

RESOLUTION NO. 2017-24
LOWER PROVIDENCE TOWNSHIP
(LPT Project No. S-17-03)

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF
SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA,
APPROVING THE PRELIMINARY PLAN OF SUBDIVISION AND LAND
DEVELOPMENT FOR 35 EVANSBURG ROAD, L.P.**

WHEREAS, 35 Evansburg Road, L.P. (“Applicant”) has submitted a set of Preliminary Subdivision and Land Development Plans to create a twenty-four lot subdivision to allow the future construction of single-family dwellings on each lot and to preserve the commercial property currently containing office space and a daycare; 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 Subdivision and 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 Subdivision and Land Development for 35 Evansburg Road, L.P. said plans prepared by Graf Engineering, LLC, dated February 8, 2017, and last revised June 12, 2017 consisting of twenty-five (25) sheets, subject to the following conditions:

1. The Applicant shall comply with the Woodrow & Associates correspondence dated June 27, 2017, a copy of which is attached hereto and incorporated herein as ***Exhibit “A”***.
2. The Applicant shall comply with paragraph 19 “Conclusion” of the Thomas Comitta Associates, Inc. correspondence dated July 17, 2017, a copy of which is attached hereto and incorporated herein as ***Exhibit “B”***.
3. The Applicant shall comply with paragraphs 2, 3, 4, 5, 6, 7, 8, 9, and 10 of the McMahon Associates, Inc. correspondence dated July 12, 2017, a copy of which is attached hereto and incorporated herein as ***Exhibit “C”***.
4. The Applicant shall comply with all other Township, County, State and Federal rules, regulations and statutes.
5. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
6. The Applicant shall pay transportation impact fees in the amount of \$52,838.00 and park and recreation fees in the amount of \$27,840.00 contemporaneously with execution of Development and Financial Security Agreements.
7. The Applicant shall comply with the Conditional Use Adjudication and Order entered by the Lower Providence Board of Supervisors dated May 4, 2017.

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

a. SALDO Section 123-18.A.(3)(p) to waive the requirement of a planting plan signed and sealed by a landscape architect for all landscaping.

 X Approved Denied

b. SALDO Section 123-28.A. to permit the proposed street on the plan to be a private road maintained by a homeowners' association as opposed to being dedicated to the Township.

 X Approved Denied

c. SALDO Section 123-30.D.(3) to waive the requirement that private streets not serve more than five (5) residential dwelling units and to permit the proposed private street on the Plan to serve twenty-four (24) residential dwelling units.

 X Approved Denied

d. SALDO Section 123-31.D. to waive the requirement that collector roadways have a minimum cartway width of 30 feet, including 12 feet lanes and 3 feet shoulders.

 X Approved Denied

e. SALDO Section 123-31.F.(1) to permit the proposed residential street on the Plan to have an ultimate right-of-way width of 40 feet and to waive the requirement that residential streets have an ultimate right-of-way width of 50 feet.

 X Approved Denied

f. SALDO Section 123-32 to waive the requirement to construct curbs and storm sewer improvements along Ridge Pike.

 X Approved Denied

g. SALDO Section 123-33 to waive the requirement that sidewalks be constructed along the frontage of Evansburg Road.

 X Approved Denied

h. SALDO Section 123-35.B.(1)(c) to waive the requirement that the minimum centerline radius for all new streets be 150 feet and permit the proposed centerline radius of 50 feet.

 X Approved Denied

i. SALDO Section 123-35.B.4. to waive the requirement that each intersection approach have a straight course for a minimum of 100 feet.

 X Approved Denied

j. SALDO Section 123-36.C.1. to waive the requirement that driveways on individual residential lots be located no less than of 50 feet from each intersection.

 X Approved Denied

k. SALDO Section 123-41.B. to waive the requirement that rights-of-way and/or easements for sanitary sewer, road construction or maintenance, drainage purposes, public utilities be provided.

 X Approved Denied

l. SALDO Section 123-52 to permit trees to be planted along both sides of all new or existing streets at an interval of less than 40 feet.

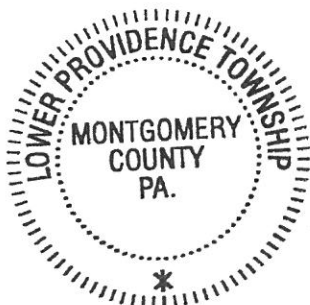
 X Approved Denied

9. In addition to the foregoing SALDO waivers, the following Chapter 120 Streets and Sidewalks ordinance waiver is resolved as follows:

a. Section 120-28 to waive the requirement that the space between the street side of the curb to the street side of the paved edge of the sidewalk be five (5) feet.

 X Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 7th day of September, 2017.



