

**RESOLUTION NO. 2018 - 26**

**(LD-16-05)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR FAMILY & FRIENDS HOLDINGS, LLC FOR THE PROPERTY LOCATED AT 109 RIVER ROAD**

**WHEREAS**, Family & Friends Holdings, LLC ("Applicant") has submitted a Preliminary/Final Land Development Plan dated April 24, 2017, last revised April 20, 2018 proposing to renovate an existing apartment/residential building into a 2,780 square foot office building with access to the proposed office being provided via a full-movement driveway to River Road; and

**WHEREAS**, the Montgomery County Planning Commission and the Lower Providence Township Planning Commission have both reviewed the proposed land development in accordance with the Municipalities Planning Code; and

**WHEREAS**, the Board of Supervisors now intends to approve the preliminary/final land development plan for the property located at 109 River Road.

**NOW, THEREFORE**, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the preliminary/final land development plans for Family & Friends Holdings, LLC, prepared by Mark Wallace, Architect, and W. C. Sibley, P.E. consisting of nine (9) sheets, dated April 24, 2017, last revised April 20, 2018, including Sheet LP-1, revised Landscape Plan Details, dated June 14, 2018, subject to the following conditions:

1. Compliance with the McMahon Associates, Inc. review letter dated May 21, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit "A"**, including the requirement for future right of way dedication to the township in accordance with paragraph 2 of the McMahon review.

2. Compliance with the Woodrow and Associates review letter dated May 14, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit "B"**.

3. Compliance with the Thomas Comitta Associates, Inc. review letter dated June 15, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit "C"**.

4. Compliance with all other Township, County, State and Federal rules, regulations and statutes with respect to additional permits.

5. Execution of Development and Financial Security Agreements in a form and manner approved by the Township Solicitor including an indemnification requirement in favor of the Township for any offsite stormwater discharges.

6. Payment of traffic impact fees in a total amount of \$5,466.00 and park and recreation fees in the amount of \$1,346.97 due at the time of execution of Development and Financial Security Agreements.

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

- a. Section 123-31 – as to the requirement to widen existing roadways.

          x                Approved                                            Denied

- b. Section 123-32 – as to the requirement to construct curbing and install storm sewers.

          x                Approved                                      Denied

- c. Section 123-33 – as to the requirement to construct sidewalks.

          x                Approved                                            Denied

- d. Section 123-36 – as to the requirement to show sight distance measurements on the plan.

          x                Approved                                            Denied

- e. Section 123-37. E and O. - as to the requirement for parking areas to be not less than 20 feet from the property line or right-of-way line and as to the width of the drive aisle.

          x                Approved                                      Denied

- f. Section 123-37. N - as to the requirement to label curb radii throughout the parking area.

          x                Approved                                            Denied

- g. Section 123-52 as to street trees along Germantown Pike.


\_\_\_\_\_ x \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

- h. Section 123-18. A. 3. p.- as to signing and sealing of the plan.

<u>x</u>	Approved	<u>_____</u>	Denied
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**SO RESOLVED**, at a duly convened meeting of the Board of Supervisors conducted on this 19<sup>th</sup> day of July, 2018.

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**

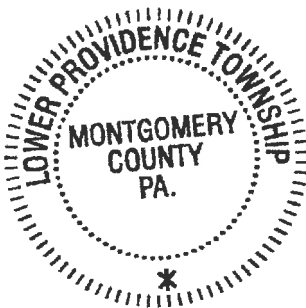
  
Patrick T. Duffy

\_\_\_\_\_  
Jason Sorgini

  
Colleen Eckman

  
Peter MacFarland

\_\_\_\_\_  
Gary Neights



ATTEST:

  
\_\_\_\_\_



McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
p 215-283-9444 | f 215-283-9446

May 21, 2018

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

**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.

RE: **Traffic Review #4**  
109 River Road Office Building  
Lower Providence Township, Montgomery County, PA  
McMahon Project No. 816691.11

Dear Mike:

Per the request of the Township, McMahon has prepared this comment letter, which summarizes our fourth traffic engineering review of the proposed office to be located at 109 River Road in Lower Providence Township, Montgomery County, PA. The proposed development will consist of renovating an existing apartment/residential building into a 2,780 square foot office building with access to the proposed office being provided via a full-movement driveway to River Road.

