval. If the board has concerns with regard to the proposed impact of the use, they may wish to send the solicitor to the hearing to voice those concerns. In the alternative, should the Board be comfortable with the application, they can choose remain silent at the hearing.

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

1. section 123-18.A(1) – The application should be supplemented with additional existing features information for the storm sewer system on the north side of Germantown Pike. As the ordinance suggests, aerial photography may help set the context for discussion by our boards and commissioners.

November 10, 2017

Michael Mrozinski, Director of Community Development  
Lower Providence Township

Reference: Land Development  
St. James Episcopal Church

2. Section 123-25.H – Regarding the ultimate right-of-way, the plan should define, by metes and bounds, the limits of the property clearly measured to the ultimate right-of-way of both highway frontages.
3. Section 123-31.D (2) – As collector roads both Germantown Pike and Evansburg Road should be provided with a 15-foot, half-width cartway paved improvement.
4. Section 123-32.A – Regardless of the small size of the subdivision or land development proposal, sidewalks, curbs and storm sewers shall be required where they fill a gap in existing networks. This application certainly warrants discussion as to the requirement to install these improvements.
5. Section 123-33 – Sidewalks shall be installed along all existing public streets.
6. Section 123-34 – Street intersections – We will defer to our Township traffic engineer with regard to the appropriateness of any improvements needed at the intersection of Germantown Pike and Evansburg Road.
7. Section 123-36 – Driveway access – We will again defer to both PennDOT, as well as our Township traffic engineer as to the appropriateness of the driveway location and configuration, although it does seem to make sense to align the proposed driveway with the existing driveway found on the east side of Evansburg Road.
8. Section 123-37.E – Parking area shall not be located closer than 20 feet to the ultimate right-of-way line. A waiver is requested from this section.
9. Section 123-37.G – The record plan shall better define the proposed parking space sizes.
10. section 123-37.L – We will defer to the Township's landscape architect as to the appropriateness of parking lot landscaping.
11. Section 123-41.E – The existing parcel accepts runoff from off-site sources draining from south to north and toward Evansburg road. It may be appropriate at this time to memorialize these drainage patterns, the concentration of flow and the construction of a storm sewer bypass pipe that is meant to divert off-site runoff from the stormwater management facilities being constructed for this project.
12. Section 123-43 – Stormwater management – The applicant's design engineer has done a good job of collecting and managing stormwater runoff being created by the new impervious surfaces. My office does have a couple of questions and concerns. We will correspond with the applicant's engineer directly to resolve these issues.
13. Section 123-54 – Survey monuments must be set at each property corner and especially at the location of the ultimate right-of-way line, as it will be established as the legal right-of-way line with the recording of this plan.

November 10, 2017  
 Michael Mrozinski, Director of Community Development  
 Lower Providence Township  
 Reference: Land Development  
 St. James Episcopal Church

14. Section 123-57 – The applicant has been notified of their obligation to enter into a development agreement and post financial security for those public and quasi-public improvements that may be required in conjunction with a plan approval.
15. Section 123-61 – As built plans – The applicant will be responsible for providing the Township with an as built plan of their improvements at the completion of construction.

**E. General design concerns:**

1. Pedestrian connectivity in this area is important. A link between these proposed improvements and the existing sanctuary must be identified. As mid-block crossings are not advisable, a pedestrian link to the signalized intersection of Germantown Pike and Evansburg road is desirable.
2. The project relies upon existing 24-inch pipe beneath Germantown Pike for the conveyance of stormwater runoff. The plan should assure this pipe is clean of debris and operational. The plan for conveyance of runoff from the two pipe outfalls should be enhanced to assure proper conveyance of runoff to the pipe system.
3. More appropriate screening of the trash dumpsters should be identified on the plan. A masonry enclosure matching the architecture the building is desirable. This is especially true as the trash enclosure presents itself to the intersection of Evansburg Road and Germantown Pike.
4. The grading to the south corner of the proposed parking lot encroach is near to the adjacent property. This proposed grading should be brought back from the common property line to the greatest extent possible.
5. The designer should check the footing requirements for the proposed pavilion as they may impact the location of the storm pipe running between inlet E and outlet No. 1.

