

**RESOLUTION NO. 2019 - 08  
LOWER PROVIDENCE TOWNSHIP**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN FOR HTC ASSOCIATES, LLC FOR THE  
PROPERTY LOCATED AT 28 EAGLEVILLE ROAD**

*WHEREAS*, HTC Associates, LLC (“Applicant”) has submitted a Preliminary/Final Land Development Plan dated November 1, 2018 to build a new 5,000 square foot contractor shop and office on a vacant parcel located at 28 Eagleville Road; and

*WHEREAS*, the Plan has 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 HTC Associates, LLC.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Land Development Plan submitted by Applicant, said plan prepared by Graf Engineering, LLC dated November 1, 2018, consisting six (6) sheets, subject to the following conditions:

1. Compliance with the following paragraphs of the Woodrow and Associates correspondence dated November 15, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**:

- a. Compliance with paragraphs 2, 3 & 4 of the stormwater management comments in the Woodrow letter.
- b. Compliance with the general comments set forth in paragraphs 1, 2, 3 & 4 of the Woodrow letter.

2. Compliance with paragraphs 3.B., 3.C., 6, 9, 10. and 11. of the Thomas Comitta Associates, Inc. correspondence dated December 6, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**:

3. Compliance with paragraphs 7 through 13 of the McMahon Associates, Inc. correspondence dated December 11, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.

4. Compliance with correspondence dated December 8, 2018 from Suburban Lighting Consultants with respect to Section 105-7 of the Lower Providence Township Lighting Ordinance, No. 523, a copy of which is attached hereto and incorporated herein as **Exhibit “D”**.

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

6. The Applicant shall pay a Park and Recreation fee in the amount of \$5,315.00 and a traffic impact fee in the amount of \$1,822.00 per new workday peak hour trips in accordance with Section 123-140 of the Subdivision and Land Development ordinance.

7. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.

8. In addition to the foregoing conditions of the Preliminary/Final Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

- a. Section 123-32: Curbing shall be constructed along all existing streets of any new subdivision and land development within the Township. All commercial areas and driveways shall have curbs where pavement edge and grass meet. Curbing is not proposed for this project.

      X       Approved                      Denied

- b. Section 123-34.F: A 100-foot sight triangle shall be maintained along all approaches to all intersections. A 50-foot sight triangle is proposed.

      X       Approved                      Denied

- c. Section 123-34.H: A 30-foot minimum radius arc at the intersection of the pavement edge/curb line shall be required. A 15-foot radius is proposed.

      X       Approved                      Denied

- d. Section 123-37.C: Curbed parking islands must be provided at the ends of rows of parking. All parking islands must be a minimum 10-feet in width. Curbing is not proposed for this project. Also, curbed parking islands are not proposed at the end of each row of parking.

      X       Approved                      Denied

- e. Section 123-37.E: Parking areas shall not be located closer than 20 feet from any property boundary line...nor less than 10 feet from three sides of any building. The proposed parking is located five (5) feet from the property boundary and within 10 feet from the building.

      X       Approved                      Denied

- f. Section 123-37.L(4): Each landscaped island shall contain at least one canopy tree. No landscaping is proposed in the proposed island. The five (5) foot island is to aid in the two (2) foot elevation break in the building. This area may not be suitable for a canopy tree.

      X       Approved                                         Denied

- g. Section 123-37.O: 22-foot two-way drive aisle width. There is an area of the access driveway where the drive aisle width is reduced to 20.0 feet.

      X       Approved                                         Denied

- h. Section 123-37.P: In addition to off-street parking areas, off-street loading areas shall be provided for all retail businesses and wholesale and industrial uses requiring the regular delivering or shipping of goods, merchandise or equipment to the site by semi-trailer truck. All loading spaces shall be located on the same lot as the principal use(s) it serves. Due to limited space, an off-street loading area has not been provided.

      X       Approved                                         Denied

- i. Section 123-50.C(1): A double row of evergreen trees spaced 15 feet apart on center shall be provided, with the trees in one row offset 7.5 feet from the trees in the other row, and the rows shall be at least five (5) feet apart. A double row of evergreen trees cannot be provided due to limited space from the proposed stormwater management basin.

      X       Approved                                         Denied

- j. Section 123-110.H(1): Sidewalks are required to connect the street frontage sidewalks to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic. Sidewalk is not proposed to connect the street frontage sidewalk to the front building entrance, etc.