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

1. Preliminary/Final Land Development Plan – 109 River Road, prepared by Mark Wallace Architect, last revised April 20, 2018.
2. Response to Comments Letter (Woodrow 2/15/18 Review) – 109 River Road, prepared by WC Sibley PE, dated April 25, 2018.

A response letter as to how our previous comments have been addressed was not provided to our office. Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. **Informational** - This project is in the vicinity of a planned PennDOT project that will eventually connect Germantown Pike to Ridge Pike, and possibly eventually to a road leading to/from a second Perkiomen Creek bridge crossing, as discussed for years. The Township is close to finalizing and adopting the recommendations of a TCDI planning study for this area looking at multimodal connectivity, land use, and transportation infrastructure needs. That project is on the Decade of Investments list for completion by PennDOT and the improvements associated with this

project must be taken into consideration with the design of this site. There has been discussion on potential modifications to the intersection of Germantown Pike and River Road as part of a future PennDOT project that may affect the current intersection configuration by potential closure of Germantown Pike between Ridge Pike and River Road, and thus affecting the Germantown Pike to River Road configuration. This was further discussed with the applicant's engineer, architect and attorney at a February 2, 2018 meeting with Township staff and consultants. The egressing sight distance exiting the driveway onto River Road looking to the right at Germantown Pike must be available after any alterations. The property owner across River Road building the townhouses must cooperate to provide the future right-of-way necessary, as well as sight lines, as applicable.

2. On February 2, 2018, we discussed at length the threshold issues offered in Woodrow & Associates letter dated February 15, 2018. As such, the applicant is seeking their Highway Occupancy Permit (HOP) from PennDOT on River Road for a direct access connection, but understands, if granted that permit from PennDOT and the Township is successful in its intermediary with the neighboring property owners to share a common access to River Road located north of the applicant's property, that the property owner of 109 River Road at that time will agree to close its access onto River Road and extend its northern parking drive aisle to access the site from the common access. The plans last revised April 20, 2018 have made design allowances for this interconnection to occur in the future. Furthermore, if necessary based on traffic volumes, warrants, and/or safety in the future, the applicant will cooperate with the formal dedication of the right-of-way being offered along its River Road frontage, to allow for the possible future construction of a northbound left-turn lane on River Road for the shared access further to the north. The applicant has added notations to the plans, and this should be emphasized in the developer's agreement.
3. The applicant's engineer should add the PennDOT sign designation and sign size to the plans for the "Do Not Block Driveway" sign located to the north of the proposed River Road access facing southbound traffic.
4. The actual available sight distance measurements, as measured in the field, must be shown on the plans at the proposed River Road driveway as required in **Section 123-36.A of the Subdivision and Land Development Ordinance**, as well as required by PennDOT for their Highway Occupancy Permit (HOP) process.
5. On Sheet 6 of 9 (Drawing No. TT-1) it appears as though the trash truck vehicle used in the turning templates will have difficulty maneuvering through the site when vehicles are parked in the spaces to the west of the driveway. The plans must demonstrate that this vehicle is able to maneuver through the site when vehicles are parked in these spaces, and the vehicle must be able to enter and exit into the appropriate lanes of travel on River Road. The engineer should revisit this on the plan, and modify design accordingly, or provide further information to the satisfaction of the Board as to the timing and frequency of these trucks and their ability to utilize these areas on site without conflict.

