

**RESOLUTION NO. 2019-16
LOWER PROVIDENCE TOWNSHIP
(LPT Project No. S-18-03)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL
SUBDIVISION AND LAND DEVELOPMENT PLAN FOR ASB HOME
IMPROVEMENTS, LLC, 3829 YERKES ROAD**

WHEREAS, ASB Home Improvements, LLC (“Applicant”) has submitted a Subdivision Plan for three lots consisting of two new building lots and a lot for the existing single-family dwelling at 3829 Yerkes 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 Subdivision and Land Development of the Applicant.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Subdivision and Land Development prepared by Graf Engineering, LLC, dated January 21, 2019, consisting of six (6) sheets, subject to the following conditions:

1. The Applicant shall comply with the Woodrow and Associates correspondence dated January 31, 2019, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**.
2. The Applicant shall comply with the February 19, 2019 McMahon Associates, Inc. correspondence, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.
3. The Applicant shall comply with the Thomas Comitta Associates, Inc. correspondence dated February 15, 2019, including the fee in lieu of contribution to the Township for replacement trees as set forth in paragraph 1 of the Comitta Associates review letter, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.
4. The Applicant shall comply with the conditional use Adjudication dated September 6, 2018 as amended on February 25, 2019, adopted herein by reference.
5. The Applicant shall comply with all other applicable Township, County, State and Federal rules regulations and statutes.
6. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
7. The Applicant shall pay to the Township a traffic impact fee in the amount of Three Thousand Six Hundred Forty-Four Dollars (\$3,644.00).

8. The Applicant shall pay to the Township a park and recreation fee in the amount of Two Thousand Three Hundred Twenty Dollars (\$2,320.00).

9. In addition to the foregoing conditions of approval, the following Subdivision and Land Development Ordinance (SLDO) and Stormwater Ordinance waivers are resolved as follows:

- a. SLDO Section 123-18.A(3)(p) as to the requirement for the planning plan be sealed by a landscape architect.

 X Approved Denied

- b. SLDO Section 123-31.E as to minimum cartway width for a feeder street.

 X Approved Denied

- c. SLDO Section 123-32.A as to curbs and storm sewers.

 X Approved Denied

- d. SLDO Section 123-39.I(3)(g) as to the limitation on rear lots.

 X Approved Denied

- e. SLDO Section 123-39.I(3)(h) as to the driveway width for a rear lot.

 X Approved Denied

- f. SLDO Section 123-39.I(3)(k) as to building envelope setback requirements for rear lots.

 X Approved Denied

- g. Stormwater Ordinance Section 129-19.G(4)(5) and (6) as to the excavation requirements around proposed stormwater management facilities, and the requirement that the top or bottom edge of slopes shall be a minimum of 5 feet from the property right-of-way lines.

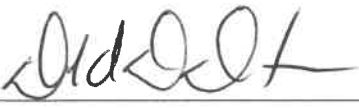
 X Approved Denied

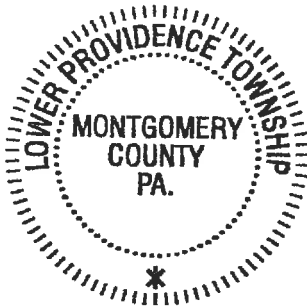
SO RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 21st day of March, 2019.


**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



January 31, 2019

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

Reference: 3829 Yerkes Road
Subdivision Application - First Revision

Dear Mike:

I am in receipt of a six-sheet set of plans that revises the original application for the three-lot subdivision to occur at 3829 Yerkes Road in our community. This plan set represents the first revision to the application and bears a date of January 21, 2019. This plan revision addresses concerns raised in two Woodrow and Associates review letters. The first being dated October 25, 2018, which dealt with broad concepts regarding the application. A second letter, dated November 21, 2018, dealt with much more specific drainage, grading, and construction details and contractor direction and aspects of the plan. The applicant has met with my office to review some of outstanding concerns and I am happy to report that the reviews and meeting have resulted in a much-improved site plan. The stormwater management systems, the conveyance of stormwater and the overall plan I believe is approved by virtue of this working relationship. There are, however, several outstanding issues which must be addressed by actions from the Board of Supervisors. Those remaining concerns are as follows:

