

**RESOLUTION NO. 2019 - 33  
LOWER PROVIDENCE TOWNSHIP**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN FOR IROY SPORTS FACILITY**

***WHEREAS***, Yori Adegunwa (“Applicant”) submitted a Preliminary/Final Land Development Plan dated June 30, 2018, last revised October 4, 2019 to construct a new 47,100 square foot sports and training facility; 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 prepared by DL Howell Civil Engineering & Land Planning.

***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 DL Howell Civil Engineering & Land Planning, last revised October 4, 2019, consisting twenty-three (23) sheets, subject to the following conditions:

1. Compliance with any unresolved issues in the Thomas Comitta Associates, Inc. correspondence dated October 16, 2019, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**.
2. Compliance with the Woodrow and Associates correspondence dated October 17, 2019, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.
3. Compliance with the McMahon Associates, Inc. correspondence dated October 22, 2019, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.
4. Compliance with all other applicable Township, County, State and Federal rules, regulations and statutes, including submission of a Highway Occupancy Permit to Montgomery County for access onto Germantown Pike.
5. The Applicant shall pay a park and recreation fee in the amount of \$51,810.00 and a traffic impact fee in the amount of \$56,482.00 upon execution of Development and Financial Security Agreements.
6. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.

7. 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 123-9-D to allow for a preliminary/final plan submission.

      X       Approved                                 Denied

- b. Section 123-37.C to permit greater than 18 parking spaces in an uninterrupted row without a raised and curbed planted area.

      X       Approved                                 Denied

- c. Section 123-37.D to allow parking along the main entrance drive.

      X       Approved                                 Denied

- d. Section 123-37.L.3 to permit a parking area of over 150 cars without installation of full planting strip.

      X       Approved                                 Denied

- e. Section 123-37.L.4.a.1 to allow for alternate planting scheme in planting strip over stormwater management basins.

      X       Approved                                 Denied

- f. Section 129-16 to allow the “managed release concept” BMP for volume reduction in lieu of direct recharge.

      X       Approved                                 Denied

- g. Section 123-19.G(4) to allow for cut slopes of 3:1 where 4:1 is allowed.

      X       Approved                                 Denied

h. Section 123-19.G (5) to allow for fill slopes of 3:1 where 4:1 is allowed.

      X       Approved                      Denied

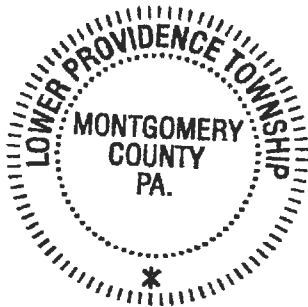
i. Section 123-114.B.6.B to allow for the removal of a heritage tree.

      X       Approved                      Denied

8. Additionally, the Board of Supervisors approves the heritage tree removal recommended by both Thomas Comitta Associates, Inc. and the Applicant's arborist, Rockwell Associates, in accordance with the requirements of Section 123-114.B.6.b of the Township's Subdivision and Land Development Ordinance.

9. In consideration of the waivers set forth in paragraph 7, the Applicant shall install an electronic car charging station at a location on its property to be determined by the Township.

**SO RESOLVED**, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 21<sup>st</sup> day of November, 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



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: October 16, 2019

SUBJECT: **REVIEW COMMENTS – IROY SPORT & FITNESS**  
**PRELIM. / FINAL LAND DEVELOPMENT PLANS DATED REVISED 10-4-2019**

The enclosed comments pertain to the following documents that we received on October 7, 2019, and to a Site Visit with the Applicant Mr. Adegunwa on April 10, 2018.

- Preliminary / Final Land Development Plans consisting of 23 sheets dated revised October 4, 2019, prepared by D.L. Howell & Associates and InFocus Planning;
- Retaining Wall Plans consisting of six (6) sheets dated February 18, 2019, prepared by Shippee Engineering, Inc.;
- Building Architecture Plans consisting of five (5) sheets dated May 9, 2018, prepared by J.R. Betts & Associates;
- Field Review Notes (evaluation of the Heritage Tree) dated September 24, 2019, prepared by Rockwell Associates, John Rockwell Hosbach, Jr., Registered Consulting Arborist;
- Construction Cost Breakdown dated September 18, 2019, prepared by D.L. Howell & Associates; and
- Response Letter dated October 4, 2019, prepared by Amanda Schneider, P.E., D.L. Howell & Associates (prepared in response to the 8-28-2019 TCA Review Comments).

