

RESOLUTION NO. 2019-20
LOWER PROVIDENCE TOWNSHIP
(LD #19-01)

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN
OF MINOR SUBDIVISION FOR ST. ANDREW'S LUTHERAN
CHURCH LOCATED AT 2725 EGYPT ROAD**

WHEREAS, St. Andrew's Lutheran Church ("Applicant") has submitted a Preliminary/Final Minor Subdivision Plan to add 2,400 square feet of new space to the existing church facilities at 2725 Egypt 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 Minor Subdivision for St. Andrew's Lutheran Church.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Minor Subdivision Plan submitted by Applicant, consisting of nine (9) sheets prepared by Reuther + Bowen Engineering, Design and Construction Services, dated March 1, 2019, subject to the following conditions:

1. The Applicant shall comply with paragraphs 7 & 8 of the Woodrow and Associates correspondence dated March 13, 2019, a copy of which is attached hereto and incorporated herein as **Exhibit "A"**.

2. The Applicant shall comply with the Thomas Comitta Associates, Inc. correspondence dated March 14, 2019, a copy of which is attached hereto and incorporated herein as **Exhibit "B"**.

3. The Applicant shall submit additional lighting information to Suburban Lighting Consultants, in accordance with their correspondence dated March 14, 2019, a copy of which is attached hereto and incorporated herein as **Exhibit "C"**.

4. The Applicant shall comply with the McMahon Associates, Inc. correspondence dated March 26, 2019, a copy of which is attached hereto and incorporated herein as **Exhibit "D"**.

5. The Applicant shall execute and record the final record plan in accordance with the requirements of Lower Providence Township.

6. The Applicant shall comply with all other applicable Township, County, State and Federal rules regulations and statutes.

7. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.

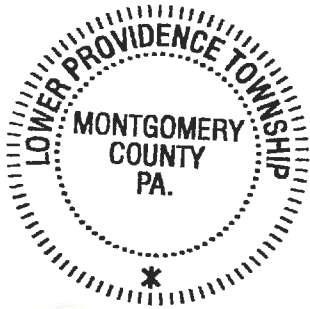
8. The traffic impact fee of \$1,822.00 is waived due to the de minimis nature of the project.

9. In addition to the foregoing conditions of approval, the following Subdivision and Land Development Ordinance waiver is resolved as follows:

a. SLDO Section 123-33 as to the installation of sidewalks along Egypt.

 X Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 17th day of April, 2019.



ATTEST:

Don D. Delamater, Township Manager

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**

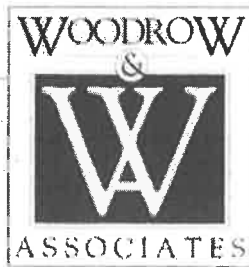
Peter MacFarland, Chairman

Colleen Eckman, Vice Chairwoman

Patrick Duffy

Gary Neights

Jason Sorgini



March 13, 2019

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

Reference: St. Andrew's Lutheran Church – Renovation Project

Dear Mike:

I am in receipt of a nine-sheet set of plans prepared by Reuther+Bowen Engineers of Dunmore, Pennsylvania. The plan is dated March 1, 2019. I would like to thank the applicant for providing such a thorough and complete set of design documents for the Township's consideration. The plans describe proposed renovations to the church. These innovations occur in three distinct areas of the campus, providing for improved access and small building additions. The application has supplemented with the preparation of an erosion control report and a stormwater management report. At this time, I have the following observations:

1. The project proposes a rather minor increase in impervious cover due to the proposed construction. Any potential adverse impacts of this additional impervious cover have been mitigated by an expansion and redesign of the existing stormwater detention facility located on the property.
2. The stormwater management report addresses the terms and conditions of our current stormwater management ordinance.
3. The plan provides a design for the control of any sediment pollution that might occur during the construction activities. This erosion control plan appears to be well-thought-out and complete.
4. Total disturbance for the project falls under the threshold that would obligate further permitting from the PA DEP in the form of a NPDES permit.
5. It does not appear that the project will increase the campus population and therefore would have no additional impact on sanitary sewer or potable water facilities.
6. The Lower Providence Township Board of Supervisors appears to be the only entity from which approval is necessary to move the project forward.