Approvals/Permits/Reviews - Any approval the board would grant this application should be conditioned upon the applicant securing the following approval/permit/reviews:

- PA DEP for sewage facilities planning.
- Lower Providence Township Sewer Authority for connection to their existing main.
- PennDOT for construction of a new minimum use driveway to Yerkes Road.
- Execution of cross access easement agreements providing for utilities and shared access for the three lots.
- PA DEP general permits for the driveway crossing of the wetland area acknowledgment of the proximity of the proposed driveway to the sidewall of the existing structure
- Conditional Use approval for riparian corridor from Board of Supervisors

Municipal/Civil Consulting Engineers
Suite 5 • 1108 North Bethlehem Pike • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax 215-542-5679
Established 1982



January 31, 2019
Michael Mrozinski, Director of Community Development
Lower Providence Township
Reference: 3829 Yerkes Road
Subdivision Application - First Revision

Subdivision and Land Development Ordinance Review:

1. Section 123-18.(1)(d) - The plan must provide additional information for the sanitary sewer system located within the bed of Yerkes Road. Additional information is also needed for water lines and other utilities that are potentially present in the roadbed.

We understand that additional survey is pending.

2. Section 123-18.(1)(g) - The plan must provide additional existing features information, including topography for three specific areas. My areas of concern are the available sight distance looking right out of the driveway across property frontages owned by Charles and Noreen Chase, sight distance availability looking to the left as you exit the driveway top lands owned by Frank and Doris Rafalowski, and topography on the same property adjacent to the property line at Culvert Crossing No.2.

We understand that additional topo is pending.

3. Section 123-31.E - As a feeder street the minimum cartway width shall be 30 feet, including 212 foot travel lanes plus 23 foot paved shoulders.

A waiver has been requested.

4. Section 123-32.A - The Board of Supervisors can require that curbing sidewalk and storm drainage improvements be provided for the project frontage.

A waiver has been requested.

5. Section 123-33 - This citation reinforces the need for sidewalks to be constructed in conjunction with new subdivisions.

6. Section 123-39.1(3) - This code citation defines requirements for rear lots:

- a. the Township solicitor must prepare an easement agreement for shared access. Extreme care must be taken in the description of access adjacent to the existing dwelling. The driveway proposes to serve lots two and three and will abut and touch the side wall of the existing structure.
- b. Number of Lots - No more than one rear lot shall be permitted per subdivision - A waiver will be required. The width of the driveway must be increased to 20 feet where it serves more than one dwelling.
- c. A rear lot shall be provided with the building envelope setback from all front side and rear property lines equal to the front yard setback requirement of the underlying district.

January 31, 2019
Michael Mrozinski, Director of Community Development
Lower Providence Township
Reference: 3829 Yerkess Road
Subdivision Application - First Revision

General comments:

1. The Existing Features Plan must be updated to illustrate all utility line information such as type, size and slope where applicable. Also, add the appropriate rim and invert elevations for all structures where applicable.

A survey has been scheduled.

Stormwater Management Review:

1. Section 129-19.G.(4): Requires a maximum 4:1 cut slope, whereas the applicant's engineer is proposing 3:1. A waiver shall be requested and the applicant's engineer shall comply with the ordinance requirements of Section 129-19.G.(4)(a). Add a certification to the plans.

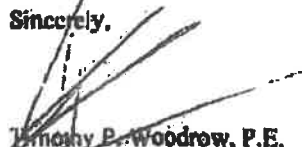
A waiver has been requested.

2. Section 129-19.G.(5): Requires a maximum 4:1 fill slope, whereas the applicant's engineer is proposing 3:1. A waiver shall be requested and the applicants engineer shall comply with the Ordinance requirements of Section 129-19.G.(5)(a)&(b). Add a certification to the plans.

A waiver has been requested.

Please feel free to contact me with any questions you may have regarding the comments in this review.