**A Summary of our comments is included on pages 10 & 11.**

Please let us know if there are any questions.





THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

## **REVIEW COMMENTS – IROY SPORT & FITNESS**

### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

October 16, 2019

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

**Items from our Review Comments dated August 28, 2019 that have been addressed are so noted.**

**New and updated text is in bold type. A Summary of our comments is included on pages 10 & 11.**

#### **1. Background Comments**

The overall objective of the proposal is to demolish the existing structures on three (3) adjoining parcels and construct a 47,100 square foot Health and Fitness Center along with associated parking and other site elements such as retaining walls, stormwater management infrastructure and planting.

In granting a Variance from §143-112 of the Lower Providence Township Zoning Ordinance (ZO), to permit construction of the parking lot with a reduced setback from the adjoining R-1 District property, the Zoning Hearing Board (date of Decision 1-12-2018) required that "the Applicant provide enhanced Landscaping and Cut-Wall Retaining Wall to provide a buffer at the reduced setback areas".

*The Landscape Plan planting elements are **still** compliant with the applicable Ordinance requirements, are resolved as recommended, or are subject to the granting of Waivers (which we support).*

#### **2. Landscape Plan Preparation - Resolved**

Per §123-18.A.3.p of the Lower Providence Township Subdivision and Land Development Ordinance (SLDO), the Landscape Plan shall be signed and sealed by a Registered Landscape Architect licensed to practice in Pennsylvania.

The **10-4-2019** Landscape Plan is signed and sealed by a Registered Landscape Architect licensed to practice in Pennsylvania. *This item has **still** been resolved.*

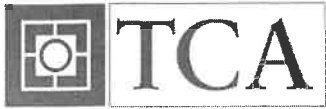
#### **3. Buffers - Resolved per TCA Recommendations**

##### **3.A Requirements**

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

In addition, per §143-105.E of the Highway Commercial District requirements in the Zoning Ordinance, where a Commercial Use abuts a Residential District, a Screen Buffer at least 15 feet in width shall be provided along the property boundary.

The subject property, with its proposed Commercial Use, abuts the R-1 District to the east and to the south. Therefore, per §123-50.C (SLDO), the primary component of a Screen



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### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

October 16, 2019

Buffer shall be a double row of evergreen trees with a minimum height of six feet (6') and 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 Screen Buffer Modification Recommendations due to Context**

This is a unique project due to its surrounding agricultural context, and due to the location of parking and retaining walls that are located within in the narrower setbacks permitted via Zoning Relief. Therefore, we believe that it would "not be contrary to the public interest" to install the Screen Buffer features that are now indicated on the **10-4-2019** Landscape Plan.

*We **still** have no further recommendations pertaining to the proposed Buffer planting.*

#### **4. Street Trees - Resolved**

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.

Along the 475+ feet of Germantown Pike frontage (measured straight along the Ultimate Right-of-Way line), 10 street trees are required ( $475 \div 50 = 9.5 = 10$ ).

The Landscape Plan indicates the required street trees along the Germantown Pike frontage.

These are narrow-formed street trees so that the trees will have sufficient space to grow adjacent to the overhead utility lines without minimal or no pruning.

In addition, the Clear Sight Triangles have been added to the Landscape Plan to confirm that the trees indicated adjacent to the proposed driveway are acceptably located.

*These items have **still** been resolved, and we have no further recommendations pertaining to the type or location of the Street Trees and related Plan preparation items.*

#### **5. Internal Landscaping - Resolved**

Per §143-105.F.1 (ZO), development within the Highway Commercial District shall comply with the Internal Landscaping requirements of the Subdivision and Land Development Ordinance.

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



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### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

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- §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.

Based on the proposed 61,500 square feet of paving for parking, the Applicant is required to provide:

- Twelve (12) deciduous trees;
- Twelve (12) evergreen trees; and
- Forty-one (41) deciduous or evergreen shrubs.

The 12 required deciduous trees, 12 required evergreen trees and 41 shrubs have been proposed in accordance with Ordinance requirements.

*This item has **still** been resolved.*

## **6. Perimeter Landscaping - Resolved**

Per §143-105.F.2 (ZO), Perimeter Landscaping in the Highway Commercial District shall be provided along all road rights-of-way and property lines abutting other Nonresidential uses, in compliance with §123-50 of the Subdivision and Land Development Ordinance.

Therefore, Perimeter Landscaping is required along the Germantown Pike right-of-way and along the west property line shared with 3454 Germantown Pike.