      X       Approved                                         Denied

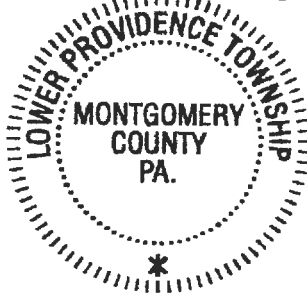
**SO RESOLVED**, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 7<sup>th</sup> day of February, 2019.


**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**

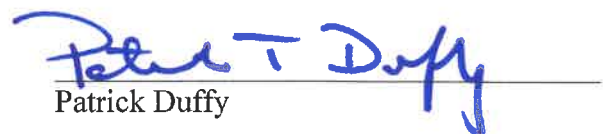
  
Peter MacFarland, Chairman

ATTEST:

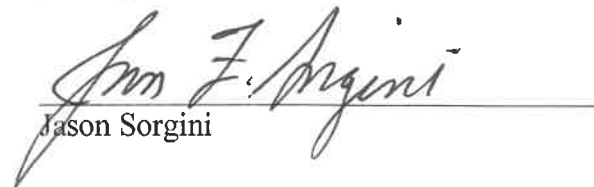
  
Don D. Delamater, Township Manager



  
Colleen Eckman, Vice Chairwoman

  
Patrick Duffy

  
Gary Neights

  
Jason Sorgini



November 15, 2018

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

Reference: 28 Eagleville Road  
Land Development Application

Dear Mike

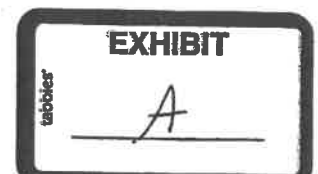
I am in receipt of a six-sheet set of plans prepared by Graf Engineering of Lansdale, Pennsylvania. The plans are dated November 1, 2018, and describe the post-construction of a flex warehouse/office building to be constructed at the above address. The plan contains driveway access, parking, landscaping and stormwater management improvements. My further review the plan is as follows:

**Approval/Permits/Reviews** – Any approval the Board would grant this application should be conditioned upon the applicant securing the following approvals/permits/reviews:

1. PennDOT – Highway Occupancy Permit
2. PennDOT – Highway Occupancy Permit for the installation of water and sewer utilities
3. PA DEP – Sewage Facilities Planning Approval
4. PECO Energy – The plan describes a proposed vehicular connection to adjacent PECO property. The plan may give the right for PECO to access the site. However, in order for this connection to run in the opposite direction, an easement agreement must be completed with PECO Energy before this property would have the right to access the PECO driveway.

**Threshold Issues:**

1. The property takes advantage of a bonus provision of our underlying zoning district allowing for increase in the maximum impervious cover on the property. This increase coverage is permissible if certain site elements can be achieved. An important site element is the pedestrian connectivity for the property. At this time, the plans do not show sidewalk along Eagleville Road. The plan must propose sidewalk in order to qualify for these bonus provisions.



November 15, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: 28 Eagleville Road

Land Development Application

- f. Section 123-37.E – Parking areas shall not be located closer than 20 feet from any property boundary line, nor less than ten feet from three sides of any building. The proposed parking is located five feet from the property boundary and within ten feet from the building.
- g. Section 123-37.) – Twenty-two-foot, two-way drive aisle width – There is an area of the access driveway where the drive aisle width is reduced to 20 feet.
- h. Section 123-37.P – In addition to off-street parking areas, off-street loading areas shall be provided for all retail businesses and wholesale and industrial uses requiring the regular delivering or shipping of goods, merchandise or equipment to the site by semi-trailer truck. All loading space shall be located on the same lot as the principal use(s).
- f. Section 123-37.W(2) – Required off-street parking spaces for the physically handicapped shall be a minimum of 12-feet wide by 18-feet long and shall be paved with an impervious gravel-free surface. Side-by-side spaces are encouraged to be marked as one and a half times the standard width. Off-street parking spaces for the physically handicapped are provided with an eight-foot stall width, per ADA regulation (from [www.ada.gov](http://www.ada.gov)).
- j. Section 123-50.B(1) – Along road rights-of-way, shade trees shall be planted a minimum distance of five feet beyond the ultimate right-of-way line inside the lot. Trees shall be so located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted not less than 40 feet apart and no more than 50 feet apart. There are ten existing evergreen trees along the ultimate right-of-way, and therefore limited space for the additional shade trees.
- k. Section 123-50.C(1) – A double row of evergreen trees spaced 15 feet apart on center shall be provided, with the trees in one row offset 76.5 feet from the trees in the other row, and the rows shall be at least five feet apart. A double row of evergreen trees cannot be provided due to limited space from the proposed stormwater management basin.
- l. Section 123-50.C(2)(c) – A minimum of 50% of the trees required by 123-50C(1) shall be provided. Shrubs may be substituted for the remaining 50% of the trees required by 123-50.C(1) at a ratio of two shrubs per tree. All 32 shrubs cannot be provided due to limited space from the proposed stormwater management basin.
- m. Section 123-52 – One shade tree, at intervals of no less than 40 feet and no more than 50 feet along both sides of new or existing streets, shall be provided. There are ten existing evergreen trees along the right-of-way, and therefore limited space for the additional shade trees.