ATTEST:

Donald DeLamater
Donald DeLamater, Secretary

LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS

Colleen Eckman

Colleen Eckman, Chair

Jason F. Sorgini

Jason Sorgini, Vice Chair

Patrick T. Duffy

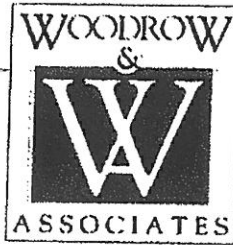
Patrick T. Duffy

Peter MacFarland

Peter MacFarland

Jill Zimmerman

Jill Zimmerman



June 27, 2017

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

Reference: Gambone -
Evansburg Road Village House Subdivision

Dear Mike:

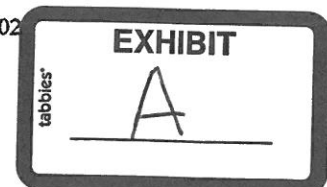
I am in receipt of a 26-sheet set of plans prepared by Graf Engineering of Lansdale, PA. The plans are dated February 8, 2017, and last revised on June 12, 2017. The plans describe the creation of 24 village house building lots and the preservation of the commercial property containing office space and a daycare. One residential lot was removed from earlier submission in order to have the plan comply with zoning criteria.

The property is zoned professional business office. The intent of the plan is to comply with the conditional use regulations allowing for a village house in that zoning district. The property takes access to Evansburg Road and has minimal frontage on Ridge Pike. My review of these revised plans are as follows:

Significant Plan Revisions – This revised plan has incorporated several very important plan modifications based upon earlier staff and commission reviews. Several of those revisions include the following:

1. The density has been reduced by one dwelling unit. The current plan calls for 24 units where the original plan called for 25. The quality of the plan has been significantly improved by this measure.
2. Earlier concerns about potential impacts to adjacent properties to the northeast and southwest of the project due to storm sewer overflow have been addressed. Additional storm pipe networks have been added to gather and drain these critical areas.
3. Storm drainage on the side of Evansburg Road has been improved.
4. Pedestrian connections to Ridge Pike have been enhanced.
5. The Central Commons have been improved.

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



June 27, 2017

Michael Mrozinski, Director of Community Development
Lower Providence Township

Reference: Gambone -
Evansburg Road Village House Subdivision

6. Perimeter landscape buffers have been enhanced.

Approvals/Permits/Reviews – Any approval the Board of Supervisors would grant this application should be conditioned upon receipt the following approval/permits/reviews

1. Conditional use approval for the village house was granted on May 4, 2017.
2. PA DEP Sewage Facilities Planning Module.
3. PA DEP NPDES permit.
4. PennDOT Highway Occupancy Permit.
5. Lower Providence Township Sewer Authority Approval.
6. Approval of the appropriate water company.
7. Resolution of driveway access agreements with adjacent property owners. I understand conversations with these property owners is ongoing.
8. Stormwater maintenance agreements must be executed.
9. Easement agreements established for storm sewer conveyance along common property boundaries.
10. Development agreements executed between the developer and the Township.
11. Pedestrian access easements created over lot seven and eight.
12. Storm sewer and sanitary sewer easements created over lot 25.
13. Agreements with the property owners who are adjacent to the main access drive must be concluded.
14. Homeowners association documents reviewed and approved by the solicitor's office

Zoning Ordinance Review:

- A. Section 143-117.C – A daycare facility is an existing use on this property. Assurance shall be given that the facility is licensed and that the minimum obligations for outdoor play space, and other regulations of the state licensing department are not compromised by virtue of the subdivision
- B. Section 143-117.D(11)(d) – The application must be supplemented with a building plan that assures compliance with the architectural design guidelines of this district or any conditional use order must note these guidelines as requirements of building permit.

June 27, 2017

Michael Mrozinski, Director of Community Development
Lower Providence Township

Reference: Gambone -
Evansburg Road Village House Subdivision

Subdivision and Land Development Ordinance Review:

Recall our earlier design notes. It should be noted that the proposal describes a private community as opposed to a more traditional suburban subdivision. The plan commission the Board of Supervisors will need to be comfortable with this concept in that a good number of waivers are required from our subdivision code in order to implement this private community scenario. Absent this design thought, the project was a difficult time meeting more traditional subdivision standards. With this as a basis, I offer the following:

With the conditional use order in place and thorough revisions the plan set made, the vast majority of my earlier concerns have been addressed. I would suggest the following:

1. Additional details should be provided for the two common open space areas. Additional landscaping should be considered within the northeast common area. Low-level bollard lighting should be considered in both open space areas.
2. Mail delivery – The developer should contact the post office to determine if cluster mailboxes will be required. If they are, the plan should make provision for the location of these cluster boxes.

Waiver Requests:

1. Section 120-28 – A 5-foot grass buffer between the sidewalk and curb is required. Due to limited space, a 5-foot buffer is not proposed.
2. Section 123-18.A(3)(p) – A planting plan prepared, signed, and sealed by a landscape architect shall be required for all landscaping. The landscape plan was not prepared, signed, and sealed by a landscape architect
3. Section 123-28.A – All new streets shall be offered for dedication to the Township. The proposed road is to be a private road and shall be maintained by a homeowners' association.
4. Section 123-30.D(3) – Private streets shall not be approved by the supervisors unless it can be demonstrated that public streets are not needed due to unusual circumstances. In no case may private streets serve more than five (5) residential dwelling units. The proposed private road is to serve 24 residential dwellings units.
5. Section 123-31.D – Collector roadways must have a minimum cartway width of 30-feet, including 12-foot lanes and 3-foot shoulders. Road widening is not proposed.
6. Section 123-31.F – Residential streets are required to have a right of way width of 50-feet. The proposed residential street has a right of way width of 40-feet.
7. Section 123-32 – Curbs and storm sewer improvements are required along each road frontage that abuts a new subdivision. Storm sewer improvements are proposed along Evansburg road in lieu of curb and sidewalk improvements. There are no proposed curbing or storm sewer improvements along Ridge Pike.