For the Germantown Pike frontage, the Perimeter Landscaping requirement of §123-50.B.1 (SLDO) is the same as the Street Tree requirement of §123-52 (SLDO). The Plan still demonstrates compliance with this Perimeter Landscaping/Street Tree requirement along Germantown Pike.

For the 425 linear feet of west property line shared with 3454 Germantown Pike, §123-50.B.2 (SLDO) requires the planting of a minimum of:

- one (1) shade tree per 100 feet of property line = 4 shade trees;
- one (1) evergreen tree per 150 feet of property line = 3 evergreen trees; and
- one (1) flowering tree or three (3) shrubs per 150 feet of property line = 3 flowering trees/8 shrubs.

The required Perimeter Landscaping is still indicated for the west property line.

*This item has **still** been resolved.*



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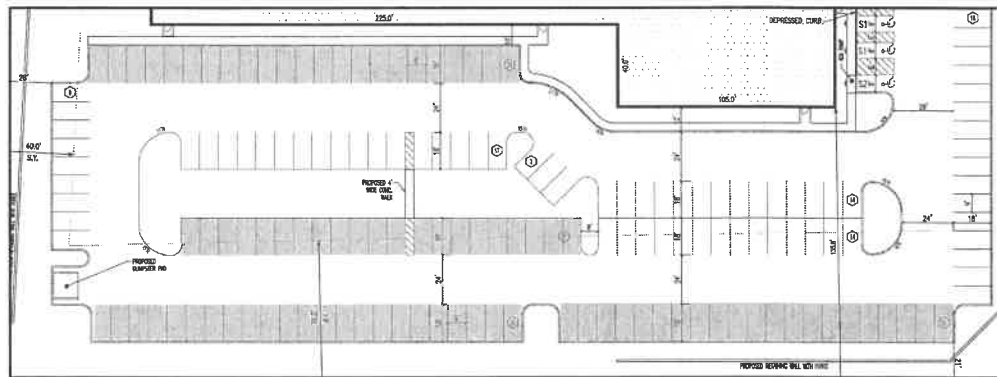
### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

October 16, 2019

#### **7. Raised Planting Areas for New Parking - Waiver Requested**

Per §123-37.C (SLDO), no more than (18) parking spaces may be located in an uninterrupted row. If more than (18) parking spaces are located in a row, a raised and curbed planted area with a minimum size of nine by eighteen feet (9' x 18') shall be located at appropriate intervals to provide shading and visual interest. Each planted island shall contain a shade tree of at least two-and-one-half inches (2½") caliper.

The **10-4-2019** Plan indicates the four (4) proposed rows of parking that exceed 18 parking spaces:



 = PARKING ROWS WITH GREATER THAN 18 SPACES

The Plan meets *exactly* the Zoning Ordinance requirement for 189 parking spaces. As such, compliance with §123-37.C (SLDO) could mean non-compliance with the parking space quantity requirement.

A Waiver has been requested accordingly from §123-37.C (SLDO).

Additional planted islands with trees would provide shade and aesthetic enhancement to the property. However, given the area constraints and minimum parking space requirement, we believe that approval of the requested Waiver should be based on whether the proposed configuration presents any circulation-related safety hazards. Therefore, we **still** defer to the Township Engineer and Transportation Engineer in making a recommendation pertaining to this Waiver request.

**(Per its 9-5-2019 Review Comments, the Township Traffic Engineer McMahon Associates, Inc. has no objection to the granting of this Waiver.)**

**No further comment.**



THOMAS COMMITTA ASSOCIATES, INC.  
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## **REVIEW COMMENTS – IROY SPORT & FITNESS**

### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

October 16, 2019

#### **8. Parking Lot Planting Strip - Waivers Requested, Supported**

Per §123-37.L.3 (SLDO), for all parking areas with greater than 150 parking spaces, facing rows of parking spaces shall be separated by a planting strip a minimum of 10 feet in width for the entire length of the parking rows.

- 8.A** The Plan does not indicate the required planting strip between a portion of the facing rows of parking proposed on the south side of the building. However, based on current site layout and grading, it would not be possible to provide the required 10 foot wide planting strip between these facing rows of parking.

The parking area configuration is consistent with the Zoning Relief granted for the setbacks on this project. However, a Waiver has still been requested from §123-37.L.3 (SLDO) in order to forgo the installation of the full required planting strip. Given the site constraints and the extensive grass and perennial planting proposed within the extra-wide contiguous parking strip that has been proposed (see below comment 8.B), we still support the granting of this Waiver.