November 15, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

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2. Section 123-18.A(1) – An aerial image should be included in the plan set which describes the proximity of the homes located on Cardin Place to the project.
3. Section 123-34.F – The applicant has requested a reduction in the size of the site triangle where the proposed driveway intersects Eagleville Road. In this instance, I would recommend deferring to PennDOT for any concerns they may express when reviewing the Highway Occupancy Permit.
4. Section 123-54 – Survey monuments should be placed at the rear corners of the subject land development.
5. Section 123-61 – The plan should acknowledge the owner's obligation to provide an as-built survey of the finally constructed improvements.

**Stormwater Management:**

1. In general, the application was reviewed against Section 129 of our Township Code. We find the calculations to be in general conformance with the goals of the code. However, there are several areas of the design that need to be enhanced in order to meet specific requirements. We would like the opportunity to meet with the applicant's engineer to review these in greater detail; however, in general the following are true:
2. Section 129-14 – The report should discuss in greater detail peak flow rate reductions.
3. Section 129-16 – Additional measures need to be provided to deal with the volume reduction requirements of the code.
4. Section 129-17 – The stormwater management report must describe in greater detail the plan's ability to deal with water quality improvement.

**General Comments:**

1. We would ask that the detention basin outlet pipe be setback additional distance from the common property boundary and provide for the installation of a low berm to serve as a level spreader.
2. We would ask that the designer confirm the post-development drainage area captures the stormwater basin. It appears that the larger area to the rear of the proposed building will bypass the storage device.
3. The site plan should contain specific direction to the site contractor assuring that final paving directs any stormwater runoff to the stormwater treatment facility.

November 15, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

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Land Development Application

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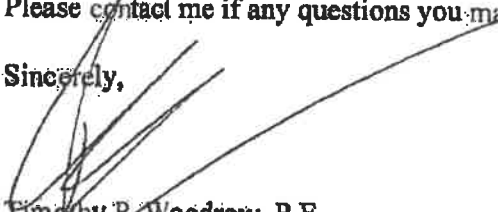


November 15, 2018  
Michael Mrozinski, Director of Community Development  
Lower Providence Township  
Reference: 28 Eagleville Road  
Land Development Application

4. The plan should show greater detail with regard to the site lighting proposed for the project; especially related to glare protection and lighting levels. Will the project utilize wall pack units for lighting in the front areas of the facility? We would ask that a note be added to the plan which would indicate that "Lower Providence Township will reserve the right to field view the lighting installation and require that additional shielding be installed to protect adjacent properties from the unintended impacts of glare and off site spill."

Please contact me if any questions you may have regarding this review

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  
Sue Creveling, P.E. – H T Engineering  
Rolph Graf, P.E. – Graf Engineering



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

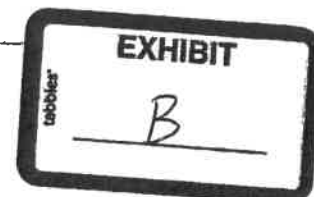
DATE: December 6, 2018

SUBJECT: **REVIEW COMMENTS – 28 EAGLEVILLE ROAD**  
**LAND DEVELOPMENT PLAN DATED NOVEMBER 1, 2018**

The enclosed comments pertain to the following document that we received on November 6, 2018, and to a Site Visit on December 5, 2018:

- Preliminary Land Development Plan consisting of six (6) sheets dated November 1, 2018, prepared by Graf Engineering, LLC.

Please let us know if there are any questions.





THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – 28 EAGLEVILLE ROAD**  
**LAND DEVELOPMENT PLAN DATED NOVEMBER 1, 2018**

December 6, 2018

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

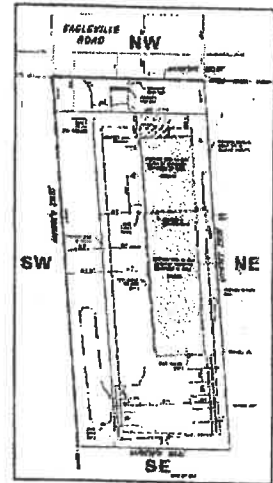
**1. Introduction**

The Plan indicates construction of a 5,000 square foot building for use as a Contractor Shop and Office on a 0.57 acre property in the RPD Ridge Pike Business District. In addition to the proposed building, the Plan indicates the installation of paved driveway and parking to serve the building, a stormwater management basin and related infrastructure, and planting.

The property is currently vacant and used for trailer and material storage.

The comments herein are intended to address compliance with Township landscape architectural Ordinance requirements, and to promote "best practices" for the functional and aesthetic improvement of the property.

These comments use the directional references for the property boundaries that are indicated to the right.



**2. Street Trees - Waivers Requested**

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

Along the 100 feet of Eagleville Road frontage, two (2) street trees are required ( $100 \div 50 = 2$ ).

A Waiver has been requested from §123-52 (SLDO) to forgo the planting of the two (2) required shade trees because there are 10 evergreen trees (Norway Spruce) that are planted adjacent to Eagleville Road that are intended to be preserved.

A Waiver has also been requested from the Perimeter Landscaping requirement of §123-50.B.1 (SLDO) as it applies to the road frontage; this is essentially the same as the street tree requirement.

We support these requested Waivers, assuming that proposed tree protection strategies are implemented and that the Norway Spruce trees are successfully preserved. However, the Waivers may not be necessary, for the following reasons:

- The above-quoted portion of §123-52 (SLDO) indicates an exception to the street tree requirement where tree masses are preserved where the required shade trees would otherwise be located. Therefore, although the 10 Norway Spruce trees are still relatively



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – 28 EAGLEVILLE ROAD**  
**LAND DEVELOPMENT PLAN DATED NOVEMBER 1, 2018**

December 6, 2018

young, currently about eight feet (8') tall, they do, in our opinion, constitute a "tree mass" per the intent of the noted exemption.

- The Natural Features Protection Standards, specifically §123-114.B.5 (SLDO), further encourage the use of existing trees to satisfy planting requirements.

Therefore, pending the determination of whether a Waiver or Waivers are required and the granting of such Waiver(s), and pending the successful preservation of the existing frontage trees, we consider the Street Tree requirement to be satisfactorily addressed.

**3. Southwest Property Line Screen Buffer**

**3.A Requirement**

Per §123-50.B.3 (SLDO), where a Non-Residential Use abuts a Single-Family Residential District or Use, a Screen Buffer designed according to the requirements of §123-50.C (SLDO) shall be provided along the property boundary.

The subject property abuts an R-4 District townhouse community to the southwest.

Therefore, per §123-50.C (SLDO), the primary component of a Screen Buffer shall be a double row of evergreen trees spaced 15 feet apart on center, with the trees in one (1) row offset seven and one half feet (7½') from the trees in the other row, and the rows shall be at least five feet (5') apart.

The secondary component of a Screening Buffer shall be either earthen mounding or the use of additional plant materials to supplement the evergreen trees.

**3.B Proposal - Partial Waiver Requested & Fence Recommendation**

The Plan indicates the required primary and secondary components of the Screen Buffer along the southwest property line for approximately 170 feet of its 250 foot length. A Waiver has been requested to forgo the planting of the required "primary component" double row of trees along the remaining ±80 feet of southwest property line, along with some additional "secondary component" shrubs, because as currently configured there is not enough width to fit all of the Screen Buffer required planting between the property line and the proposed stormwater management basin.

Perhaps the Township Engineer can recommend a viable alternative to installing the basin in the proposed location, in which case the full required buffer could perhaps be installed. Otherwise, given the site constraints, we support the requested Waiver if the proposed single-row of trees and shrubs is planted in the location indicated along with a six foot (6') high solid wooden board fence as shown in the rough Plan overlay on the following page.