Sincerely,

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

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township  
 CMC Engineering  
 Casey Moore, P.E., McMahon Associates  
 Rowan Keenan, Esq., Tom Keenan, Keenan, Ciccitto & Associates, LLP



McMAHON ASSOCIATES, INC.  
840 Springdale Drive  
Exton, PA 19341  
P 610 594 9995 | F 610-594-9565

**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 Chikbel, P.E., PTOE  
Dean A. C. IV, P.E.

December 29, 2017

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

RE: Proposal for Traffic Engineering and Signal Optimization Services  
Intersection of Germantown Pike and Evansburg Road (SR 4008)  
McMahon Project No. 816661.3P

Dear Mr. Mrozinski:

Pursuant to our meeting with the applicant's team for the St. James Episcopal Church, McMahon Associates, Inc. (McMahon) is pleased to provide this proposal to investigate traffic signal operations, recommend optimization improvements, and prepare a revised traffic signal permit plan for the referenced intersection in Lower Providence Township, Montgomery County, Pennsylvania. In conjunction with the St. James Episcopal Church Expansion, McMahon will provide these services for the existing signalized intersection. Our scope of work is proposed as follows:

**Scope of Work**

**TASK 1 - Intersection Data Collection and Analyses**

McMahon will complete a Manual Turning Movement (MTM) count at the project intersection. The counts will occur from the hours of 7:00 AM to 6:00 PM on a typical weekday (when schools and local colleges are in session, and weather is not inclement). The data will be collected by utilizing our electronic count boards and associated computer software. The data collected will include heavy vehicles, right turns on red, and pedestrians at the subject intersection.

McMahon will analyze the manual turning movement count data, identifying morning, midday, and evening peak commuter hours. We will specifically evaluate the westbound left-turn movement as to whether or not it meets PennDOT criteria for implementation of an advanced left-turn phase. We will also estimate the existing levels of service and delay for each movement and the overall intersection using Synchro capacity analysis software based upon the existing timings. New analyses will also determine updated signal timings for various time periods of the day, and enhancing the traffic signal's operational efficiency throughout the course of the day.



Additionally, we will request crash data from the Township to examine whether a pattern of crashes exists that would be correctable via left-turn signalization.

McMahon will provide all analyses and recommendations of enhancements to the intersection and its signalization equipment in the form of a letter for the Township to review. Upon acceptance, we will forward to PennDOT for approval. Upon PennDOT approval of the recommendations, we will proceed to Task 2.

#### **TASK 2 – Traffic Signal Plan Modification**

Upon acceptance and authorization by the Township, McMahon will make the necessary modifications to the intersection's traffic signal permit plan. We completed a field view of the intersection on December 18, 2017, to which Casey Moore has provided correspondence of our pre-study findings to the Township on December 21, 2017. Several 'near-term' recommendations were detailed that, through the study (as detailed in Task 1), will be technically evaluated for warrants and operational benefits and then the current traffic signal permit plan will be modified to reflect appropriate enhancements in signing, advanced detection along Germantown Pike, and the possible phasing modification noted above.

McMahon will prepare a revised traffic signal permit plan that will be consistent with PennDOT District 6-0 standards for the project intersection. The plan will be generated utilizing the existing traffic signal permit plan on record at PennDOT. The traffic signal plan will be presented at 1"=25' scale, and will illustrate right-of-way, locations of traffic signal supports, detection systems, traffic signs, pavement marking, pavement widths, and the phasing, timing and sequencing for the signals. The plans will be completed utilizing McMahon's computer aided design system (CADD). We will submit the plan on behalf of Lower Providence Township to PennDOT 6-0 for review and approval.

Any modifications made to the traffic signal plan have to be agreed upon by the Township, and will require PennDOT's TE-160 form signed and dated by the municipality. McMahon will prepare and submit a copy of the form upon plan submittal to the Township.

#### **Opinion of Probable Construction Cost**

McMahon will provide Lower Providence Township with a detailed engineer's opinion of probable construction cost for the proposed improvements to the traffic signal. The opinion of probable construction cost will be based on bid prices received by PennDOT and other municipalities on similar traffic signal improvement projects in the PennDOT District 6-0 area.

#### **Exclusions**

**Meetings** – Unless stated above, meetings with PennDOT and Lower Providence Township will be provided on a time-and-materials basis, per the attached Standard Provisions for Professional Services.

**Services During Construction** – This proposal does not include any potential services during construction. As requested and necessary by the Township, McMahon can provide services during construction on a time and materials basis.

Additionally, this proposal does not include design related to any major design revisions, structural design, pavement cores, CBR testing, coordination with property owners, preparation of plats and legal descriptions, wetland delineation, environmental studies or permits, stormwater management design, erosion and sediment pollution control plans, soil testing for infiltration, subsurface utility exploration work, utility relocation engineering, construction coordination, bid document preparation, construction oversight and inspection, survey during construction and design revisions during construction.