- 8.B** Within the 24-foot wide planting strip that has been proposed for a portion of the facing rows of parking on the south side of the building, trees are required to be spaced every 30 feet per §123-37.L.4.a.1 (SLDO).

Six (6) trees would be required along the approximately 180-foot length of this planting strip.

Three (3) trees have been proposed within this planting strip, along with an attractive configuration of 25 shrubs and several hundred ornamental grasses and perennials. The majority of this planting strip, via Rain Garden #1 and Rain Garden #2, is intended function as part of the site's stormwater management strategy.

A Waiver has been requested from §123-37.L.4.a.1 (SLDO) to forgo additional tree planting in this planting strip. Given the additional proposed shrubs and extensive ornamental grass and perennial planting, we still support the granting of this Waiver. With proper maintenance, this planting will provide a superior functional, aesthetic and ecologically diverse outcome than would the provision of three (3) additional trees.

#### **9. Building Foundation Planting - Resolved**

The Plan indicates foundation planting as required per §123-37.E (SLDO) along the east and south facades between the building and the parking.

This item has **still** been resolved.



THOMAS COMMITTA ASSOCIATES, INC.  
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## **REVIEW COMMENTS – IROY SPORT & FITNESS**

### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

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#### **10. Tree Removal and Replacement - Resolved**

Per §123-114.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 Section 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.

The Plan indicates 27 of trees of eight inches (8") DBH proposed for removal. However, we observed during our site visit that 14 of the trees to be removed are damaged, of invasive species, or are leaning in a manner that would suggest they could cause a hazard if they are not removed.

Therefore, we recommend that 13 2½-inch caliper replacement trees be required (27 - 14 = 13).

The Plan indicates 13 replacement trees of 2½-inches caliper, in addition to other required trees.

*We **still** consider this item to be resolved with respect to the provision of replacement trees.*

#### **11. Proposed Heritage Tree Removal - Board of Supervisors Approval is Required**

The 40-inch DBH Catalpa along Germantown Pike is a Heritage Tree, which per §123-112.B (SLDO) is a tree of 40 inches diameter and greater and/or of an age greater than 75 years.

Per §123-114.B.6.b (SLDO), no Heritage Tree is to be removed without approval of the Board of Supervisors and after recommendation of the Township Landscape Architect.

Due to the extent of disturbance proposed near this tree, it is not likely to survive. While it declines, it would drop limbs. Therefore, subject to approval by the Board of Supervisors, we recommend that this tree be removed during site development.

**The recommendation for removal is confirmed in the 9-24-2019 Field Review Notes prepared by Rockwell Associates / John Hosbach Jr., Registered Consulting Arborist. Mr. Hosbach notes that this Catalpa tree has “large amounts of structurally weak branching, dead branching and excessive root decay”. Consequently, Mr. Hosbach recommends that “this tree should be condemned to reduce future liabilities and potential failure”.**

**TCA has a high opinion of Mr. Hosbach’s skill and judgement. Therefore, we believe that the Board of Supervisors can be confident that due diligence has been performed in evaluating the health of this Heritage Tree and that its removal is appropriate and necessary.**



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

## **REVIEW COMMENTS – IROY SPORT & FITNESS**

### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

October 16, 2019

#### **12. Trees Behind Retaining Wall - Resolved**

**Based on the Retaining Wall Plans that indicate the “approximate extent of geogrid” on Sheet W2, and an overlay we performed with the Landscape Plan, six (6) to eight (8) of the evergreen trees proposed behind and above the retaining wall at the rear property line might have to be installed over the geosynthetic reinforcement.**

Accordingly, a “Trees Planted Behind Wall” detail has been provided on Sheet 19 (“Construction Details”) of the Land Development Plans and Sheet W5 (“Details”) of the Retaining Wall Plans for cutting into its upper layer(s) in order to install these trees. **This is excellent.**

**As it pertains to Plan preparation, we consider this item to be resolved.**

**(Note: according to Note 6 on Sheet W1, the 2-18-2019 Retaining Wall Plans are based on the Grading Plans dated revised 12-9-2018 prepared by MVM Engineering. If the grading has since been adjusted in the vicinity of the retaining walls, more or fewer trees may require installation in accordance with the “Trees Planted Behind Wall” detail.)**

#### **13. Retaining Wall Block Design - Color/Style Should be Provided for Review: OPEN ISSUE**

Approximately 675 linear feet of retaining wall is indicated on the Plan, the majority of which would be five to ten feet (5' - 10') in height. Therefore, the color(s), material, and surface textures of the retaining wall block will have a considerable impact on the aesthetic appearance of the site.