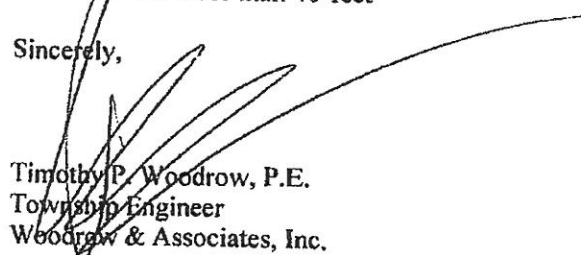
June 27, 2017

Michael Mrozinski, Director of Community Development
Lower Providence Township

Reference: Gambone -
Evansburg Road Village House Subdivision

8. Section 123-33 – Sidewalks are required to be constructed along each road frontage which abuts a proposed subdivision. Sidewalk is not proposed along Evansburg Road. Again, storm sewer improvements are proposed in lieu of sidewalk improvements.
9. Section 123-35.B(1)(c) – The minimum centerline radius for all new streets shall be 150- feet. The proposed centerline radius is 50-feet.
10. Section 123-35.B.4 – A 100-foot tangent section is required at each intersection approach. The proposed "Road A" does not provide a 100-tangent section at each intersection.
11. Section 123-36.C.1 – A 50-foot offset from each intersection to the nearest driveway is required. Due to limited space, a 50-foot offset is not provided.
12. Section 123-41.B – Rights-of-way and/or easements for sanitary sewer, road construction or maintenance, drainage purposes, public utilities shall be required by the Board of Supervisors as needed. Storm sewer easements are not provided; the homeowners' association will be in charge of pedestrian access, storm water drainage, and other utility infrastructure. Blanket easements are provided.
13. Section 123-52 – Shade trees shall be planted along both sides of all new or existing streets at intervals of no less than 40-feet and no more than 50-feet. Due to limited space and the considerable number of street and replacement trees required, the trees are proposed at an interval less than 40-feet

Sincerely,


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

TPW/del

cc: Rolph Graf, P.E. – Graf Engineering
Ed Mullin, Esq.
Casey Moore, P.E., McMahon Associates
Margaret Dobbs, MCPC



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
Don 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

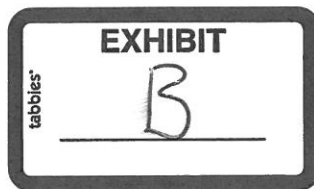
DATE: July 17, 2017

SUBJECT: **REVIEW COMMENTS – 35 EVANSBURG ROAD**
SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017
LPT Project No. S-17-01

The enclosed Review Comments pertain to the following documents that we received on June 16, 2017, to initial Site Visit on February 22, 2017, and to an additional Site Visit with the Project Engineer Rolph Graf, P.E., on May 9, 2017:

- Subdivision & Land Development Plans, consisting of (26) sheets dated revised June 12, 2017, prepared by Graf Engineering, LLC;
- Response Letter to Michael Mrozinski, Director of Community Development, from Rolph Graf, P.E., Graf Engineering LLC, dated June 12, 2017; and
- Waiver Request Letter to Michael Mrozinski, Director of Community Development, from Rolph Graf, P.E., Graf Engineering LLC, dated June 12, 2017.

Please call or email if there are any questions.



www.comitta.com



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS – 35 EVANSBURG ROAD
SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017
LPT Project No. S-17-01

July 17, 2017

Please note the following Review Comments pertaining to the documents listed in the Cover Memorandum.

Items from our Review Comments dated March 16, 2017 that have been addressed are so noted.

New and updated text is in bold type.

1. Buffer Planting

1.A Plan Revised - Resolved

The Plan has been substantially enhanced with additional evergreen tree Buffer Planting adjacent to the Evansburg Road properties and to the rear of the homes along Greene's Meadow Drive.

The evergreen trees are of suitable species and are proposed at eight feet (8") in height at installation, which is appropriate. A fence is also proposed adjacent to the five (5) abutting Evansburg Road properties.

Pending any additional input from the affected neighbors and any further determination of the Board of Supervisors, we consider this item to be resolved.

1.B 15-Foot Wide Planting Screen - Resolved

Per §143-123 of the Lower Providence Township Zoning Ordinance (ZO), along a side or rear property line that is adjacent to a Residential Use or District, the Applicant shall place and maintain a planting area 15 feet in width containing hedge, evergreens, shrubbery or suitable vegetation of sufficient planted density to provide a total visual screening consistent with the topography. Wherever possible, the Applicant shall make every effort to retain existing natural screening, such as vegetation and topography.

Sufficient new and preserved vegetation is proposed to satisfy this requirement.

This item has been resolved.