Sincerely,


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

TPW/del

cc: John Rice, Esq., Township Solicitor - Lower Providence Township
Dan Mallach, Thomas Comitta Associates
Rolph Graf
Casey Moore, P.E., McMahon Associates
Maggie Dobbs, Montgomery County Planning Commission
ASB home improvements LLC



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
P 215-281-9444 F 215-283-9447

February 19, 2019

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

RE: **Traffic Engineering Review #2**
3829 Yerkes Road Subdivision
Lower Providence Township, Montgomery County, PA
McMahon Project No. 818793.11

Dear Mike:

As requested, on behalf of Lower Providence Township, McMahon Associates, Inc. completed our second traffic engineering review of the proposed minor subdivision located at 3829 Yerkes Road (S.R. 4008) in Lower Providence Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot (Parcel #43-00-16522-00-4) into three smaller, single-family home residential lots (lots #1, #2, and #3). There is currently no development proposed on Lots #2 and #3 and the existing single-family home is proposed to remain on Lot #1. Access to all three lots will be provided via a proposed, shared driveway to Yerkes Road (S.R. 4008).

The following documents were reviewed in preparation of our review:

- Subdivision Plans for 3829 Yerkes Road, prepared by Graf Engineering, LLC, last revised January 21, 2019.
- Response to Comments Letter for 3829 Yerkes Road, prepared by Graf Engineering, LLC, dated January 22, 2019.
- Waiver Request Letter for 3829 Yerkes Road, prepared by Graf Engineering, LLC, dated January 22, 2019.

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

Waiver Requests

1. The applicant is requesting a waiver from Section 123-31.E of the Subdivision and Land Development Ordinance, requiring a minimum cartway width of 30 feet along Yerkes Road (S.R. 4008). The plans currently show a cartway width of approximately 18 feet, thereby not satisfying the ordinance requirement. It should be noted that there is currently an approximate 3-foot westbound shoulder area along the site frontage. Since the travel lane itself is only nine feet wide in this area, it is minimally recommended that the applicant inspect this shoulder area and verify that the pavement section is constructed at full depth pavement suitable for travel. If the existing shoulder area is not full depth, we recommend that the applicant upgrade the shoulder area to full depth.
2. The applicant is requesting a waiver from Section 123-32.A of the Subdivision and Land Development Ordinance, requiring curbing to be constructed along all existing streets. The plans currently do not show any curbing along the site frontage, thereby not satisfying the ordinance requirement. McMahon does not have any opposition to the granting of a waiver for the provision of curbing along Yerkes Road (S.R. 4008) in this area given this relatively short area of frontage.
3. The applicant is requesting a waiver from Section 123-39.I(3)(h) of the Subdivision and Land Development Ordinance, requiring a driveway for a rear lot that also serves as the driveway for a street frontage lot to be a minimum of 20 feet wide. The notes indicate that these three lots will comprise of a home owners association. The larger portion of the proposed driveway is 15 feet wide between the existing dwelling on Lot #1 and remains at 15' wide until the termination of the driveway at Sta. 7+50 with the exception of a single pull-out area at Sta. 3+50, thereby not satisfying the ordinance requirement. The driveway is currently 750 feet long and will be longer to extend to Lot #3. McMahon prefers to have the new shared driveway between Sta. 2+00 and Sta. 7+50 (and further in the future for Lot #3) be a minimum 20-foot wide driveway that serves all three lots with the exception of the section between Sta. 1+40 and Sta. 2+00 by the existing dwelling.

Land Development Plans

4. The plans currently show sidewalk along a portion of the site frontage. The plans should be revised to show the sidewalk extending to the eastern and western property lines so that it is proposed along the entire site frontage. The proposed sidewalk must be designed according to Township Standards and will be subject to review during land development.
5. Sight distance measurements for egress movements have been provided on the plans at the proposed driveway along Yerkes Road (S.R. 4008). Sight distances for left-turn ingressing vehicles, both to the front and rear of the vehicle, should also be provided on the plans and must meet minimum safe stopping distance requirements.