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

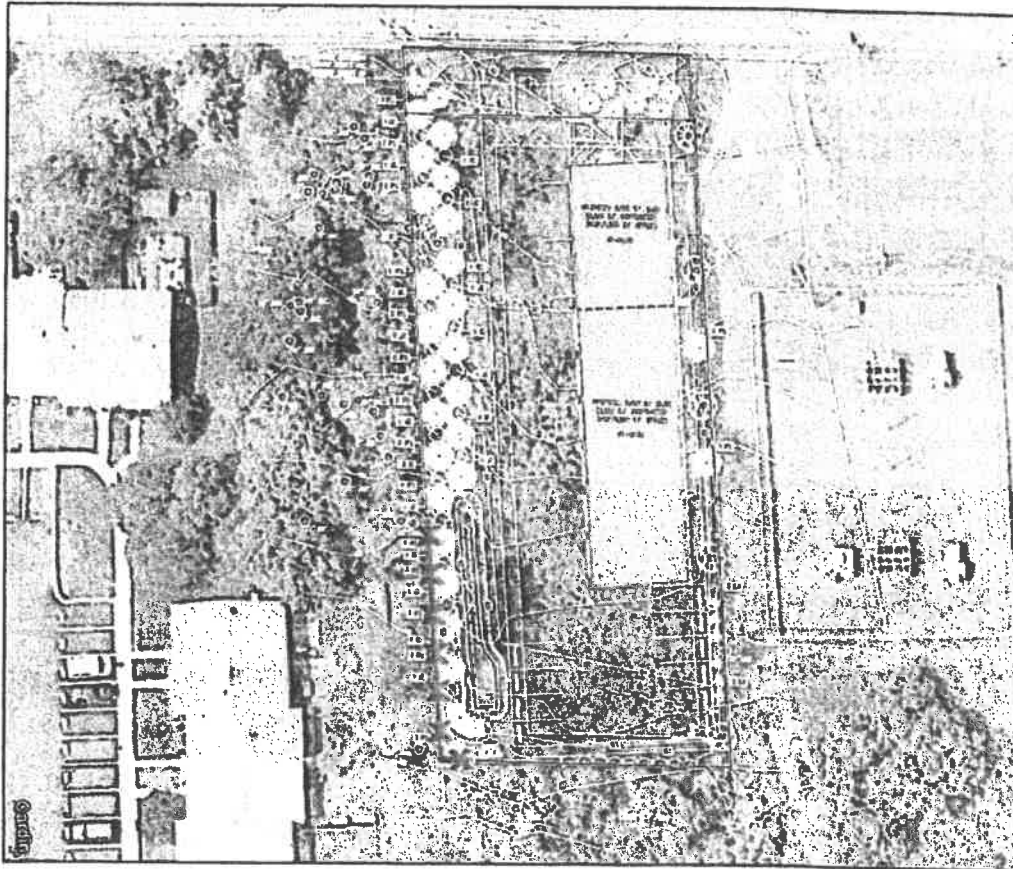
**REVIEW COMMENTS – 28 EAGLEVILLE ROAD**  
**LAND DEVELOPMENT PLAN DATED NOVEMBER 1, 2018**

December 6, 2018

The fence would be installed at the property line for the  $\pm 80$  feet that would not be fully screened as required, and would also "turn the corner" for eight to ten feet (8'-10') along the rear property line adjacent to property owned by PECO. The primary purpose of this fence would be to block views of the proposed construction from the adjacent Townhouse dwellings per the Intent of the Ordinance, and to eliminate headlight glare into the rear of these dwellings; there is currently no fencing or screening between these properties.

We recommend a wooden fence because of its attractive appearance. However, if the Board of Supervisors supports the use of an alternative fence material such as vinyl, it should have a non-gloss (i.e., matte) finish and be of a non-white color. To this end, if a fence will be installed, a Detail should be included with the Plan that specifies the finish and color. If a wooden fence will be used, the Detail should also specify that its finished side face out toward the residential neighbors.

Fencing is recommended in the location indicated in red:





THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – 28 EAGLEVILLE ROAD**  
**LAND DEVELOPMENT PLAN DATED NOVEMBER 1, 2018**

December 6, 2018

**3.C Evergreen Tree Species Recommendation**

Along with the fence recommended above, we recommend that the evergreen trees proposed along the entire southwest property line primarily be a species other than the proposed White Pine (*Pinus strobus*). This is because White Pine, while a good native tree, loses its lower limbs as it ages, thereby reducing its effectiveness as a visual buffer.

A diverse species mix is also a good idea generally as a "hedge" against a disease or insect that that might target a particular species and consequently wipe out the entire buffer.