6. The paved trail along the Germantown Pike site frontage should extend all the way to the western property line and tie into the Heist driveway. The applicant must also install ADA facilities to/from the River Road/Germantown Pike intersection and also at its western end where the trail will end at the driveway to the Heist property. These should be added to the plans. Furthermore, the applicant's consultants must continue to coordinate with the consultants for the Providence Place development, to be sure that the future trail design ties into the ADA landing and the crosswalk being designed by EB Walsh Engineers for Providence Place project along the Germantown Pike frontage.
7. An ADA-compliant ramp/landing should be shown on the plans on the new sidewalk in the vicinity of the proposed ADA parking spaces.
8. The applicant's engineer should make the ADA ramp connections to the Germantown Pike trail as ADA compliant as possible, providing a Technically Infeasible Form (TIF) for dimensions that cannot meet the requirements in the design.
9. Since River Road (S.R. 4009) is a State Roadway and Germantown Pike is a County Roadway, a State Highway Occupancy Permit will be required for the proposed River Road driveway and a County Highway Occupancy Permit will be required for any modifications to the Germantown Pike site frontage for sidewalk/trail and ADA facilities. The Township must be copied on all plan submissions and correspondence between the applicant, PennDOT, and the County and invited to any and all meetings between these parties. Additional comments could be raised as the project moves forward through the PennDOT HOP/County Permit process.
10. Unless previously granted, the project will require a waiver for **Section 123-33 of the Subdivision and Land Development Ordinance**, requiring sidewalk along River Road. The applicant will be coordinating for the paved trail/walkway along Germantown Pike to be constructed by them or the Courts at Brynwood contractor. A waiver is required for the sidewalk along the River Road frontage that the applicant is not providing. We can support that waiver request at this time.
11. According to **Section 123-37.O of the Subdivision and Land Development Ordinance**, parking spaces should be a minimum of 18 feet long. The plans currently show parking spaces that are 16 feet long, thereby not meeting the ordinance requirement. McMahon finds the 16-foot long spaces combined with a 22-foot wide two-way drive aisle to be a narrow design, with minimum level of comfort for vehicular maneuverability. Provision of at least a 25-foot two-way drive aisle for parking maneuvers in and out of the 90-degree spaces is recommended. Furthermore, unless relief has already been granted by the Township, the plans should be revised to show a minimum parking space length of 18 feet, or else a waiver needs to be requested from this ordinance requirement.

12. 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 Land Use Code 710 (General Office) in the Institute of Transportation Engineers publication, **Trip Generation**, Tenth Edition, the proposed office building will generate approximately 3 total "new" weekday afternoon peak hour trips. The TSA One impact fee of \$1,822 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$5,466. **The applicant should provide details on the former residential/commercial use (i.e., apartments, single family home, office etc.) of the site in order to determine if a credit is appropriate and applicable in this case if the building was occupied at the time of the Roadway Sufficiency Analysis used for the traffic impact fee study. We will review the information to confirm if a credit for "new" trips can be taken, based on the size and land use of the prior development on this site, and when it was in operation. The applicant's team, as we understand, is still researching this.**

Based on a review of the land development plans, the applicant should address the aforementioned comments, and provide revised plans to the Township for further review and approvals. A response letter that addresses our comments must accompany the resubmission.

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

Sincerely,



Casey A. Moore, P.E.

Vice President & Regional Manager – Mid-Atlantic

BMJ/CAM/lsw

cc: Don Delamater, Township Manager  
John Rice, Esq., Township Solicitor  
Timothy Woodrow, P.E., Woodrow Engineers, Township Engineer  
Maggie Dobbs, Montgomery County Planning Commission  
Mark Wallace, AIA, Mark Wallace Architect



May 14, 2018

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

Reference: 109 River Road – Land Development Plan Application

Dear Mike:

My office has received a nine-sheet set of documents prepared by Mark Wallace Architects and WC Sibley Engineers. The plan bears an original date of April 24, 2017, and has been most recently revised April 20, 2018. I am happy to report that the project has made great strides toward addressing our design concerns. Please recall that a recent staff meeting with stakeholders from both the applicant and Township staff seem to resolve many concerns. My further review comments are as follows:

**Approval/Permit/Reviews** – Any approval the Board of Supervisors may grant this application must be conditioned upon the applicant securing the following approvals/permits/reviews:

1. Lower Providence Township Zoning Hearing Board – Variance has been granted.
2. PennDOT – Highway Occupancy Permit for Road Improvements and New Driveway.
3. Montgomery County Roads and Bridges – Highway Occupancy Permit for improvements to Germantown Pike frontage.
4. Lower Providence Township Sewer Authority – Acknowledgment of existing versus proposed sewage flows.
5. Stormwater discharge easement from tax parcel number 43-039-004 – still required.

**Threshold issues:**

1. Driveway Interconnection – I would like to thank the applicant for working with the Township in providing the opportunity for future interconnection of this proposed parking facility with the existing driveways to the north. I would suggest that the Township staff continue to pursue an ability to interconnect driveways, thereby reducing the number and amount of curb cuts to River Road. The plan, in its current form, makes sufficient provisions for this connection. Therefore, in my opinion, this item has been satisfied.