1.C Further Considerations for Future Residents

To benefit the future homeowners, the Applicant may consider whether some further visual buffering could be installed at the property line along the north and west tract boundaries adjacent to Ridge Pike West District non-residential uses (Strouse Landscaping to the north, and various businesses to the west at 3815 Ridge Pike).

In addition to planting narrow-form evergreen trees, this buffer could include a fence such as is proposed adjacent to the Evansburg Road properties.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS – 35 EVANSBURG ROAD
SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017
LPT Project No. S-17-01

July 17, 2017

2. Required Minimum Open Space - Resolved

Per §143-117.D.3 (ZO), a minimum of 15% of the area of the tract shall be set aside as open space. At least 20% of this required minimum open space shall be in the form of improved common areas or greens. Open space areas may include stormwater management facilities.

Sixteen percent (16%) Open Space has been proposed (confirmed via AutoCAD).

This 16% includes the 29 guest parking spaces proposed around the Common Areas, which we have recommended not be considered Open Space for the purpose of determining compliance with §143-117.D.3 (ZO).

However, even if the area of these guest parking spaces were subtracted from the current total area of proposed Open Space, the 15% minimum area requirement would still be met, and the 20% minimum area requirement pertaining to improved common areas would still be greatly exceeded (with 37% of the Open Space proposed for the two (2) Common Areas, not counting the guest parking spaces).

This item has been resolved.

3. Commons Areas Landscape Recommendations

During the Sketch Plan process, the Township expressed the desire for "very well designed" Central Commons Areas.

We believe that the proposal for these Common Areas does not yet exhibit the desired quality of design. We offer recommendations below for the **further** enhancement of these spaces.

3.A Overall Design Strategy

Thinking programmatically, keeping much of central area of these Commons Areas open, without structures or vegetation (except for turf grass), allows for flexibility for informal play and picnicking, a growers' market or other seasonal community events. It will allow the space to mature over time. And, over time, keeping the focus on high quality materials, the community may "discover" opportunities to further enhance these community assets.

A gazebo would be appropriate at an edge the larger west Commons Area, and perhaps a similarly located but simpler shade structure in the smaller east Commons Area, each within a unit paver plaza with benches, and radial walkways. A few additional, small shade trees and well-placed evergreen trees could be located around the other edges of the greens. Clusters of ornamental trees and a few pockets of ornamental shrubs could help define the hardscape areas and enhance the overall texture of the space.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS – 35 EVANSBURG ROAD
SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017
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July 17, 2017

3.B 6-12-2017 Proposal / Recommendations

- 3.B.1 A gazebo has been added to the center of the west Common Area. In keeping with the above recommendations to keep the center of this Common Area more open, we recommend that this Gazebo be moved away from the center.**

Perhaps the gazebo could be moved toward the slightly lower ground in the northeast corner of this Common Area, in order to facilitate views should the Gazebo be utilized for HOA meetings, speakers, performances, etc.

- 3.B.2 Additional improvements should be proposed for the east Common Area.**

- 3.B.3 Both Common Areas would benefit from the provision of seating.**

- 3.B.4 There are too many larger-maturing trees (such as Oaks and Maples) proposed for the Common Areas. At the proposed spacing and density, these trees will crowd each other at maturity and would inhibit activities that could typically be enjoyed on more open ground.**

A small number of these larger-maturing trees could be retained as "specimen" focal-points, particularly on the west and south sides of the Common Areas in order to provide some shade. Otherwise, fewer and smaller-maturing trees would allow the space to gracefully mature while accommodating a variety of uses. The central portion of the Common Areas should be kept open.

3.C Plan Preparation Recommendation

In the context of the Land Development Plan submission, any design proposal for the Commons Areas should be illustrated with Plan Enlargements, perhaps at 1" = 20'. These Enlargements would specify plants, paving materials and colors, locations for benches and other structures (such as the gazebo), walkway locations, and the like.

Details should be included for the paver type, color, and installation, bench model and size, bench anchoring, gazebo or shade structure specifications, and sidewalk finish (e.g., broom finish with troweled edge). A separate Plant Schedule should be provided for these Plan Enlargements if the plants cannot be clearly indicated on the Overall Landscape Plan.

3.D East Area Parking Spaces

To the extent possible, in order to maximize its usable area, we had **previously recommended** that the guest parking spaces in the smaller east Commons Area be relocated.

This would still be ideal. However, after discussion with the Project Engineer, we agree that relocation may not be feasible due to the various site constraints.

REVIEW COMMENTS – 35 EVANSBURG ROAD
SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017
LPT Project No. S-17-01

July 17, 2017

4. Shade Trees (Street Trees)

4.A Numeric Requirement - Complies

The Plan is compliant with respect to the numeric Shade Tree requirement of §123-52 (SLDO) for the Ridge Pike, Evansburg Road, and internal "Road A" cartway frontages.

This item has been resolved.