The services to be performed pursuant to this agreement are strictly limited to those expressly set forth herein. No additional services will be provided unless requested and agreed to in writing.

#### ***Fee***

McMahon proposes to provide services identified within the scope of work as follows:

- Task 1: Intersection Data Collection & Analyses ..... \$5,290
- Task 2: Traffic Signal Permit Plan Modification ..... ~~\$4,610~~
- Total ..... \$9,900**

Reimbursable expenses, such as travel and reproduction, will be billed in addition to the fees above. Meetings, as requested, beyond those noted in the Scope of Work, and as necessary, including agency or Township meetings, will be invoiced on a time and materials basis in accordance with our Standard Provisions for Professional Services (attached).

#### ***Schedule***

We are prepared to initiate work on this project immediately upon receipt of written authorization to proceed. Work will only commence once all planned roadway work is designed and files transmitted to us for use in our plan updates. The anticipated schedule for the submission process is based on previous experience with similar type projects. Issuance of the permits and the project schedule will be dependent on the extent of the review comments, coordination with outside agencies, completion of the easement documentation, and the chance for unforeseen circumstances.

<b>Schedule</b>	
Task 1 – Intersection Data Collection & Analyses	Within three weeks of receipt of NTP (pursuant to weather conditions)
Task 2 – Traffic Signal Permit Plan Modifications	Within two weeks of Township Authorization following PennDOT concurrence of Task 1 recommendations

**General Conditions**

The conditions of this agreement call for the execution of this contract in the space provided below with the understanding that invoices will be provided monthly and are payable within thirty days of issuance. The fee quoted is valid for a period of sixty days from the date of this contract. Any changes in the specific work program described above will result in an adjustment of the conditions and fees.

If the terms of this contract, as contained herein, and in the attached Standard Provisions for Professional Services are agreeable to you, please execute one copy of the agreement below in the space provided and return the signed copy to me.

If you should have any questions, or require further information, please feel free to contact me at 610-594-9995. We appreciate the opportunity to serve Lower Providence Township on this project and look forward to working with you.

Respectfully,



Dean J. Kaiser, P.E., PTOE  
Project Manager

DJK/ Attachment

cc: Casey Moore, P.E. - Lower Providence Township Traffic Engineer  
Matthew M. Kosuch, P.E. - McMahon

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## 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:** November 22, 2017

**SUBJECT:** REVIEW COMMENTS – ST. JAMES EPISCOPAL CHURCH OUTREACH CENTER  
LAND DEVELOPMENT PLAN DATED OCTOBER 11, 2017

The enclosed Review Comments pertain to the following documents that we received on November 2, 2017, and to a Site Visit on November 2, 2017:

- Land Development Plans, consisting of 10 sheets dated October 11, 2017, prepared by CMC Engineering;
- Cover and Waiver Request Letter from Mr. Rowan Keenan, Esq., Keenan, Ciccitto & Associates, LLP, dated October 20, 2017; and
- Application for Subdivision and Land Development.

Please call or email if there are any questions.





**REVIEW COMMENTS – ST. JAMES EPISCOPAL CHURCH OUTREACH CENTER**  
**LAND DEVELOPMENT PLAN DATED OCTOBER 11, 2017**

November 22, 2017

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

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

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

We recommend that this requirement apply between the subject property and the residential Ciabattoni property to the south at 143 Evansburg Road.

§123-50.C (SLDO) details the screen buffer requirement. The primary component of a screening 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 shall be of such species that the expected height at maturity shall be not less than 20 feet.

The secondary component of a screening buffer shall be either earthen mounding or the use of additional plant materials to supplement the minimum required double row of evergreen trees.

There is only a 12-foot distance separating the edge of proposed parking and the Ciabattoni property line. This is not enough area to install most evergreen trees in a double row that is five feet (5') apart, without encroaching substantially onto the Ciabattoni property.

We recommend that the Applicant Team discuss this requirement with the affected Property Owner and the Township. Visually opaque, decorative fencing may be used to supplement the planting, provided that it does not exceed six feet (6') in height.

All buffer planting shall be indicated on a Landscape Plan.

**2. Buffer Planting Adjacent to Evansburg Road**

Per §123-50.B (SLDO), screen planting requirements shall be applicable along areas fronting on roads and areas along parking lot facilities.