Therefore, while it would still be appropriate to include White Pine in the mix within the double-row of evergreen Screen Buffer trees, we recommended the following additional native evergreen trees in order to promote more effective long-term screening function and to enhance plant diversity:

- American Holly (*Ilex opaca*);
- Eastern Redcedar (*Juniperus virginiana*); and
- White Fir (*Abies concolor*).

**4. Perimeter Buffer Along Eagleville Road - Waiver Requested**

As indicated in above comment 2, the §123-50.B.1 (SLDO) Perimeter Buffer requirement along Eagleville Road is essentially the same as the shade tree/street tree requirement of §123-52 (SLDO).

A Waiver has been requested from §123-50.B.1 (SLDO) because there are 10 existing evergreen trees along the Eagleville Road frontage that are intended to be preserved.

Consistent with the Natural Features Protection Standards, specifically §123-114.B.5 (SLDO) that encourages the use of existing trees to satisfy §123-50 (SLDO) planting requirements, we support the granting of this Waiver if these evergreen trees are protected during construction and successfully preserved.

**5. Perimeter Buffers along the Northeast and Southeast Property Lines - Plan Complies**

The Plan demonstrates compliance with the §123-50.B (SLDO) Perimeter Buffer requirements along the northeast and southeast property lines.



THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

**REVIEW COMMENTS – 28 EAGLEVILLE ROAD**  
**LAND DEVELOPMENT PLAN DATED NOVEMBER 1, 2018**

December 6, 2018

**6. Tree Replacement - One Additional Tree Required**

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

Further, per §123-146.B.6.c (SLDO), replacement trees shall be planted in addition to the trees required by planting requirements otherwise set forth in the Subdivision and Land Development Ordinance.

Based on our Site Visit and the current proposal, it appears that one (1) tree along the southwest property line will have to be removed to facilitate the proposed construction.

Therefore, one (1) additional 2½-inch caliper tree should be added to the Plan. We recommend that it be added to the Perimeter Buffer planting installed along the long northeast side of the building; there is adequate space for an additional Armstrong Red Maple along this side of the proposed building, and it would further soften the appearance of the building when viewed from Eagleville Road.

**7. Internal Landscaping - Plan Complies**

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

- §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 [deciduous] or evergreen shrub per 1,500 square feet of paved area used as parking, loading and driveways.

The Plan indicates 10,970 square feet of paved area used as parking and driveways.

Therefore, the Applicant is required to provide:

- Two (2) deciduous trees;
- Two (2) evergreen trees; and
- Seven (7) deciduous or evergreen shrubs.

The required trees and shrubs have been proposed.

Therefore, we consider the Internal Landscaping requirement to be satisfactorily addressed.



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

**REVIEW COMMENTS – 28 EAGLEVILLE ROAD**  
**LAND DEVELOPMENT PLAN DATED NOVEMBER 1, 2018**

December 6, 2018

**8. Tree Protection - Plan Complies**

Per §123-146.B.3 (SLDO), tree protection fencing shall be installed around the root protection zones of all trees to remain.

The Sequence of Construction on the Erosion & Sediment Control Plan states that Orange Construction Fencing shall be installed at the entire Limit of Disturbance. This is excellent, as it will protect the off-site vegetation immediately adjacent to the southwest and southeast property lines.

In addition, the Construction Details sheet includes a good Detail with Notes for "Tree Protection During Site Construction".

Therefore, we consider the Tree Protection requirements to be satisfactorily addressed.

**9. Refuse Area / Trash Enclosure**

The Applicant should confirm whether an outdoor Refuse Area will be necessary as part of the Contractor Shop/Office operations. If so, it should be indicated on the Plan.

If an outdoor Refuse Area is provided, it should not interfere with circulation within the parking lot, and it should be shielded from direct view of the adjacent properties and Eagleville Road via an enclosure. We recommend that such an enclosure be constructed of attractive materials that are coordinated with the design of the new building.

**10. Building Architecture**

We recommend that the Applicant present architectural drawings/renderings of the proposed building to the Township for evaluation.

Consistent with the intent of the RPB District that "new buildings enhance the surrounding streetscape", we recommend that the architectural design specify materials that are complementary to the residential and commercial buildings closer to the Intersection of Eagleville Road with Ridge Pike. In particular, it would be appropriate to utilize brown-grey stone cladding for a portion of the building.

**11. Required Landscape Plan**

Per §123-18.A.3.p (SLDO), the Planting Plan (Landscape Plan) shall be signed and sealed by a Registered Landscape Architect.





