

**RESOLUTION NO. 2017-13  
LOWER PROVIDENCE TOWNSHIP  
(LPT Project No. LD-17-02)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN  
OF LAND DEVELOPMENT FOR RIDGETOP ASSOCIATES C/O  
STREAMLIGHT, INC.**

*WHEREAS*, Ridgetop Associates c/o Streamlight, Inc. (“Applicant”) has submitted a set of Preliminary/Final Land Development Plans to construct an expansion of its Streamlight, Inc. warehouse facility that includes a 72,000 square foot building addition, the reconfiguration of the facility’s parking lot and entrance driveway, and stormwater and grading improvements; 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 Ridgetop Associates c/o Streamlight, Inc., said plans prepared by Nave Newell Engineering, dated January 31, 2017, consisting of a set of land development plans of eighteen (18) sheets, subject to the following conditions:

1. Compliance with the Woodrow & Associates correspondence dated March 6, 2017, a copy of which is attached hereto and incorporated herein as Exhibit “A”.
2. Compliance with paragraphs 2 and 4 of the Thomas Comitta Associates, Inc. correspondence dated February 9, 2017, a copy of which is attached hereto and incorporated herein as Exhibit “B”.
3. Compliance with paragraphs 1 through 6 of the McMahon Associates, Inc. correspondence dated February 14, 2017, 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 Parks and Recreation fee in the amount of \$54,720.00 in accordance with Section 123-140 of the Subdivision and Land Development ordinance.
6. The Applicant shall provide a note on the Plan expressly setting aside a sufficient area to be left open and restricted for the construction of the 98 reserved parking spaces when deemed necessary by the Board of Supervisors in accordance with Section 143-72 of the Zoning 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.A.(1) to permit plan sheets of both 50 scale and 100 scale.

      X                  Approved                                            Denied

b. SALDO Section 123-18.A.(1) to accept the existing features inventory as provided on the existing features plan.

      X                  Approved                                            Denied

c. SALDO Sections 123-37.C., 123-37.F., and 123-37.L.(3) to permit a parking lot that does not separate other major driveways (service drives, general internal circulation) from rows of parking spaces and does not separate the large parking areas into smaller units at intervals of four rows of parking stalls with each unit capacity not greater than 100 cars.

      X                  Approved                                            Denied

d. SALDO Section 123-51.G.(2) to permit slopes greater than 25% to be seeded and planted with the installation of sod in lieu of rip rap.

      X                  Approved                                            Denied

e. SALDO Section 123-104.D.(15(a) to allow the basins to be constructed without a perimeter split rail fencing as basins will be naturalized.

      X                  Approved                                            Denied

f. SALDO Sections 123-31, 123-32, 123-33 & 123-52 as to road widening, curbs, sidewalks and street trees.

      X                  Approved                                            Denied

**SO RESOLVED**, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 20<sup>th</sup> day of April, 2017.

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Colleen Eckman

Jason F. Sorgini  
Jason Sorgini

Patrick T. Duffy  
Patrick T. Duffy

Jill Zimmerman  
Jill Zimmerman

Peter MacFarland  
Peter MacFarland

ATTEST: [Signature]





March 6, 2017

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

Reference: Streamlight – Building Addition

Dear Mike:

I received an 18-sheet set of plans prepared by Nave Newell Engineers of Wayne, Pennsylvania. The plan set bears an original date of January 31, 2017, and has not been revised at this time. The document describes proposed building and parking lot additions and improvements to be made to the Streamlight property located at 30 Eagleview Road in our community. Please recall our earlier meetings with the applicant wherein we described and learned of a need to better configure truck delivery and materials handling from an operational perspective. The proposal adds approximately 72,000 square feet of additional building space and rearranges parking to allow for the eventual creation of 417 parking spaces; 98 of those spaces are intended to be held in reserve until a need is realized. However, all stormwater management and grading designs have been completed to anticipate the future total buildout of the site.

My further review comments are as follows:

**Approval/permits/reviews** – Any approval granted by our board of supervisors should be conditioned upon the applicant securing the following permissions:

1. PA DEP NPDES permit for permanent stormwater management
2. Execution of stormwater maintenance agreements
3. Execution of escrow and development agreements with the Township
4. Lower Providence Township Sewer Authority for potential DEP sewage facilities planning updates

**Threshold Issues:**

1. The plan needs to be a bit clearer with regard to the property outbound of the subject tract. The plan is unclear as to the ownership of Prison Farm Road and unclear as to the current

March 2, 2017

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: Streamlight – Building Addition

condition of the title line versus the ultimate right-of-way line for the two road frontages. The new deed and legal description need to be confirmed for the recent acquisition of the Parcel Block 29, Unit 24.