Spruce trees to be preserved along the Evansburg Road frontage will provide some of the required screening of the proposed parking area. However, we recommend that the gaps among these trees be filled in with a variety of additional evergreen trees, small flowering trees, and large evergreen and deciduous shrubs.

(We believe that the property would be best enhanced through such a varied/mixed screen, rather than a continuous "wall" of evergreen tree and shrub planting.)



THOMAS COMETTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – ST. JAMES EPISCOPAL CHURCH OUTREACH CENTER  
LAND DEVELOPMENT PLAN DATED OCTOBER 11, 2017**

November 22, 2017

**3. Building Foundation Planting**

Per §123-37.E (SLDO), the area between a building and a parking area shall be used for walkways and foundation planting.

Therefore, a Landscape Plan should indicate plants between the proposed parking and the south side of the proposed Outreach Center building.

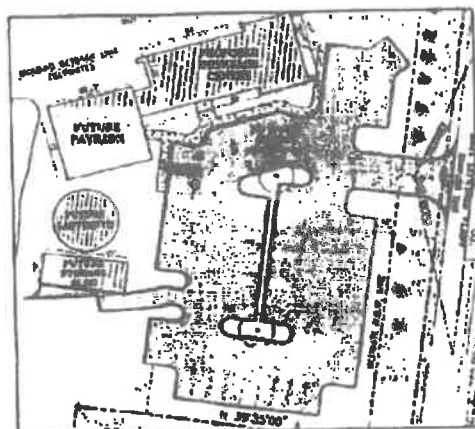
In addition, per §143-28.B of the Lower Providence Township Zoning Ordinance (ZO), any area not used for buildings, structures, paved areas or screening shall be planted with an all-season ground cover and other landscaping materials. While the all-season ground cover may include turf grass, other landscaping materials (trees and shrubs) would enhance and complement the building facade of the Outreach Center that will face Germantown Pike.

**4. Internal Landscaping**

§123-50.A.3 (SLDO) details the requirements for Internal Landscaping. Specifically:

- §123-50.A.3.a - One (1) shade [deciduous] tree and one (1) evergreen tree per 5,000 square feet of paved area used as parking, loading and driveways.
- §123-50.A.3.b - One (1) flowering or evergreen shrub per 1,500 square feet of paved area used as parking, loading and driveways.

Per the shaded Plan excerpt below, we recommend that this requirement be applied to the area (square footage) of new paving to be utilized as parking, loading and driveways. Based on our measurement in AutoCAD, this area is 21,162 square feet.





THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – ST. JAMES EPISCOPAL CHURCH OUTREACH CENTER**  
**LAND DEVELOPMENT PLAN DATED OCTOBER 11, 2017**

November 22, 2017

The Applicant should confirm this figure. However, assuming that 21,162 square feet is correct, then the Applicant is required to provide:

- Four (4) shade [deciduous] trees;
- Four (4) evergreen trees; and
- Fourteen (14) flowering or evergreen shrubs.

We recommend that the tree component of this requirement be satisfied by the two (2) deciduous shade trees proposed for within parking islands, plus deciduous and evergreen trees to remain elsewhere on the property. (Per §123-146.B.5 (SLDO), the landscaping requirements of §123-50 (SLDO) may be met by preserving existing trees.)

However, the requirement for 14 shrubs remains unmet. We recommend that these shrubs be located between the proposed parking and Evansburg Road, in the areas along the portions of the road frontage where there are gaps between the Spruce trees to remain, as described in above comment 2.

Internal Landscaping shall be indicated on a Landscape Plan.

**5. Street Trees – Two Required In Gap along Germantown Pike**

Per §123-52 (SLDO), shade trees (street trees) shall be planted along the road frontages at an interval of no less than 40 feet and no more than 50 feet, except where tree masses have been preserved where shade trees would otherwise be located.

Along the 225 foot Germantown Pike frontage, five (5) street trees are required. Along the 180 feet of Evansburg Road frontage, four (4) street trees are required.

Existing Spruce, Pine and Oak trees to remain will satisfy the numeric planting requirement along both of these frontages.

However, there is a gap of just under 150 feet between trees to be preserved along the Germantown Pike frontage. To fill this gap per the spacing requirements of §123-52 (SLDO), two (2) additional street trees are required.

The Landscape Plan should indicate these additional required street trees. Trees shall be placed behind the right-of-way line of the street.