6. The plans should specify whether the shared access driveway will be maintained privately by the owners of the three lots or whether the applicant will be seeking the driveway to become a public facility. We assume the prior, but want this to be clarified with the waivers being requested and the establishment of a homeowners association.
7. In evaluating the K values for the driveway profile, it was noted that the driveway profile was designed with a design speed of 15 miles per hour. The applicant's engineer should evaluate if a higher operating speed is possible, and if so a higher speed profile must be provided and plans updated accordingly.
8. Construction details, including radii, points of curvature, and driveway width for the proposed driveway should be included on the plan.
9. A detail with cross-section for the proposed sidewalk must be added to the plans.
10. All documents, reports, and/or specifications must be submitted to the Township Engineer for review and concurrence during land development for the proposed retaining wall(s).
11. A sufficient and safe turn-around area must be provided at the end of the driveway where the proposed new lots are being provided, and accessible by Township fire vehicles. The Township Fire Marshall should review the plans to confirm acceptability.
12. A shared driveway easement agreement will need to be prepared by the Township Solicitor for the three lots. A legal description and plan for the driveway will need to be prepared.
13. Since Yerkes Road (S.R. 4008) is a State Roadway, a Highway Occupancy Permit (HOP) will be required for the proposed driveway to Yerkes Road (S.R. 4008) and any modifications to the site frontage of Yerkes Road (S.R. 4008). The driveway, as shown and to be utilized, will be a shared access driveway permit and will require the three lot owners to be joint applicants of the permit. The Township must be copied on all HOP plan submissions and correspondence between the applicant and PennDOT for reviews and information, and invited to any and all meetings between these parties.
14. 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. This transportation impact fee will be calculated once development is proposed on land development plans for Lots #2 and #3 or any alterations are proposed to Lot #1.
15. A more detailed review of the site and all transportation-related engineering elements on the plans may be conducted at the request of the Township during the land development phase and for the

Mr. Michael Mrozinski
February 19, 2019
Page 4

PennDOT permit plan submission, once specific development is proposed for Lot #2 and #3, and the alterations to Lot #1 are clearly defined on land development plans and submitted for review. Additional comments may then follow.

16. A response letter addressing our comments should accompany the resubmission, noting where in the plans and materials the items have been addressed.

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



Casey A. Moore, P.E.
Executive Vice President – Corporate Operations

CAM/BMJ/MEE

cc: Donald Delamater, Township Manager
John Rice, Esq., Township Solicitor
Tim Woodrow, P.E., Woodrow & Associates – Township Engineer
Maggie Dobbs, Montgomery County Planning Commission
Rolph Graf, Graf Engineering, LLC – Applicant's Engineer



THOMAS COMMITTA ASSOCIATES, INC.
Town Planner & 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: February 12, 2019; Updated February 15, 2019

SUBJECT: REVIEW COMMENTS - 3829 YERKES ROAD / ASB HOME IMPROVEMENTS, LLC
PRELIMINARY PLAN DATED REVISED JANUARY 21, 2019

The enclosed Review Comments pertain to the following documents that we received on January 22, 2019, and to a Site Visit with the Applicant's Engineer on February 15, 2019:

- Preliminary Plan consisting of six (6) sheets dated revised January 21, 2019, prepared by Graf Engineering, LLC;
- Cover and Response Letter dated January 22, 2019, prepared by Rolph A. Graf, P.E., President, Graf Engineering, LLC (prepared in response to the Thomas Comitta Associates, Inc. Review Comments dated November 28, 2018); and
- Waiver Request Letter dated January 22, 2019, prepared by Rolph A. Graf, P.E., President, Graf Engineering, LLC.

Updates to these Review Comments following the 2-15-2019 site visit are in bold underlined type. See in particular comments 1, 3 and 4.C.

Please call or email if there are any questions.





THE CLAYTON COMPANY, INC.
Urban Planning & Landscape Architects

REVIEW COMMENTS – 3829 YERKES ROAD / ASB HOME IMPROVEMENTS, LLC
PRELIMINARY PLAN DATED REVISED JANUARY 21, 2019

February 12, 2019; Updated February 15, 2019

Please note the following Review Comments pertaining to the documents listed in the Cover Memorandum. Items from our November 28, 2018 Review Comments that have been addressed are so noted.

New and updated text is in bold type (2-12-2019 comments).