**Requested Waivers:**

1. Section 123-14.A(5) – To permit plan sheets of both 50 scale and 100 scale.
2. Section 123-18.A(1) – To accept the existing features inventory as provided on the existing features plan.
3. Section 123-37.C, Section 123-37.F and Section 123-37.L(3) – To permit a parking lot that does not separate other major driveways (service drives, general internal circulation) from rows of parking spaces and does not separate the large parking areas into smaller units at intervals of four rows of parking stalls with each unit capacity not greater than 100 cars.
4. Section 123-51.G(2) – To permit slopes greater than 25% to be seeded and planted in lieu of rip rap.
5. Section 123-104.D(15(A) – To allow the basins to be constructed without a perimeter split rail fencing.

**Zoning Ordinance Review:**

1. The site is zoned MU-Mixed Use District. Both the existing facility and the proposed improvements and additions appear to be consistent with the use and bulk area requirements of our code.

**Subdivision Land Development Ordinance Review:**

1. Section 123-18.A(1)(b) / Section 123-20.A(2) – This code citation requires the applicant to provide more information regarding the road right-of-way's access rights of the existing streets surrounding the project.
2. Section 123-18.A(1)(g) – The plan should speak to any slopes in excess of 15% that exist on the property.
3. Section 123-18.A(1)(h) – The plan should describe any easements that exist on the property. I am a little unclear as to the access rights Montgomery County may have over Prison Farm Road.
4. Section 123-18.A(3)(b) – The plan should speak to the location of fire hydrants and water supply lines to the structure.

March 2, 2017

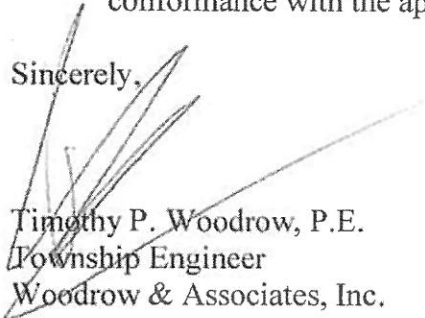
Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: Streamlight – Building Addition

5. Section 123-18.A(3)(f) – The plan should show more information with regard to the drainage features under Prison Farm Road that become the eventual point of concentration of stormwater runoff from the project.
6. Section 123-28.B – The plan should be clear as to the condition and offer vindication of the ultimate right-of-way for the two road frontages.
7. Section 123-31 – The Township has the right to require that the landowner widen and improve the existing road frontages to meet ordinance specifications.
8. Section 123-32 – The Township has the right to require that the applicant install curving and storm sewers as improvements to existing road frontages. I would suggest it worthwhile for the public works director and I to meet with the applicant to assure any existing issues can be addressed by this application.
9. Section 123-33 – The Board of Supervisors has the ability to require that the applicant install sidewalks along all road frontages.
10. Section 123-52 – The Board of Supervisors can require that street trees be installed along the road frontages.
11. Section 123-45 – Survey monuments can be required for the establishment of property boundary.
12. Section 123-61 – Should the applicant proceed to construction, an “as-built” survey shall be provided to the Township to moralize the fact that the construction was completed in conformance with the approved plans.

Sincerely,

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

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township  
Joseph Clement, Esq. – Wisler Pearlstine, LLP  
Keith Marshall, P.E. – Nave Newell



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

M E M O R A N D U M

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

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

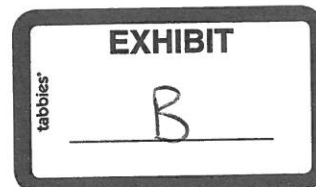
DATE: February 9, 2017

SUBJECT: **REVIEW COMMENTS – STREAMLIGHT, INC.**  
**PRELIMINARY / FINAL PLAN DATED JANUARY 31, 2017**

The enclosed Review Comments pertain to the following document that we received on February 2, 2017:

- Preliminary / Final Land Development Plan consisting of 18 sheets dated January 31, 2017 prepared by Nave Newell, Inc.

Please call or email if there are any questions.





THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – STREAMLIGHT, INC.**  
**PRELIMINARY / FINAL PLAN DATED JANUARY 31, 2017**

February 9, 2017

Please note the following review comments pertaining to the document listed in the Cover Memorandum.

**1. Overview**

The Applicant is proposing an expansion of its manufacturing facility in the MU - Mixed Use District.