4.B Evansburg Road Frontage Planting - Complies

While the quantity of Shade Trees proposed along Evansburg Road in front of the Boyer School has been reduced, the Plan now proposes a (still) compliant but much more context-sensitive approach to planting in this location. In particular, the proposal now exhibits the following positive attributes:

- **The proposed Ornamental Trees will not be too crowded at maturity;**
- **The new trees are proposed far enough back from the cartway so that they will not encroach into utility lines;**
- **The proposed trees will not block the ground signs;**
- **The Plan incorporates the ±26-inch DBH tree to be retained, per §123-146.B.5 (SLDO);**
- **The proposal will preserve more open views of the attractive building (the former H.K. Boyer School, built in 1916).**

Note: the three (3) trees and nine (9) shrubs in front of the Boyer School building are not yet labeled (based on the graphic symbol, these are Ornamental Trees).

This item is resolved, pending the labeling of the trees and shrubs.

4.C Waiver Request - Reduced Spacing

A Waiver has been requested from the portion of §123-52 (SLDO) that requires Shade Trees to be planted along both sides of new or existing streets at intervals of no less than 40 feet and no more than 50 feet. The Applicant wishes to install some of the Shade Trees at a closer spacing, in order to provide enough trees overall to satisfy the tree replacement requirement.

To promote tree health at maturity, we do not support the closer spacing. However, we also do not believe that this Waiver is even necessary, for the following reasons:



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS – 35 EVANSBURG ROAD

SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017

LPT Project No. S-17-01

July 17, 2017

- On the Compliance Table on the Landscape Plan, the Applicant has calculated the numeric Street Tree requirement based on the *minimum* required spacing of 40 feet. The resulting requirement for the new road ("Road A") is for 85 trees.

However, if the calculation were based on the *maximum* permitted 50-foot spacing, the requirement would be for only 68 trees: 17 fewer. We recommend that the Applicant utilize the lesser figure generated from the 50-foot spacing (even if some of these 68 trees are ultimately spaced at minimum 40-foot intervals).

- The Compliance Table still indicates that the Evansburg Road requirement is for eight (8) Shade Trees, which does not account for the credit from the existing tree to be preserved. We recommend that the Evansburg Road Shade Tree requirement be considered completely satisfied with the three (3) proposed Ornamental Trees along with the preserved tree, as described in comment 4.B.

Based on the two (2) above considerations, a compliant Plan with respect to Shade Trees could have 25 fewer trees ($17 + 8 = 25$). Crowding would be greatly reduced.

Also, because they are proposed at 2½ inches caliper, per 123-146.B.6.a (SLDO) the four (4) proposed River Birch should be counted as Replacement Trees.

Therefore, we recommend that the Applicant:

- recalculate the Shade Tree requirement based on a 50-foot interval;
- consider the Evansburg Road requirement satisfied as proposed; and
- count the four (4) River Birch toward the tree replacement requirement.

This would permit more "breathing room" for all of the development's trees, including in the Common Areas, as recommended in above comment 3.B.4.

5. Tree Removal Inventory and Potential Tree Replacement - Resolved

On May 19, 2017, the Project Engineer Rolph Graf, P.E., and Dan Mallach, RLA, of Thomas Comitta Associates, Inc., met onsite to discuss the emerging Plan and, in particular, to identify the trees of eight inches (8") in diameter and greater that will have to be removed. Together, they counted the 19 trees that are noted on the Landscape Plan as proposed for removal.

These 19 trees require replacement per §123-146.B.6.c (SLDO). Replacement trees shall be shall be a minimum of 2½ inches in caliper and shall be planted in addition to the trees required by planting requirements otherwise set forth in the SLDO, such as the Shade Tree requirement.

The Plan indicates the required Replacement Trees.

REVIEW COMMENTS – 35 EVANSBURG ROAD
SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017
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(As described in comment 4.C, the Plan actually proposes a surplus of Replacement Trees, because the four (4) proposed River Birch should be counted.)

This item has been resolved.

6. Tree Protection

The E&S Control Plan (Sheet **15**) includes "Tree Protection Fence - TPF" in the Drawing Legend, and there is a good detail on Sheet **23**. TPF lines are **now indicated** on the Plan.

On the E&S Control Plan, there is a minor graphic error at the rear of Lot 18 , where a triangle of the TPF appears to be misaligned and crosses over the grading lines (the TPF graphic on the Landscape Plan does not show this triangle). This minor graphic error should be corrected. Otherwise, *we consider this item to be resolved.*

7. Grass Buffer Waiver Request / Sidewalk Width

A Waiver has been requested to forgo the provision of the five foot (5') wide grass buffer strip between the sidewalk and the curb.

While the Section referenced on Sheet 2 is to §120-28, we believe that a more accurate reference may be to §123-33.A, whereby "Sidewalks shall be located a minimum of five feet from the curbline".

We do not object to the requested Waiver, assuming that any signs or other site elements that are installed in the proposed two foot (2') wide strip (dimension identified on Sheet 13) will not encroach into the adjacent sidewalk or cartway. We defer to the Township Engineer.

Our greater concern is the proposed four foot (4') sidewalk width (as specified on Sheet 13). §123-33.F (SLDO) requires that "sidewalks shall be not less than five feet (5') in width." The required five foot (5') width is much more conducive to two (2) people walking side-by-side or passing each other comfortably. We do not believe that site constraints ("limited space") necessitate a narrower sidewalk width.

The Applicant should confirm the Ordinance Section associated with the requested Waiver. Also, the Applicant should discuss with the Township whether a narrower sidewalk is necessary or appropriate for this development.