**6. Tree Protection Fencing Configuration**

Consistent with the provisions of §123-146.B (SLDO), tree protection fencing has been indicated on the Erosion Control Plan, with an excellent Detail and Notes on the Erosion Control Details sheet. However, we offer the following additional recommendations for the efficient and effective placement of this tree protection fencing.



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – ST. JAMES EPISCOPAL CHURCH OUTREACH CENTER  
LAND DEVELOPMENT PLAN DATED OCTOBER 11, 2017**

November 22, 2017

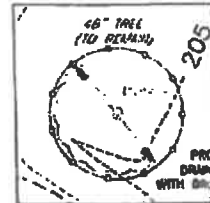
- 6.A Based on the considerations in below comments 6.B through 6.D and further input by Township Officials, Staff and Consultants, perhaps grading and protective fence locations can be adjusted to minimize damage to trees to be preserved. The Applicant may also wish to consult with a Certified Arborist in order to evaluate whether particular trees can be preserved with additional mitigating actions, even if there is grading within their root protection zones.

Otherwise, it is excellent that the location of tree protection fencing is indicated on the Erosion Control Plan, and that its installation is listed under the Construction Sequence.

- 6.B Tree protection fencing shall be placed around the root protection zones of trees to minimize damage to root systems. Per §123-144.B (SLDO), this root protection zone has a one foot (1') radius for each one inch (1") diameter at breast height (DBH) of a tree, or to the outer edge of the dripline, whichever is greater. For example, if the tree has a DBH of 24 inches, the required protected radius would be at least 24 feet.

The Plan indicates tree protection fencing around the various tree canopy graphics. However, these graphics do not scale to the root protection zones. Particularly in the case of the deciduous trees, these graphics also do not scale to the extent of the trees' canopy driplines.

For example, the diameter of the graphic symbol for the 48-inch DBH tree within the basin scales to about 24 feet (this is an Elm tree, as discussed further in comment 9). If the tree protection fencing were installed as proposed around this 24 foot diameter (12 foot radius) rather than the required 96 foot diameter (48 foot radius), only about six percent (6%) of the area of the root protection zone would actually be protected. (A circle with a 12 foot radius has an area of 452 square feet. A circle with a radius of 48 feet has an area of 7,238 square feet.)



We understand that it is not always possible to provide full protection for the root protection zone, particularly where a given tree is surrounded by proposed improvements. Depending on the species of tree, and the extent and type of disturbance, it is usually possible to preserve a tree with less than the required protection.

However, a much greater area could be provided for several trees on this project simply by expanding the protected area outward to provide more of the radius that corresponds with the trees' diameters at breast height. This includes the protected area for this example 48-inch tree.

- 6.C In some locations on this property, rather than enclosing individual trees to remain in a circle of fencing, in several locations it would be more efficient and effective to utilize continuous linear sections of fencing to protect several trees together.

For example, to the north of the Evansburg Road entrance, the five (5) Spruce trees are each shown enclosed by an individual circle of fencing. However, a better strategy would be to continuously fence these trees to separate them from disturbance. Another example is along





THOMAS COMMITA ASSOCIATES, INC.  
Town Planners & Landscape Architects

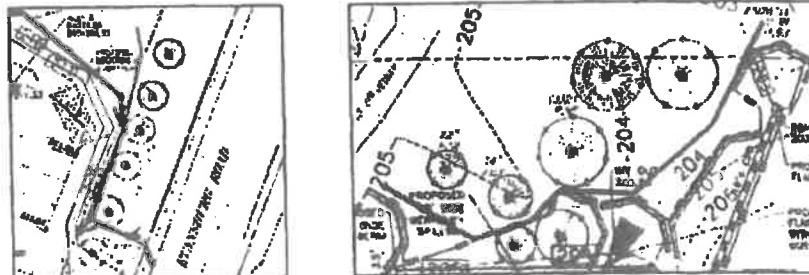
**REVIEW COMMENTS – ST. JAMES EPISCOPAL CHURCH OUTREACH CENTER  
LAND DEVELOPMENT PLAN DATED OCTOBER 11, 2017**

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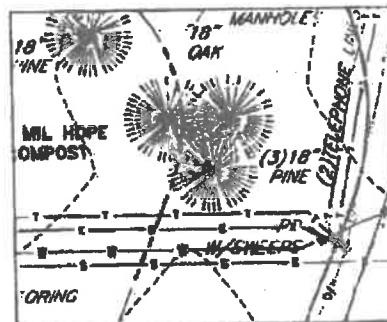
Germantown Pike, where again several Pine trees are individually enclosed. A continuous fence at the Limit of Disturbance line would be more effective.