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

**REVIEW COMMENTS – 28 EAGLEVILLE ROAD**  
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December 6, 2018

Assuming that Landscape Plan revisions can be made consistent with the recommendations herein, we would not object to the granting of a Waiver from this requirement, if requested, given the relatively small scale of this project.

(Moving forward, if the Applicant Team has particular questions about appropriate plant selection, planting location, and/or the interpretation of applicable Ordinance planting requirements, they can contact our office.)

**12. Conclusion**

We recommend that a forthcoming Plan submission address the comments herein.

Please let us know if there are any questions.



McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Port Washington, PA 19034  
p 215-283-9444 | f 215-283-9445

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
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ASSOCIATES

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Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

FOUNDER

Joseph W. McMahon, P.E.

December 11, 2018

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

RE: **Traffic Engineering Review #1**  
28 Eagleville Road  
Lower Providence Township, Montgomery County, PA  
McMahon Project No. 818843.11

Dear Mike:

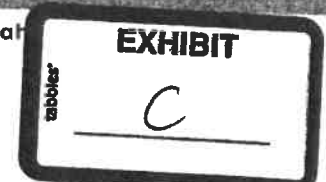
As requested, on behalf of Lower Providence Township, McMahon Associates, Inc. has completed an initial traffic engineering review of the proposed development to be located at 28 Eagleville Road (S.R. 4006) in Lower Providence Township, Montgomery County, PA. It is our understanding that the proposed development will consist of a 5,000 square foot building consisting of approximately 1,500 square feet of office space and approximately 3,500 square feet of contractor shop space. Access to the site will be provided via a newly proposed, full-movement driveway to Eagleville Road (S.R. 4006), as well as through an existing shared full-movement driveway with the adjacent site to the east via an existing internal connection.

The following document was reviewed in preparation of our review:

- Preliminary/Final Land Development Plans – 28 Eagleville Road, prepared by Graf Engineering, LLC, dated November 1, 2018.

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

1. The applicant is requesting a waiver from **Section 123-32 of the Subdivision and Land Development Ordinance**, requiring curbing to be provided along all existing streets. The plans currently do not show any curbing along the site frontage, thereby not satisfying the ordinance requirement. Since there is no curbing along the site side of Eagleville Road (S.R. 4006) in the vicinity of the site, we are not opposed to the granting of a waiver.



2. The applicant is requesting a waiver from **Section 123-33 of the Subdivision and Land Development Ordinance**, requiring sidewalk to be provided along all existing streets. The plans currently do not show any sidewalk along the site frontage, thereby not satisfying the ordinance requirement. We are not opposed to the granting of this waiver to delay sidewalk installation for this short 100-foot section of Eagleville Road (S.R. 4006) site frontage, however, McMahon recommends that Township secure the escrow for such sidewalk if it is not installed at this time. **It should be noted that sidewalk exists along the northern side of Eagleville Road (S.R. 4006) in the vicinity of the site, as well as along the southern side of Eagleville Road (S.R. 4006) at its intersection with Ridge Pike at the Turkey Hill.**
3. The applicant is requesting a waiver from **Section 123-34.F of the Subdivision and Land Development Ordinance**, requiring a 100-foot clear sight triangle to be provided along collector roads. The applicant is proposing a 50-foot clear sight triangle, thereby not satisfying the ordinance requirement. Since adequate sight distance is critical to safe and efficient access to the site, the applicant should provide a 100-foot clear sight triangle at the proposed driveway's intersection with Eagleville Road (S.R. 4006) to ensure that vegetation will not encroach on this intersection thereby obstructing the view for vehicles exiting the site.
4. The applicant is requesting a waiver from **Section 123-37.C of the Subdivision and Land Development Ordinance**, requiring curbed parking islands at the end of parking rows. The plans currently do not show any curbed parking islands at the end of the parking rows, thereby not satisfying the ordinance requirement. Since the proposed uses on this site are expected to generate a minimal amount of traffic, we are not opposed to the granting of this waiver.
5. The applicant is requesting a waiver from **Section 123-37.E of the Subdivision and Land Development Ordinance**, requiring parking areas to be located a minimum of 20 feet from property lines and a minimum of 10 feet from the edges of any building. The parking spaces on the southern end of the site are located approximately 5 feet from the eastern property line and immediately adjacent to the southern side of the proposed building, thereby not satisfying the ordinance requirement. We defer to the Board of Supervisors on the granting of this waiver.
6. The applicant is requesting a waiver from **Section 123-37.O of the Subdivision and Land Development Ordinance**, requiring drive aisles in parking areas to be a minimum of 22 feet wide. The plans show a 20-foot drive aisle to the west of the northern section of the proposed building, thereby not satisfying the ordinance requirement. Since the proposed uses on this site are expected to generate a minimal amount of traffic, we are not opposed to the granting of this waiver as long as turning templates demonstrate that emergency vehicles, trash trucks, and delivery vehicles can adequately maneuver through this area.
7. It appears that a driveway easement or agreement will be required for the driveway connection to the adjacent property, located to the east of the proposed building. However, we are not certain how this driveway to/from the PECO property and access to/from the new site building will