(The Response Letter states that a Waiver has been requested to permit 4-foot wide sidewalks. However, this Request is not listed on Sheet 2 or in the 6-12-2017 Waiver Request Letter.)

REVIEW COMMENTS – 35 EVANSBURG ROAD
SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017
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8. Rain Garden Plantings - Resolved

As requested, the Plan **now specifies** the proposed Rain Garden plants, and we **can confirm** that the proposed two foot (2') spacing is appropriate.

This item has been resolved.

9. Rain Garden /Bioretention Area Labeling on Landscape Plan

The Planting Schedule lists the plants for Bioretention Areas #1, #2 and #3. However, on the Landscape Plan graphic the three (3) "Rain Gardens" are not numbered.

The Bioretention Areas are numbered on several other Plan sheets. However, for overall clarity, and in case the Landscape Contractor is only working off of the Landscape Plan, we recommend that these features be numbered, and labeled as "Bioretention Areas".

10. Alternatives for Ash Trees - Resolved

As recommended due to the spread of Emerald Ash Borer, **Ash trees are no longer proposed.**

This item has been resolved.

11. American Elderberry - Spacing and Labeling

American Elderberry (*Sambucus canadensis*) is a good choice for where it has been proposed, in the more likely moist soil conditions adjacent to a Bioretention Area. However, it is a somewhat spreading and suckering shrub that typically grows to about 10 feet tall and wide. Therefore, the proposed ±3-foot spacing is inappropriate.

We recommend that just one (1) or two (2) of these American Elderberry be installed in the proposed location(s), perhaps in combination with a few smaller-maturing "companion" plants.

Note: One (1) group of seven (7) American Elderberry is labeled on the Plan, adjacent to the Bioretention Area at the rear of Lot 3. However, the Planting Schedule lists 14 of these shrubs. The remaining seven (7) American Elderberry could be some of the unlabeled shrubs elsewhere, as noted in below comment 14. If so, the spacing of these other shrubs should also be checked, and adjusted if necessary.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS – 35 EVANSBURG ROAD
SUBDIVISION & LAND DEVELOPMENT PLANS DATED REVISED JUNE 12, 2017
LPT Project No. S-17-01

July 17, 2017

12. Common Juniper - Variety Specification

The Plan specifies an "upright" variety of Common Juniper (*Juniperus communis*). Because there are so many varieties of this plant, with widely differing mature widths and heights, we recommend that the Applicant check with its preferred Nurseries and/or Landscape Contractors, in order to identify the specific (and typically available) variety that would be best suited to the proposed locations and ±5-foot spacing.

13. Stormwater Management Basin Seeding

The Plan should still be updated to include a seed mix or other plants within the Stormwater Management Basin.

The dot pattern graphic indicated for the floor of the Stormwater Management Basin suggests that a seed mix will be installed. However, we do not see a seed mix specified on the Plan.

The Plan should indicate whether the floor of the Stormwater Management Basin will be surfaced with turf grass (contiguous with adjacent areas) or with a particular seed mix.

14. Missing Labels

Trees and Shrubs in the following locations should be labeled:

- 14.A Along the Evansburg Road frontage in front of the Boyer School building (3 Ornamental Trees and 9 shrubs).
- 14.B Around the Basin to the east of Lot 21 (3 Ornamental Trees and 16 Shrubs).
- 14.C Adjacent to the Bioretention Area on Lot 15 (14 Shrubs).
- 14.D On Lot 7 (1 Ornamental Tree and 8 Shrubs).

15. Quantity Labeling Errors

- 15.A The row of 12 Leyland Cypress ("CL") to the west of the entrance is labeled 22.
- 15.B The group of 6 Inkberry Holly ("IG") on Lot 18 is labeled 1.
- 15.C The group of 3 Common Juniper ("JC") on Lot 17 is labeled 2.

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16. Planting Details

A "Deciduous Tree Planting Detail" and a "Deciduous and Evergreen Shrub Planting Detail" are included on Sheet 14 of 25. (Our Plan Set also has a Sheet 26 of 25, which appears to be a duplicate of Sheet 14.)

An "Evergreen Tree Planting Detail" should be added to the Plan Set.

17. Proposed Fence - Resolved

The Plan indicates a fence along the property line shared with the Evansburg Road properties. The Applicant may consider installing a fence along other portions of the tract boundary, **as suggested in comment 1.D.**

The Plan has been updated to include a good Detail for this fence, which will be wood.

(A note could be added to the Detail to indicate that the "finished" side faces the neighbors.)

This item has been resolved.