Utilizing this continuous fence strategy wherever appropriate will reduce the amount of encroachment into the full root zones of the trees, in part by eliminating the likelihood that materials or equipment are stored among the protected trees.

The noted examples are illustrated in the marked Plan excerpts below:



- 6.D As shown in the Plan excerpt below, tree protection fencing will be required for the Pine trees to be preserved adjacent the proposed utility trenches. (The Township Engineer can comment on whether the delineated Limit of Disturbance should encompass these utility lines.)



**7. Potential Removal of Some Trees due to Root Disturbance**

We endorse and applaud the effort by the Applicant Team to preserve as many trees as possible.

However, there are some trees that will be too close to proposed improvements, and are too sensitive to the current extent of proposed root disturbance and soil compaction to be realistically preserved



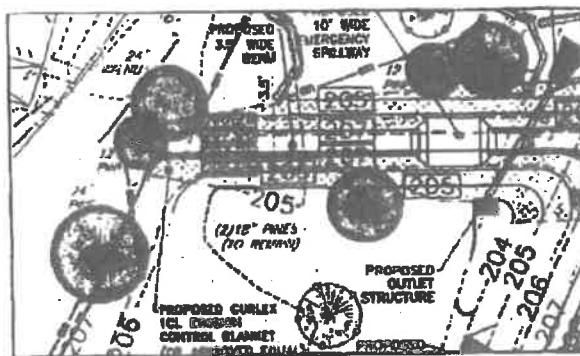
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without undermining their structural stability and health. Our primary concern is that structural instability and declining health may introduce a *preventable* hazard, such as from falling limbs.

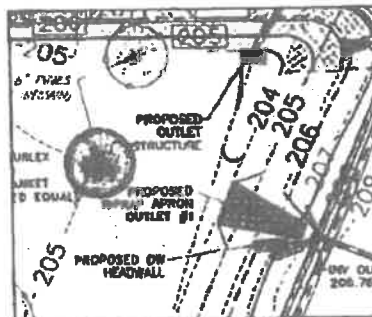
In the Plan excerpt below, six (6) Pine trees are indicated that are either within or so close to the Limit of Disturbance line that it would be appropriate to remove them during Land Development.



**8. Pine Tree within Basin**

There is a White Pine within the proposed basin area. This area is already a depression fed by a small culvert. However, the new basin will be required to detain a great deal more runoff from impervious surfaces, and this White Pine will be much closer to the new outlet structure than it is from the existing small culvert.

White Pines are very sensitive to flooding. Therefore, the health of this tree could decline rapidly with regular inundation and increased soil moisture. The Applicant could choose to monitor the health of this tree and evaluate if or when it may need to be removed. Alternatively, it could be removed during Land Development. As recommended above, a Certified Arborist may be able to provide greater insight into whether this tree could be successfully preserved within the new basin area.





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**9. 48-inch Elm Tree**

The "48 inch Tree" within the basin area is an Elm. Based on this size, it is probably 100 years old or more. Lower Providence recognizes trees of this size and age as Heritage Trees.

This particular tree is worthy of further attention because if it is an American Elm (*Ulmus americana*), most of its species have long since died out due to Dutch Elm Disease.

While proposed to be preserved, this tree is exhibiting some signs of decay and limb loss. Therefore, we recommend that a Certified Arborist evaluate the condition of this tree to assess its health and structural stability, and likely ability to withstand greater soil moisture associated with the new basin detention needs.

In the hopes that it can be successfully preserved within the new basin area, an Arborist can recommend strategies to mitigate disturbance during construction (in addition to expanding the area of tree protection fencing).

**10. Overall Tree Evaluation**

Land Development is an appropriate time to evaluate the health and condition of trees on the property. While a basic element of land stewardship, this is particularly important where there will be an increase in activity among trees that may have structural defects that could, in turn, pose a hazard.

An example of a tree that can be removed *without* further evaluation is Pine tree pictured to the right, located to the east of the Glebe House driveway.

Based on condition and location, a Certified Arborist could evaluate the other trees on the site. Trees that are dead or may pose a hazard are not subject to the tree replacement requirement described in below comment 11.



**11. Tree Replacement**

Per §123-146.B.6.a (SLDO), one (1) 2½-inch caliper replacement tree shall be provided for each tree of eight inches (8") DBH or greater that is removed.

Replacement Trees shall be provided in addition to other required landscaping, such as Street Trees and Internal Landscaping as otherwise set forth in the Subdivision and Land Development Ordinance.