- function. All appropriate documentation and building elevation plans should be provided to the Township for review, and all easements should be shown on the plans.
8. We recommend that the ADA parking space located closest to the Eagleville Road (S.R. 4006) and the driveway egress to the north of the proposed building be relocated so that vehicles maneuvering into and out of this space do not interfere with vehicles entering the site at this driveway. PennDOT will have the ultimate say on whether it can stay or not in this location.
  9. The applicant should provide turning templates for trash trucks and delivery vehicles to verify that these vehicles can safely maneuver in and out, and through the site.
  10. Turning templates utilizing the appropriate emergency service vehicle as discussed with the Fire Marshall should be added to the plans.
  11. A back-up area should be provided along the southern end of the property so that vehicles maneuvering out of the two most southern parking spaces can adequately back out of these spaces.
  12. Since Eagleville Road (S.R. 4006) is a State Roadway, a State Highway Occupancy Permit will be required for the Eagleville Road driveway. The Township must be copied on all plan and report submissions and correspondence between the applicant and PennDOT for the permit, and be invited to any and all meetings between these parties.
  13. 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 calculate the transportation impact fee, the applicant must provide information on the expected uses associated with the shop portion of the proposed building, as well as the number of employees, hours of operation, and expected customers per weekday.
  14. 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

December 11, 2018

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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 development apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me or Michelle Eve, P.E.

Sincerely,

A handwritten signature in cursive script, appearing to read "Casey A. Moore".

Casey A. Moore, P.E.

Executive Vice President & Regional Manager –Mid Atlantic

BMJ/MEE

cc: Donald Delamater, Township Manager  
John Rice, Esq., Township Solicitor  
Tim Woodrow, P.E., Woodrow & Associates – Township Engineer  
Maggie Dobbs, Montgomery County Planner  
Rolph Graf, P.E., Graf Engineering  
Fran Hanney, PennDOT District 6-0 Traffic Unit

# Suburban Lighting Consultants

A Suburban Technical  
Associates Group  
Company

30 Hibiscus Ct • Doylestown, PA 18901 • (215) 348-7858 • FAX (215) 230-9112

December 8, 2018

Mr. Michael Mrozinski  
Director of Planning and Development  
LOWER PROVIDENCE TOWNSHIP  
100 Parklane Drive  
Eaglesville, Pa., 19403

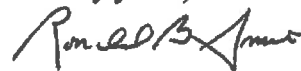
RE: LIGHTING DESIGN EVALUATION  
HTC  
EAGLEVILLE ROAD

Dear Mr. Mrozinski

As per your instructions, I have reviewed the latest area land development for the above listed project. As a result of that review, I have found that the information provided by the engineer was inadequate. In an attempt to obtain the required information, a letter (attached), requesting same was placed to their offices. **The information previously requested is required to confirm the applicants compliance with Section 105-7 of Lower Providence Township Ordinance #523. This ordinance requires that spill light off property is in conformance with Table 105-1 and luminaires being used are , at minimum, cutoff variety.** No reply was received from the design engineer with regards to the submitted insufficient information. Therefore, from a municipal lighting standpoint, this land development plan continues to be **UNACCEPTABLE** to the municipality. Additionally, by copy of this letter the developers representative is hereby notified that, pursuant to the Lower Providence Township Board's instructions, all developers must present clean review letters for these proposed lighting installations before consideration of final approval might be considered.

Should any questions arise concerning this matter, please contact me at your convenience.

Sincerely yours,



Ronald B. Smith  
Senior Engineer

RBS/bs  
Encl:

cc: Graf Engineering LLC  
419 W. Main Street, Suite 202  
P.O. Box 110  
Lansdale, Pa. 19446