**Zoning Ordinance Review:**

1. The subject property benefits from a favorable zoning hearing board action. The record plan should contain notes documenting the case number and relief granted by the zoning hearing board allowing this plan to proceed.

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





May 14, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: 109 River Road – Land Development Plan Application

**Subdivision Land Development Ordinance Review:**

1. Section 123-47 – The plan should identify how sanitary sewer is provided to the structure.
2. Section 123-48 – The plan should describe how public water facilities are provided to the structure.
3. Section 123-54 – The plan should describe the obligation to install survey monumentation of property corners and to define the ultimate right-of-way line of highways.
4. Section 123-55 – A lighting and design plan is required.
5. Section 123-18.A(a)(d) – Location and size of existing and proposed sanitary sewers, manholes, storm sewers and inlets must be shown on the plans. This information should appear on Sheet 4 of 9.
6. While the plan sheet 4 of 9 does show grading, it is not clear that the grading plan provides sufficient detail to allow a contractor to accurately build the intended design. Spot elevations on the radius returns from River Road, spot elevations on parking lot corners, spot elevations on points of access from the building to the parking facility should be added to the plan.
7. Section 123-37.E – Notwithstanding that the zoning ordinance has a minimum setback from parking to boundary, the subdivision ordinance imposes a requirement that “parking areas shall not be located closer than 20 feet to a property boundary line nor less than 20 feet from any ultimate right-of-way line.” The applicant may need to seek a waiver from this obligation of our code order for the proposed plan to be implemented.
8. 24. Section 123-37.H(3) – Porous paving materials may be used in overflow or for temporary parking areas when approved by the Board of Supervisors, upon the recommendation of the Township engineer. With regard to use of pervious asphalt paving as a stormwater best management practice, we are in support, however, it must be shown that the pervious asphalt paving will indeed function as intended. After reviewing the stormwater management report submitted with the application we have the following comments:
  - a. We were unable to locate a predevelopment drainage area boundary map which defines the predevelopment watershed boundary being analyzed in conjunction with this application.
  - b. We were unable to locate a drainage area boundary map which would indicate those areas of the newly created impervious surface that are to be captured by the stormwater management system and those areas which are intended to run directly off the property.
  - c. Soils Infiltration Testing – The use of pervious paving relies upon a certain amount of soil infiltration to be effective. If infiltration is not available, a method to underdrain the stone layer of the parking lot must be provided, such that the trapped water does not compromise the intent of the pervious surface.

May 14, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: 109 River Road – Land Development Plan Application

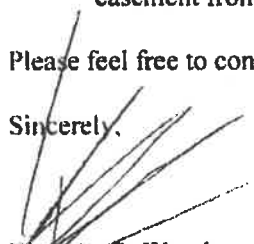
9. On sheet 4 of 9, detail number 5 must define the exact amount of stone to be placed in the paving section. The current detail gives a range of 6 to 8 inches of material. Similarly, the amount of stone to be placed at the end of the parking space is currently defined in a range from 2' to 4'. The plan should define not only the depth, but also the width of the stone wick intended to capture overland flow directing it to the pervious paving section.
10. A better plan view of the underground storm water detention system should be provided on sheet 4. Better direction must be given to the contractor as to the location of proposed stormwater piping, inlets and areas of capture.
11. The proposed design creates a point source discharge from the underground storm water detention system to the adjacent property owned by Richard and Elaine Heist. This change in the character of flow must be memorialized and approved by the adjacent property owner in the creation of a stormwater discharge easement.

**Remaining Plan Issues:**

1. Section 123-37.E – The applicant should seek a waiver from the obligation to setback parking facilities less than 20 feet to property boundaries and right-of-way lines.
2. Stormwater Discharge – Recall the applicant is using a combination of pervious paving an underground storm water storage to meet their ordinance obligations. In my earlier review I was concerned about a “point source” of stormwater discharge onto an adjacent property. While the applicant is taking steps to mitigate this concern, the design still changes the character of stormwater flow from the subject property to its neighbor. A stormwater discharge easement from the adjacent property is necessary for the plan to proceed.