Further updates following the 2-15-2019 site visit are bold underlined. See comments 1, 3 and 4.C.

1. Tree Removal and Replacement

Per §123-114.B.6.a of the Lower Providence Township Subdivision and Land Development Ordinance (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. Per §123-114.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, such as the Street Tree and Internal Landscaping requirements.

On February 15, 2019, we visited the site with Ms. Ashley Claycomb of Graf Engineering, LLC (the Applicant's Engineer) to count the trees of eight inches (8") in diameter and greater that will have to be removed to facilitate the construction of the proposed driveway, sidewalk, and related site infrastructure, and which would therefore be subject to the Township's tree replacement requirement. We counted 14 trees, not including two (2) Spruce trees along the Yerkes Road frontage that we hope can be preserved as street trees (see below comment 4.C).

If, as will likely be the case, the Applicant finds that 14 Replacement Trees cannot reasonably fit on the property, §123-114.B.6.d.2 (SLDO) permits the payment of a fee-in-lieu to the Township for required replacement trees that are not planted on the subject property.

Based on our 2-15-2019 Site Visit, there may be some opportunity to fit smaller "understory" type replacement trees within open areas, primarily those associated with the existing dwelling. These would include native trees such as Eastern Redbud (*Cercis canadensis*) or Thornless Cockspur Hawthorn (*Crataegus crus-galli*) that since sold by height would be specified at a minimum of eight feet (8') in height for value equivalence with a tree sold at 2½-inches caliper.

Otherwise, the fee-in-lieu is calculated based on the wholesale cost of a 2½-inch caliper replacement shade tree, multiplied by 2.2 for installation, contractor overhead, and related costs.

Therefore, if the Applicant wishes to pursue the fee-in-lieu option for some or all of the tree replacement requirement (e.g., to preserve open lawn area associated with the existing dwelling), we recommend that it be based on a wholesale tree cost of \$175.00 per tree, multiplied by 2.2 for a fee-in-lieu contribution to the Township of \$385.00 per tree.

In addition, a Condition of Plan Approval could require a similar inventory of the trees to be removed to facilitate any future construction on Lot 2 and Lot 3. The Tree Replacement requirement for these lots would be established accordingly.



THE JAY CORNELL ASSOCIATES, LLC
Landscape Architects

REVIEW COMMENTS – 3829 YERKES ROAD / ASB HOME IMPROVEMENTS, LLC
PRELIMINARY PLAN DATED REVISED JANUARY 21, 2019

February 12, 2019; Updated February 15, 2019

2. Buffer Planting – Not Explicitly Required

Buffers are only required in the case of Non-Residential, Multifamily Residential and Mobile Home developments. However, per §123-50.E (SLDO), "Additional Buffers", the Board of Supervisors may determine that Buffer Planting is necessary when "substantial changes in the site views from nearby premises or degradation of the privacy of nearby premises" occurs. Therefore, we still defer to any input that may be provided by the affected neighbors in establishing whether any "Additional Buffers" may be appropriate.

Pending any such input from the neighbors, we consider this item to be resolved.

3. Tree Protection

As recommended, Tree Protection information has been added to the Erosion & Sediment Control Plan (Sheet 5), including the location of tree protection fencing on the Plan, the listing of its installation in the Erosion & Sediment Control Sequence of Construction, and the inclusion of fence Details and Installation/Maintenance Notes.

If either of the 23-inch DBH Spruce Trees along the Yerkes Road frontage can be preserved, Tree Protection Fencing should be indicated for them on the Erosion & Sediment Control Plan.

Plan Approval could be conditioned on the inclusion of Tree Protection information on any forthcoming Building Permit Plans for the individual lots.

4. Street Trees

4.A Requirement

Per §123-52 (SLDO), shade trees (street trees) shall be planted along the road frontages at an interval of no less than 40 feet and no more than 50 feet. For the 285 feet of Yerkes Road frontage, six (6) street trees are required.

4.B Current Plan

The 1-21-2019 Plan is still compliant with respect to the street tree quantity, size and locational requirements of §123-52 (SLDO) for the Yerkes Road frontage.