18. Landscape Plan Preparation / Waiver Request

Per §123-18.A.3.p (SLDO) the planting plan (Landscape Plan) shall be prepared, signed and sealed by a Registered Landscape Architect. **The Applicant has requested a Waiver from this requirement.**

Based on our Site Visit together on May 9, 2017, we respect Mr. Graf's knowledge, his experience, and his sensitivity toward the environmental and design factors that contribute to a successful project. However, we believe that the planning process would benefit from the training and focused expertise that a Registered Landscape Architect would bring as part of the Applicant's design team. In particular, a Landscape Architect:

- 1. as a licensed and state-regulated professional, can help ensure that the Township is not held liable for any errors or omissions that might be contained in an approved Landscape Plan;**
- 2. can confirm that the root systems and branches of the proposed plants will not interfere with subsurface and overhead utilities, lighting, stormwater management systems, with motorist and pedestrian travel, and will not encroach onto neighboring properties;**
- 3. can assess the growth habits and cultural requirements of particular plants to determine how to most effectively and efficiently satisfy Ordinance requirements; and**
- 4. can evaluate the programmatic needs of the Common Areas to generate a design that more favorably satisfies the Township's desire for "very well designed" spaces.**



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS – 35 EVANSBURG ROAD
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LPT Project No. S-17-01

July 17, 2017

On a smaller project, with fewer safety-related interactions among on-site and off-site elements, and perhaps a lesser need to consider the more aesthetic and experiential aspects of a Plan, we may support the Waiver requested from this requirement.

However, based on the above, we recommend that a Pennsylvania Registered Landscape Architect join the Applicant Team from this point onward, and ultimately apply his or her signature and seal to the recorded documents.

19. Conclusion

Prior to Approval, we recommend that the Plan be revised or enhanced as described herein.

In particular, please note the following recommendations:

- 19.A The designs for the Common Areas should be further enhanced (comment 3).**
- 19.B The Applicant should adjust the calculations for the Shade Tree requirement in an effort to reduce tree crowding throughout the Plan (comment 4.C).**
- 19.C The Applicant should provide further evidence to support the need for 4-foot wide sidewalks instead of the required 5-foot width (comment 7).**
- 19.D The Bioretention Areas should be numbered on the Landscape Plan (comment 9).**
- 19.E The American Elderberry spacing should be adjusted (comment 11).**
- 19.F A particular variety of Common Juniper should be specified (comment 12).**
- 19.G The Basin floor surface treatment should be specified (comment 13).**
- 19.H Missing or incorrect plant labels should be addressed (comments 14 & 15).**
- 19.I An Evergreen Tree Planting Detail should be provided (comment 16).**
- 19.J A Registered Landscape Architect should join the Design Team, and provide his or her signature and seal to the recorded documents (comment 18).**

Please call or email if there are any questions.



McMAHON ASSOCIATES, INC.
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PRINCIPALS

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Dean A. Carr, P.E.

July 12, 2017

Mr. Mike Mrozinski
Director of Community Development
Lower Providence Township
100 Parkland Drive
Eagleview, PA 19403

RE: **Traffic Review #2**
Evansburg Road Tract – 35 Evansburg Road, LP
Evansburg Road (SR 4008)
Lower Providence Township, Montgomery County, PA
McMahon Project No. 817155.11

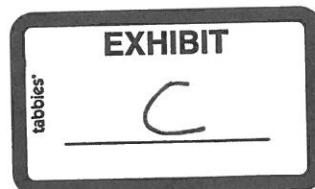
Dear Mike:

As requested, on behalf of Lower Providence Township, McMahon Associates, Inc. has completed a review of the Land Development Plans associated with the proposed 24-lot residential development to be located on the north side of Evansburg Road (SR 4008) between Ridge Pike (SR 4031) and Green Meadow Drive. In addition, this project will reconfigure the existing parking area for the existing child care facility on Evansburg Road (SR 4008). The project appears to be subject to the need for a Conditional Use approval for the use.

The following documents were reviewed and/or referenced in preparation for our traffic review:

1. Subdivision and Land Development Plans – Evansburg Road Tract, prepared by Graf Engineering, LLC, last revised June 12, 2017.
2. Response to Comment Letter – Evansburg Road Tract, prepared by Graf Engineering, LLC, dated June 12, 2017.
3. Waiver Request Letter – Evansburg Road Tract, prepared by Graf Engineering, LLC, dated June 12, 2017.

Based on our review of the documents listed above, we offer the comments below for Township review and further action by the applicant and their engineer(s):



Waivers

1. The applicant is requesting a waiver from the following ordinance sections listed below:
 - **Section 123-31.D of the Subdivision and Land Development Ordinance** requiring collector roadways to have a minimum cartway width of 30 feet, including 12-foot lanes and 3-foot shoulders. The plans currently show an approximate 20-foot cartway width along Evansburg Road, thereby not meeting the ordinance requirement. Since the 20-foot cartway width is consistent along Evansburg Road in the vicinity of the site, we are not opposed to the granting of this waiver.
 - **Section 123-31.F of the Subdivision and Land Development Ordinance** requiring a minimum right-of-way width of 50 feet along residential roadways. The plans currently show a 40-foot right-of-way width along the proposed internal roadways, thereby not meeting the ordinance requirement. Since these roadways are proposed to be private and not dedicated to the Township, we are not opposed to the granting of this waiver.
 - **Section 123-32 of the Subdivision and Land Development Ordinance** requiring curbing to be installed along all existing or proposed public or private streets. The plans do not show any curbing along Evansburg Road, thereby not meeting the ordinance requirement. It should be noted that there is currently curbing provided along the northern side of Evansburg Road near Greene Meadow Drive (east of the site). We defer to the Board of Supervisors on this decision.
 - **Section 123-33 of the Subdivision and Land Development Ordinance** requiring sidewalks to be installed along all existing or proposed public or private streets. The plans do not show any sidewalk along Evansburg Road, thereby not meeting the ordinance requirement. Since there is currently no sidewalk along Evansburg Road in the vicinity of the site, we are not opposed to the granting of this waiver.
 - **Section 120-28 of the Subdivision and Land Development Ordinance** requiring a 5-foot grass buffer between the sidewalk and curb. The plans do not show any buffer between the curb and sidewalk along the internal roadways, thereby not meeting the ordinance requirement. Given the relatively low volume of traffic expected on these roadways, we are not opposed to the granting of this waiver.
 - **Section 120-28.A of the Subdivision and Land Development Ordinance** requiring all new streets to be offered for dedication to the Township. The plans state that the proposed roadways will be private and maintained by the Homeowners Association. We defer to the Board of Supervisors on this decision.