Please feel free to contact me with any questions you may have regarding this matter

Sincerely,



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

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township  
Casey Moore, P.E., McMahon Associates  
Mark Wallace, AIA  
Family Friends Holding, LLC



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

## MEMORANDUM

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

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

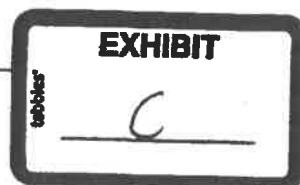
DATE: June 15, 2018

SUBJECT: **REVIEW COMMENTS - 109 RIVER ROAD / FAMILY & FRIENDS HOLDINGS L.L.C.  
LAND DEVELOPMENT PLAN DATED REVISED JUNE 14, 2018**

The enclosed Review Comments pertain to the following documents that we received on June 14, 2018, and to a Site Visit on May 27, 2017.

- Sheet LP-1, "Landscape Plan, Details, Schedules, Notes & Specs" dated revised June 14, 2018, prepared by Mark Wallace Architect and W.C. Sibley, P.E.;
- Sheet C-1, "Selective Site Demolition, Erosion & Sediment Control Plan, Notes & Details" dated revised June 14, 2018, prepared by Mark Wallace Architect and W.C. Sibley, P.E.; and
- Response Letter from Mr. Mark R. Wallace, AIA, dated June 14, 2018, prepared in response to the Thomas Comitta Associates, Inc. Review Comments dated February 20, 2018.

Please call or email if there are any questions.





THOMAS COMITIA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – 109 RIVER ROAD/ FAMILY & FRIENDS HOLDINGS L.L.C.**  
**LAND DEVELOPMENT PLAN DATED REVISED JUNE 14, 2018**

June 15, 2018

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

**Items from our Review Comments dated February 20, 2018 that have been addressed are so noted.**

**New and updated text is in bold type.**

**1. Street Trees - Support Waiver Requests**

Per Section 123-52 of the Lower Providence Township Subdivision and Land Development Ordinance (SLDO), shade trees (street trees) shall be planted along the road frontage at an interval of no less than 40 feet and no more than 50 feet.

- 1.A There is approximately 100 feet of subject Germantown Pike property frontage, requiring two (2) Street Trees. One (1) Street Tree is proposed along the Germantown Pike frontage. Therefore, one (1) additional Street Tree is required along the Germantown Pike frontage.

Due to reasonable concerns regarding space constraints and motorists' visibility, we support the Waiver requested to forgo the planting of the second required Street Tree for this Germantown Pike frontage.

Pending the granting of the requested Waiver, we consider this item to be resolved.

- 1.B There is approximately 250 feet of subject River Road frontage, requiring five (5) Street Trees. There is one (1) tree to be preserved along the River Road frontage, and three (3) are proposed. Therefore one (1) additional Street Tree is required along the River Road frontage.

Due to reasonable concerns regarding space constraints, motorists' visibility, and the location of overhead utility lines, we support the Waiver requested to forgo the planting of the fifth required Street Tree for this River Road frontage.

Pending the granting of the requested Waiver, we consider this item to be resolved.

- 1.C Street trees shall be a minimum of two inches (2") in caliper at installation, and shall be guaranteed for a period of 18 months. Trees shall be placed behind the right-of-way line of the street. The Plan is compliant.

**2. Building Foundation Planting - Plan Complies**

Per §123-37.E (SLDO), the area between a building and parking shall be used for walkways and foundation planting. The Landscape Plan now indicates suitable plants between the proposed parking and the north side of the building.

This item has been resolved.



THOMAS COMITIA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – 109 RIVER ROAD/ FAMILY & FRIENDS HOLDINGS L.L.C.**  
**LAND DEVELOPMENT PLAN DATED REVISED JUNE 14, 2018**

June 15, 2018

**3. Internal Landscaping - Plan Complies**

§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.

Proposed planting satisfies the Internal Landscaping requirement.

*No further comment.*

**4. Replacement Trees - None Required**

All of the trees to be removed are smaller than the minimum size of eight inches (8") diameter-at-breast-height necessary to initiate the tree replacement requirements of §123-146.B.6.a (SLDO).

**5. Tree Protection - Resolved**

There are several trees adjacent to proposed construction that require protection. Per §123-114.B.3 (SLDO), tree protection fencing shall be installed around the root protection zones of all trees to remain.