4.C Additional Considerations Based on the 2-15-2019 Site Visit

During our 2-15-2019 Site Visit it was noted that there are two (2) healthy Spruce trees along the Yerkes Road frontage, each of 23 inches DBH, that appear to be possible to successfully preserve during construction.



THOMAS CORRIE & ASSOCIATES, INC.
Landscape Architects

REVIEW COMMENTS – 3829 YERKES ROAD / ASB HOME IMPROVEMENTS, LLC
PRELIMINARY PLAN DATED REVISED JANUARY 21, 2019

February 12, 2019; Updated February 15, 2019

We recommend that these two (2) trees be indicated on the Plan, first to confirm that the proposed sidewalk and other proposed site features such as the seepage pit can be constructed without significantly impacting them.

Second, if these trees can be preserved, Tree Protection Fencing should be indicated around them on the Erosion & Sediment Control Plan.

If either or both of these Spruce trees can be preserved, per §123-114.B.5.b (SLDO) a tree between 18 and 29 inches DBH would be the equivalent of six (6) trees that may be utilized to satisfy the SLDO non-replacement planting requirements. As such, preserving either of these two (2) 23-inch DBH trees would satisfy in full the 6-tree street tree requirement.

If both of these trees will have to be removed to facilitate site work, the six (6) street trees currently indicated on the Plan should still be installed. Some field re-location of these trees may be necessary to provide adequate offsets from other site elements (e.g., the sidewalk, the seepage pit, other yard trees, etc.).

If either of these two (2) trees cannot be preserved, their removal shall be added to the replacement tree tally (currently 14 trees).

5. Internal Landscaping

The vegetation that is proposed to remain, if it is successfully preserved, would still satisfy the Internal Landscaping requirements contained in §123-114.B.5 (SLDO). *This item has been resolved.*

(Note: Preserved trees may not be used to satisfy the Tree Replacement requirement.

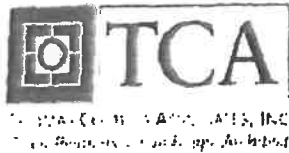
6. Landscape Plan Preparation – Waiver Supported

Per §123-18.A.3.p (SLDO) the planting plan (Landscape Plan) shall be signed and sealed by a Registered Landscape Architect. Given the relatively small scale of this project, we still have no objection to the granting of a Waiver to this requirement (Street Tree planting information is included on the Grading & Utility Plan).

7. Summary

7.A Based on our 2-15-2019 Site Visit, 14 Replacement Trees are required, assuming the two (2) Spruce trees along the Yerkes Road frontage can be preserved. See comment 1.

7.B Prior to Approval, the Applicant shall discuss with the Township how it will satisfy the Tree Replacement requirement (such as via a fee-in-lieu contribution to the Township). See comment 1.



REVIEW COMMENTS – 3829 YERKES ROAD / ASB HOME IMPROVEMENTS, LLC
PRELIMINARY PLAN DATED REVISED JANUARY 21, 2019

February 12, 2019; Updated February 15, 2019

- 7.C A Condition of Plan Approval could require, with the corresponding Building Permits, an inventory of the trees to be removed during construction on Lot 2 and Lot 3. The Tree Replacement requirement for these lots would be established accordingly. See comment 1.
- 7.D Unless discussion with adjacent neighbors establishes that visual buffering will be appropriate, we do not believe that additional buffering is required, or necessary. See comment 2.
- 7.E If either of the two (2) Spruce trees along the Yerkes Road frontage can be preserved, Tree Protection Fencing should be indicated accordingly on the Erosion & Sediment Control Plan. See comment 3.
- 7.F Plan Approval could be conditioned on the inclusion of Tree Protection information on any forthcoming Building Permit Plans for the individual lots. See comment 3.
- 7.G The potential for either of the two (2) Spruce trees along the Yerkes Road frontage to be preserved as street trees should be evaluated by the Applicant. See comment 4.C.
- 7.H We support the granting of the Waiver requested from §123-18.A.3.p (SLDO) to forgo providing the signature and seal of a Registered Landscape Architect on the Grading & Utility Plan. See comment 6.

Please call or email if there are any questions.