- **Section 123-35.B.1(c)** of the **Subdivision and Land Development Ordinance** requiring the minimum centerline roadway radius of a residential roadway to be 150'. It appears as though six proposed curves do not meet this requirement. Given the relatively low volume of traffic expected on these roadways, we are not opposed to the granting of this waiver.
- **Section 123-35.B.4** of the **Subdivision and Land Development Ordinance** requiring a 100-foot tangent section at each intersection approach. The plans show less than a 100-foot tangent section at roadway intersection approaches, thereby not meeting the ordinance requirement. Given the relatively low volume of traffic expected on these roadways, we are not opposed to the granting of this waiver.
- Per **Section 123-36.C.1** of the **Subdivision and Land Development Ordinance** requiring a 50-foot offset from each intersection to the nearest driveway. Based on the information provided, it does not appear that this is met for Lots 1, 14, 15, and 24. Given the relatively low volume of traffic expected on these roadways, we are not opposed to the granting of this waiver.

The applicant should provide an estimate for the Township Engineer and our office to review for the design and construction dollars for any requirement in which a waiver is requested in part or in full. McMahon will recommend that the Township condition any waiver approval upon an agreement that the design and construction dollars for these improvements are held in escrow and/or used for the Lower Providence West Ridge Pike Traffic Improvement Fund. The estimate will be used to determine the amount of funds to be held in escrow.

Subdivision and Land Development Plans

2. The following plans and documents should be provided in the next submission:
 - a. A letter detailing the waivers requested from the Lower Providence Subdivision and Land Development Ordinance, and cost estimates.
 - b. A stormwater drainage report that includes pre/post conditions, spread calculations, drainage areas, and the amount of water to be conveyed into the state system. Please note, PennDOT may require the installation of stormwater facilities along Evansburg Road (SR 4008) as a result of any increased flow.
 - c. Update the "Fire Truck and Signage Plan" for legibility and include the sign sizes, marking labels (i.e. 24"W, etc.).
3. It is noted that fire truck and moving truck turning templates have been provided; however there appears to be several locations where the trucks will be in conflict with the proposed curb or existing edge of roadway. Verify all movements are able to be made within the confines of the roadway.

4. Label the sight distance looking ahead and to the rear for stopped vehicles turning into the site in either direction. The sight distances should meet the desirable values listed in **PA Title Code 67 Chapter 441**.
5. Provide the following information on the plans:
 - a. All proposed roadwork on Evansburg Road (SR 4008) associated with the proposed curb returns and roadway installation. The radius for the northeast corner of the proposed Evansburg Road access appears to be missing.
 - b. Station/offset callouts from the proposed construction baselines to each proposed change in geometry (PC, PT, etc.) of the curblines.
 - i. Construction baseline design information including tangent lengths, bearings, and horizontal curve data.
 - ii. Revise the proposed typical cross-slope of the sidewalk to indicate a maximum slope of 2.00% per ADA guidelines.
 - iii. Proposed grading and geometry information for the proposed parking lot reconfiguration.
 - iv. Proposed grading and geometry information for the sidewalk proposed in the open space in the northwest corner of the property.
6. There appears to be low point located on the northwest corner of the proposed Evansburg Road access. Please verify and revise as necessary.
7. 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 the design details for any ramps internal to the site.
8. Since Evansburg Road (SR 4008) is a State Roadway, a Highway Occupancy Permit (HOP) will be required for any modifications to the site frontage on Evansburg Road (SR 4008). **The Township must be copied on all plan and supporting materials submissions and correspondence between the applicant and PennDOT, and invited to any and all meetings between these parties.**
9. 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**, Ninth Edition, and the type of land use, the proposed development is calculated to generate approximately 29 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 would then result in a transportation impact fee of \$52,838.

10. The plans must be signed and sealed by a Professional Engineer registered to practice in the Commonwealth of Pennsylvania.

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 submission.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed development 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., PTOE.

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

MEE/BMJ/CAM/lsw

cc: Don Delamater, Township Manager
John Rice, Esquire, Township Solicitor
Timothy Woodrow, P.E., Township Engineer
R.A. Graf, Graf Engineering, LLC.
Fran Hanney, PennDOT District 6-0