The Plan only indicates one (1) tree to be removed (at the Evansburg Road entrance) that will require replacement. However, as described in comments 7 and 8, it is likely that based on a more realistic



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consideration of impacts, that additional trees of eight inches (8") DBH will require removal. The Tree Replacement requirement would be applied accordingly.

Required Replacement Trees shall be indicated on the Landscape Plan.

**12. Parking Area Planting Strip Width**

Per §123-37.L.2.a (SLDO), within parking areas for between 50 and 150 vehicles, facing rows of parking stalls shall be separated by a planting strip a minimum of eight feet (8') in width for the entire length of the parking rows.

The Plan (50 parking spaces proposed) indicates a planting strip of three feet (3') between the facing rows of parking stalls.

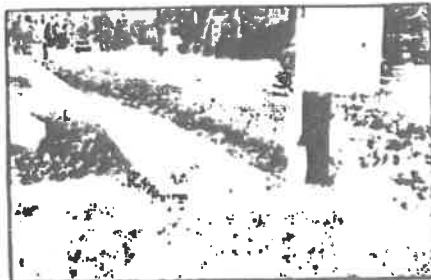
Given the site constraints, and an overall desire to reduce the footprint of the parking area, we would have no objection to a Waiver from §123-37.L.2.a (SLDO), if requested, to permit the narrower proposed parking strip width.

**13. Sidewalk Waiver Request**

The Applicant has requested a Waiver from §123-33 (SLDO) to forgo the construction of sidewalks along existing streets.

We support this request as it pertains to the Evansburg Road frontage, as there is no sidewalk to tie into along the frontage of the single family dwellings to the south, and it is unlikely such a sidewalk will be constructed in front of these dwellings.

However, as shown in the photographs below, along Germantown Pike, there is a sidewalk to tie into on the adjacent property to the west (Senator Rafferty's Office and Chesterbrook Academy). There is also a curb cut with button-activated crossing and tactile warning strip at the signalized intersection with Evansburg Road. Therefore, because it clearly appears that a sidewalk has been intended for Germantown Pike frontage of the subject property, we recommend that it be installed.





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**14. Curbing Waiver**

Per §123-37.C (SLDO), curbed parking islands shall be provided at the ends of rows of parking.

The Plan and Letter indicate a Waiver Request from §123-32 (SLDO) to forgo the installation of curbs. The referenced Section appears to apply to cartways and driveways, and not parking islands.

The Plan indicates that the parking islands would not be curbed either. Therefore, should the Applicant wish to forgo the construction of curbs for the parking lot islands, an additional Partial Waiver would be required from §123-37.C (SLDO).

We have no objection to constructing the parking islands without curbs, as long as the edges of the asphalt surface are adequately stabilized. We defer to the Township Engineer on the specifications for edge stabilization throughout the proposed parking area.

**15. Design Considerations for Historic Context**

The proposed Outreach Center is located within the Evansburg Historic District, with its numerous notable historic buildings, including the Glebe House (circa 1737) located on the subject property.

Per §123-53 (SLDO), the use and development of any structure within an historic district included in the National Register of Historic Places shall comply with the applicable federal regulations for the district, including the Secretary of the Interior's Rehabilitation Standards. The Evansburg Historic District is on the National Register of Historic Places.

Therefore, we recommend that the design of the Outreach Center building, Pavilion, and Storage Building be considered during this Land Development approval phase of the project.

The Lower Providence Historical Society may wish to provide the Board of Supervisors with their thoughts on the subject of new design within the Evansburg Historic District.

**16. Dumpster Enclosure and Screening**

The dumpsters should be enclosed in a wooden board-type fence or similar attractive enclosure.

Tall evergreen shrubs/small trees (e.g., *Arborvitae* spp.) should be planted on the sides of the enclosure that will be visible from Germantown Pike.

**17. Curb Cut at Dropoff/ Entrance Area**

A curb cut should be provided at the drop off/ entrance area on the south side of the Outreach Center.



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**18. Lighting**

The Applicant should confirm for the Township whether any exterior lighting will be utilized. Exterior lighting should be specified on a Lighting Plan that is coordinated with the locations of plants and other site improvements.

**19. Required Natural Resources Plan**

Per §123-146.A.1 (SLDO), each and every application for Land Development shall include a Natural Resources Plan. This submission does not yet include a Natural Resources Plan.