**2. Building Foundation Planting**

§123-37.E of the Lower Providence Township Subdivision and Land Development Ordinance (SLDO) governs foundation planting in the setback between a building and a parking area.

The Community Development Director may determine whether this requirement applies to the subject building addition.

Pending this determination, we do believe that the appearance of the building addition would be enhanced with shrub and/or groundcover planting within the narrow strip between the building and the parking area.

**3. Landscape Requirements - Plan Indicates Compliance**

The Plan indicates compliance with SLDO Landscape requirements as follows:

3.A Vegetation to remain will satisfy the perimeter landscaping requirements of §123-50.B.1 (SLDO);

3.B Vegetation to remain will satisfy the buffer landscaping requirements of §123-50.C.1 (SLDO);

3.C Internal Landscaping requirements of §123-50.A.3 have been met (SLDO); and

3.D Replacement Trees have been proposed as required by §123-146.B.6.a (SLDO).

**4. Conclusion**

We recommend that the Plan be enhanced with Building Foundation Planting that is consistent with the requirements of §123-37.E (SLDO).

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 14, 2017

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

RE: **Traffic Engineering Review #1**  
**Streamlight, Inc. Building Addition**  
Lower Providence Township, Montgomery County, PA  
McMahon Project No. 817104.11

Dear Mike:

As requested, on behalf of Lower Providence Township, McMahon Associates, Inc. has completed our traffic engineering review of the Streamlight, Inc. building addition and parking lot relocation located at 30 Eagleville Road (SR 4006) in Lower Providence Township. The proposed addition will add approximately 72,000 square feet of building space and will encompass an existing parking area. The existing parking spaces displaced by the proposed addition will be relocated to the south side of the building, adjacent to the existing main parking area. Approximately 20% of the parking spaces are proposed to be held in reserve. No access or off-site roadway improvements are proposed as part of this project.

The following documents were reviewed in preparation of our review:

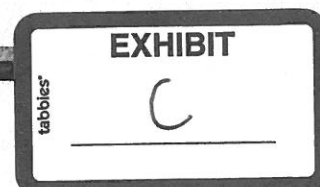
- Preliminary/Final Land Development Plans for Streamlight, Inc., prepared by Nave Newell, dated January 31, 2017.
- Streamlight Trip Generation Letter, prepared by Nave Newell, dated January 31, 2017 and addressed to Don Delamater.

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

1. According to **Section 143-71 of the Zoning Ordinance**, a total of 416 parking spaces are required for this site. The applicant is proposing 319 parking spaces on the site with an additional 98 parking spaces in reserve. According to **Section 143-72 of the Zoning Ordinance**,



Engineering | Planning | Design | Technology



up to 25 percent of the required parking spaces can be held in reserve for if and when they are deemed necessary by the Board of Supervisors. As a result, the applicant should provide justification and data indicating that the proposed parking supply is adequate for both the existing building and the proposed building addition, and that the reserved parking spaces do not need to be constructed at this time. This can be done by providing a parking supply and demand study, and providing a narrative on the operations, number of employees, shifts, and if the site is performing and employed at its full potential currently.

2. The applicant's engineer provided a letter which calculates the additional trip generation (traffic) to be generated by the proposed expansion. We suggest that the actual site be studied to confirm the traffic generation rate by the existing use based on building square footage/land use and employee basis during the 4 PM to 6 PM weekday commuter peak hour and apply that rate to the expansion.
3. Provide truck turning templates that demonstrate that the Township's largest emergency vehicle can maneuver through the revised site layout without conflicting with the proposed curb.
4. All curb ramps and pedestrian routes (i.e. sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. McMahon has not reviewed any ramps internal to the site.
5. The applicant's engineer should submit a retaining wall design for the proposed wall adjacent to Prison Farm Road to the Township Engineer for review.
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. In order to confirm and calculate the transportation impact fee, the applicant should supplement the January 31, 2017 ITE Trip Generation calculations with the actual trip generation being generated by this site and applying the trip rate to the expansion as noted above. Our office will review and then advise the Township on our recommendation.

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.

Mr. Michael Mrozinski

February 14, 2017

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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 Kenneth D. O'Brien, P.E, PTP.

Sincerely,



Casey A. Moore, P.E.

Vice President & Regional Manager – Mid Atlantic

WLT/bmj/lsw

cc: Don Delamater, Township Manager  
John Rice, Esquire – Township Solicitor  
Tim Woodrow, P.E., Woodrow & Associates – Township Engineer  
Ray Sharrah, Streamlight, Inc.  
George Collier, Streamlight, Inc.  
Jared F. Lowman, RLA, Nave Newell – Applicant

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