March 13, 2019

Michael Mrozinski, Director of Community Development

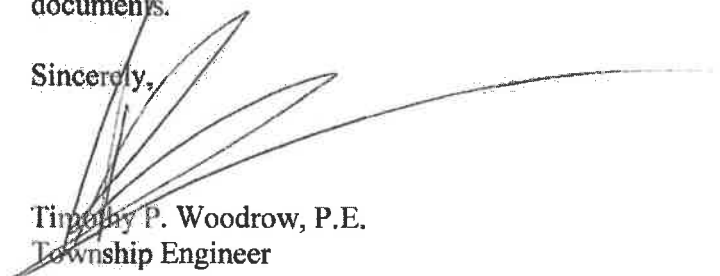
Lower Providence Township

Reference: St. Andrew's Lutheran Church – Renovation Project

7. The project will require that a stormwater operations and maintenance agreement be executed obligating the congregation to maintain the stormwater systems project.
8. The project will require that financial security be posted to assure proper implementation of the quasi-public improvement, being the stormwater management system.

Please feel free to contact me with any questions you may have regarding my review of these documents.

Sincerely,



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

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township
Mark Bowen, P.E. – Reuther+Bowen Engineers
Kimmel Bogrette Architecture
Dave Crist – St. Andrew's Church



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O R A N D U M

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

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

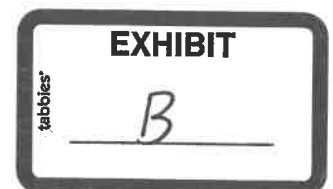
DATE: March 14, 2019

SUBJECT: **REVIEW COMMENTS - ST. ANDREW'S LUTHERAN CHURCH RENOVATION PROJECT
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED MARCH 1, 2019**

The enclosed comment regarding Tree Protection pertains to the following document that we received on March 5, 2019, and to a Site Visit on March 13, 2019:

- Preliminary / Final Land Development Plans, consisting of nine (9) sheets dated March 1, 2019, prepared by Reuther + Bowen and Kimmel Bogrette.

Please call or email if there are any questions.





THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS - ST. ANDREW'S LUTHERAN CHURCH RENOVATION PROJECT
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED MARCH 1, 2019

March 14, 2019

The following comment regarding tree protection pertains to the document listed in the Cover Memorandum.

1. Tree Protection

The St. Andrew's Lutheran Church property includes several healthy trees near the proposed Limit of Disturbance, including a 26-inch diameter-at-breast-height (DBH) Pin Oak, a 20-inch DBH Norway Spruce, and several 8- to 10-inch DBH Flowering Dogwoods. Because it appears possible to successfully preserve these trees during construction, we recommend that some additional measure of care be taken for their benefit during Plan development and construction activity.

Helpfully, the Standard E & S Plan Notes on Sheet C0.2 state that the Limits of Disturbance "must be clearly marked and fenced off before clearing and grubbing operations begin". In addition, the Sequence of Construction on Sheet C0.2 states that "the Contractor shall clearly mark out the Limit of Disturbance in the field to ensure only the minimum area required for construction will be cleared and graded".

These text directions are excellent. For additional assurance that the trees will be protected to the extent possible without undue impact to their subsurface root systems, not only from clearing and grading but also from foot traffic and piled materials, and consistent with the provisions of §123-114.B of the Subdivision and Land Development Ordinance, we also recommend that large boxed labels be added to the Demolition Plan graphics (Sheet C1.1 and Sheet C1.2) for the three (3) Work Areas.

With leader lines that point directly to the ——— LOD ——— line graphic, the boxed labels could read:

INSTALL CONSTRUCTION FENCING AT
THE LIMITS OF DISTURBANCE PRIOR
TO ALL SITE WORK. MAINTAIN FENCING
THROUGHOUT CONSTRUCTION.

While limiting the overall disturbance area as much as possible is good, the Applicant Team should also confirm that the Limit of Disturbance line is appropriately indicated on the Plans to account not only for the demolition, grading, and construction, but also for all necessary equipment and material access, storage and staging. For example, the point of access for Work Area 1 (near the playground) and the associated Limit of Disturbance appears to be very narrow, at the handicapped parking space access aisle. Under such circumstances, the Construction Team may understandably wish to store materials or be otherwise active not only on the adjacent parking area but in the adjacent grassed area as well, to the potential detriment of the trees.

This is important because the soil compaction caused by equipment and material storage and regular foot traffic over the root protection zone of a tree, defined as the horizontal distance from the trunk of one foot (1') for each one inch (1") of DBH, can be very damaging to a tree. As such damage appears to be avoidable, the above recommendations are considered modest and reasonable additional precautionary measures.