**20. Required Landscape Plan**

The required Buffer Planting, Street Trees, Parking Island Trees, Building Foundation Planting, additional required Internal Landscaping, and Replacement Trees shall be indicated on a Landscape Plan, which per §123-18.A.3.p. (SLDO) shall be signed and sealed by a Registered Landscape Architect.

The Landscape Plan shall include:

- a scaled Plan Graphic with the labeled locations of all proposed plants;
- a Plant Schedule that includes the common and botanical name for all proposed plants, their installed and mature sizes, and any other information pertaining to the form or nursery condition (e.g., "balled & burlapped", container size, etc.);
- Standard Details for the planting of Shade Trees, Evergreen Trees, and Shrubs;
- Planting Notes, including information about plant quality and condition, installation, maintenance protocols and guarantee, Township oversight of substitutions, etc.; and
- A Required/Proposed Table that cites the various applicable Ordinance requirements noted in these Review Comments and how they have been proposed to be satisfied.

**21. Conclusion**

Prior to Plan approval, we recommend that the Applicant address the items described herein:

- 21.A Buffer Planting (comments 1 & 2);
- 21.B Building Foundation Planting (comment 3);
- 21.C Internal Landscaping (comment 4);
- 21.D Street Tree Planting (comment 5);



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- 21.E Tree Protection, Removal, Evaluation and Replacement (comments 6 through 11);
- 21.F Waivers for parking lot planting strips, frontage sidewalks and curbing (comments 12, 13 & 14);
- 21.G Context sensitive design of structures within the Evansburg Historic District (comment 15);
- 21.H Dumpster Enclosure and Screening (comment 16);
- 21.I A Curb Cut at the Drop Off / Entrance area (comment 17);
- 21.J Exterior Lighting, if intended (comment 18);
- 21.K Provision of a Natural Resources Plan (comment 19); and
- 21.L Provision of a Landscape Plan signed and sealed by a Landscape Architect (comment 20).

Please call or email if there are any questions.



*Excellence Delivered As Promised*

November 22, 2017

Kenneth V. Farrall  
CMC Engineering  
P.O. Box 958  
Kimberton, PA 19442

**Re: St. James' Episcopal Church (Township File No. LD-16.04)**  
**3768 Germantown Pike**  
**Lower Providence Township Sewer Authority**

Dear Ken:

We have reviewed the plans for "St. James' Episcopal Church," prepared by CMC Engineering, dated October 11, 2017. The following items should be addressed:

1. A profile view of the sanitary sewer lateral indicating the size and type of pipe should be shown on the plans along with any utilities that will cross the lateral. A pipe saddle should be used to connect the lateral to the existing sanitary sewer in Evansburg Rd. The lateral should be 6 inches in diameter from the connection to the existing sewer for approximately 75 feet to the first cleanout. Then the lateral can be reduced to 4 inches.
2. The detail sheet must include the Authority's standard details. Please contact [oprusko@tinet.com](mailto:oprusko@tinet.com) for the Authority's standard details.
3. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water line.
4. The numbers of all existing manholes must be shown on the plans. A partial Index Map is enclosed.
5. A note should be added to the plans stating that all materials used and all construction methods employed shall be in accordance with the latest edition of the Standard Construction and Material Specifications for Sanitary Sewer Extensions for the Lower Providence Township Sewer Authority.
6. A note should be added to the plans stating whether the building will have a basement; and if so, whether sewer service will be provided to the basement.
7. A note must be added to the plans stating no planting will be done within fifteen (15) feet of the sanitary sewer lateral.
8. In accordance with the Standard Construction and Material Specifications for Sanitary Sewer

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402  
t: 610.650.8101 • f: 610.650.8190  
[www.gannettfleming.com](http://www.gannettfleming.com)





**Gannett Fleming**  
**Kenneth V. Farrell**

11/22/17

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Extensions for the Lower Providence Township Sewer Authority, shop drawings of all materials to be used in the construction of the sanitary sewer system must be submitted.

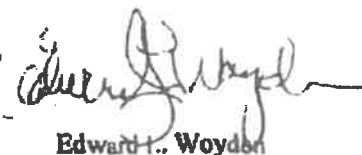
9. Prior to commencing construction, all materials to be used on the job must be inspected by a representative of the Lower Providence Township Sewer Authority. This inspection is to insure conformance with the approved shop drawings.

10. Sewage Facilities Planning must be addressed.

If you have any questions, please contact me.

Very truly yours,

**GANNETT FLEMING, INC.**



Edward L. Woyden

cc: A. Rubendall  
M. Mrozinski