The root protection zone is defined as the distance from the trunk equivalent to at least one (1) foot for every inch DBH of the tree to remain, or the area under the dripline of the tree. (For example, a 12-inch DBH tree would require a root protection zone with a radius of at least 12 feet.)

The root protection zone is not to be disturbed by grading, or used for the storage of topsoil, machinery, or other construction equipment.

Sheet C-1 now includes a Tree Protection Detail. **In addition, while Tree Protection Fencing is typically indicated on the Erosion & Sediment Control Plan graphic, we agree with Mr. Wallace that if sufficient care is taken during construction to follow the Included Detail and Notes, that additional graphic representation on the otherwise visually dense Plan is not necessary.**

**Also, as requested, the "General Site Construction Staging or Sequencing" on Sheet C-1 now lists installation of the Tree Protection Fencing at the same time as the sediment fence (Item #1.a).**

**Therefore, we consider these items to be resolved.**



THOMAS COMMITA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – 109 RIVER ROAD/ FAMILY & FRIENDS HOLDINGS L.L.C.**  
**LAND DEVELOPMENT PLAN DATED REVISED JUNE 14, 2018**

June 15, 2018

**6. Tree Protection Detail Reference - Resolved**

As requested, because tree protection is installed at the outset of site work, the Tree Protection Detail is now included on the "Selective Site Demolition, Erosion & Sedimentation Control Plan, Notes & Details", rather than on the Landscape Plan. *This item has been resolved.*

**7. Tree Protection Detail Text - Resolved**

The text on the Tree Protection Detail has been revised as requested. *This item has been resolved.*

**8. Proposed Winged Euonymus: Invasive Plant - Removed / Resolved**

As requested, the invasive Winged Euonymus is no longer proposed. *This item has been resolved.*

**9. Proposed Juniper - Species and Quantity Specifications**

As requested, a suitable cultivar ('Blue Vase') has been specified for the Juniper, and the species name has been corrected.

The Planting Schedule still does not list the quantity of this plant (it appears to be 3). *This item could be addressed on the Recorded Plan.*

**10. Evergreen Tree Planting Detail - Resolved**

The Landscape Plan now includes an Evergreen Tree Planting Detail. *This item has been resolved.*

**11. Landscape Plan Clarity - Resolved**

The Landscape Plan now exhibits significantly greater clarity with respect to the quantities and locations of the proposed plants. This clarity is necessary for project bidding and installation, as well as for efficient Township review, approval, and post-installation inspection. *This item has been resolved.*

**12. Landscape Plan Preparation - Support Requested Waiver**

Per §123-18.A.3.p (SLDO), the Landscape Plan shall be signed and sealed by a Registered Landscape Architect. Given the improved clarity on the Landscape Plan and the general suitability of the proposed plant material specifications, we support the Waiver requested to forgo the provision of the signature and seal of a Registered Landscape Architect.

*Pending the granting of the requested Waiver, we consider this item to be resolved.*



THOMAS COMITIA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – 109 RIVER ROAD/ FAMILY & FRIENDS HOLDINGS L.L.C.**  
**LAND DEVELOPMENT PLAN DATED REVISED JUNE 14, 2018**

June 15, 2018

**13. Trash Enclosure Detail - Resolved**

As recommended, the Plan now includes a Detail for the proposed Trash Enclosure.

*This item has been resolved.*

**14. Boxwood Quantity / Locations - Resolved**

Ten (10) Boxwood shrubs are listed on the Planting Schedule. Five (5) individual "Bxwd" symbols are labeled on the Plan graphic, with the additional **five (5)** "Bxwd" labels pointing toward a rectangular planting bed at the east side of the building.

**The intent of the different Boxwood labeling conventions should be understood by most Landscape Contractors, so that the five (5) Boxwoods without symbols, in the rectangular planting bed, will be spaced evenly to eventually form the hedge described in the Response Letter. *Therefore, we consider this item to be resolved.***

**15. Conclusion**

**All items have been resolved to our satisfaction, with the minor exception that the quantity of the Blue Vase Juniper is not listed in the Plant Schedule. This item could be addressed on a Recorded Plan.**

Otherwise, we **still** support the Waivers requested to provide Street Trees as indicated on the Plan, and to forgo the signature and seal of a Registered Landscape Architect.

Please call or email if there are any questions.