Please call or email if there are any questions.

Suburban Lighting Consultants

*A Suburban Technical
Associates Group
Company*

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

March 14, 2019

**Kimmel Bogrette
482 Norristown Road, Suite 300
Blue Bell, Pa. 19422**

**Re: REQUEST FOR ADDITIONAL INFORMATION
SAINT ANDREWS LUTHERAN CHURCH
2725 EGYPT ROAD
LOWER PROVIDENCE TOWNSHIP**

Gentlemen:

Your designs for the above listed location have been submitted for the purposes of Lighting Design Review. Unfortunately, no appropriate lighting data that has been included in your submission lacks the requested information.

1. Individual Fixture Numeric Candela Distribution
2. Fixture Cut Sheet
3. Individual isocandle curve
4. 20' x 20' overall isocandle distribution grid

I have been requested to complete my review by **April 1, 2019**. To accomplish this review, the above listed information must be provided to me, no later than one week in advance of that date. Should this information not be provided, your submitted design would be deemed **unacceptable** to this municipality from a lighting standpoint and will be so treated until redesign system is submitted.

Sincerely yours,



Ronald B. Smith
Senior Engineer

RBS/bs

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

EXHIBIT

C

tabbies



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9447

PRINCIPALS

Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES

John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

FOUNDER

Joseph W. McMahon, P.E.

March 26, 2019

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

RE: **Traffic Review #1**
Proposed St. Andrew's Lutheran Church Expansion
Lower Providence Township, Montgomery County, PA
McMahon Project No. 819218.11

Dear Michael:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our initial review of the proposed church expansion at 2725 Egypt Road (S.R. 4002) in Lower Providence Township, Montgomery County. Based on our review of the submitted plans, the proposed expansion will consist of approximately 2,415 square feet of classroom space. Access to the site will continue to be provided via the existing ingress-only driveway to Egypt Road (S.R. 4002), existing ingress-only driveway to Crawford Road, and existing egress-only driveway to Mary Bell Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Preliminary/Final Land Development Plans for St. Andrew's Lutheran Church Renovation Project, prepared by Reuther & Bowen Engineering, Design, Construction Services, dated March 1, 2019.

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

1. The applicant should clarify if there will be an interaction of pedestrian activity across Crawford Road to/from the existing church and the Audubon Elementary School parking area on the western side of Crawford Road across from the church, specifically during peak hours of Church operation. While there are pedestrian crosswalks at the intersection of Crawford Road and Mary Bell Road, it is more likely that pedestrians will cross Crawford Road south of the that intersection at the ingress only driveway along Crawford Road. If pedestrian activity is expected, the appropriate midblock crossing should be provided in the vicinity of the ingress only driveway along Crawford Road, including a high visibility, midblock crosswalk with continental striping and appropriate pedestrian crossing/warning signage facing north and south on Crawford Road.
2. A signing and striping plan should be provided with the next submission.

3. All curb ramps and pedestrian routes (i.e. sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. McMahon has not reviewed any ramps internal to the site.
4. Since Egypt Road (S.R. 4002) is a State Roadway, a PennDOT Highway Occupancy Permit will be required for any Egypt Road (S.R. 4002) frontage improvements within the legal right-of-way. The Township must be copied on all PennDOT plan submissions, review letters, and correspondence between the applicant and PennDOT, and invited to any and all meetings between these parties.
5. 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 560 (Church) contained in the Institute of Transportation Engineers publication, **Trip Generation, Tenth Edition**, the proposed expansion will generate approximately one total "new" weekday afternoon peak hour trip. The TSA One impact fee of \$1,822 per new weekday afternoon peak hour trip applied to one trip results in a transportation impact fee of \$1,822. The Township may consider this to be a de minimus impact.
6. A response letter addressing our comments must accompany the resubmission, with information in the letter noting where in the plans or submission materials the comments have been addressed.

Based on a review of the document listed above, the applicant should address the aforementioned comments, and provide revised plans and requested supporting materials to the Township for further review and approvals. A response letter that addresses our comments should accompany the resubmission.

We trust that this review letter responds to your request and addresses the traffic issues apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



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

BMJ/CAM

cc: Don Delamater, Township Manager
John Rice, Esquire, Township Solicitor
Timothy Woodrow, P.E., Woodrow Engineers, Township Engineer
Maggie Dobbs, Montgomery County Planning Commission
Marc Bowen, P.E., Reuther & Bowen Engineering, Design, Construction Services