Consideration of the retaining wall appearance should be undertaken along with the building architecture so that the color(s) of the retaining wall blocks complement those of the building.

Accordingly, the Applicant Team could bring photographs of potential blocks to a Planning Commission and Board of Supervisors meeting so that feedback can be provided.

**The 2-18-2019 Retaining Wall Plans do not include information about the colors and style (beveled/straight) of the retaining wall blocks. According to the 10-4-2019 Response Letter, “the Applicant will work with the Township regarding the material/color of the wall”.**

**We still consider the aesthetic design of the Retaining Walls to be an open issue.**

#### **14. Luminaire Color Temperature - Defer to the Township Lighting Engineer**

For greater visual comfort, we typically recommend warmer-toned 3000K luminaires rather than the proposed 4000K luminaires.

**We still defer to the Township Lighting Engineer for any further recommendations.**



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

## **REVIEW COMMENTS – IROY SPORT & FITNESS**

### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

October 16, 2019

#### **15. Rain Garden Plants - Satisfactory**

The plants proposed within the three (3) Rain Gardens are still appropriate for their functions and locations. No further comment.

#### **16. Landscape Plan - Items Resolved**

Previously noted items pertaining to Planting Notes and Details, Installed and Mature Plant Sizes, Clear Sight Triangles, and conflicts with Lights been resolved to our satisfaction. No further comment.

#### **17. Building Design - OPEN ISSUE**

The 1-12-2018 Zoning Relief Decision to permit an increased building length was granted "subject to the condition that the building provide architectural variations as agreed by the Township."

**Architectural Plans have been submitted. We still recommend additional strategies be employed** to minimize the appearance of its long horizontal massing. These strategies could include vertical architectural elements such as pilasters and/or distinctive facade painting.

**At a minimum, we recommend that windows be included along the larger western portion of the front facade, assuming that they could be positioned to harmonize with interior programming.**

However, five (5) trees have also been added to the Plan along the front building facade, which will help to break up its horizontal appearance. This is excellent.

This item should still be discussed further with the Township.

#### **18. Fence on Retaining Wall - Plan Resolved**

**The Plans have been revised to clarify the use of the Post & Rail Fence on top of the retaining walls.**

**This item has been resolved.**

However, this Post & Rail Fence should still be included in the Construction Cost Breakdown (perhaps in place of the "4 Ft Height Alum Picket Fence" listed in Section X: Miscellaneous).



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

## **REVIEW COMMENTS – IROY SPORT & FITNESS**

### **PRELIMINARY / FINAL LAND DEVELOPMENT PLANS DATED REVISED OCTOBER 4, 2019**

October 16, 2019

#### **19. Dumpster Enclosure Detail - Resolved**

Per §143-105.D of the Zoning Ordinance HC District provisions, an outdoor refuse storage area shall be enclosed by walls or opaque fencing, at least six feet (6') and no more than 12 feet high. Refuse shall be kept within one (1) or more lidded container(s) not to exceed six feet (6') in height.

The Trash Enclosure detail confirms the minimum six-foot (6') enclosure height. *This item has been resolved.*

#### **20. Construction Cost Breakdown for Landscaping - Resolved**

The items below pertain to the **9-18-2019** Construction Cost Breakdown (CCB), Section VIII Landscaping.

- 20.A** Based on a survey of current wholesale costs, and accounting for installation, the Unit Price for the Deciduous Trees **has been** increased from \$250.00 to \$350.00. *Item resolved.*
- 20.B** The CCB **now includes** the 148 proposed Shrubs **at the recommended** standard Unit Price of \$45.00. *Item resolved.*
- 20.C** The CCB **now includes** the 2,451 proposed Grasses & Perennials **at the recommended** standard Unit Price of \$2.00. *Item resolved.*

**Note: As noted in above comment 18, the Post & Rail Fence that will be installed on top of the retaining walls should be included in the Construction Cost Breakdown, perhaps in place of the “4 Ft Height Alum Picket Fence” listed in Section X: Miscellaneous.**

#### **21. Summary**

- 21.A** Previously noted items pertaining to planting have been resolved via the submission of an excellent Landscape Plan.
- 21.B** We defer to the Township Engineer and Transportation Engineer regarding the proposal for uninterrupted rows of more than 18 parking spaces (see comment 7).
- 21.C** We support the granting of a partial Waiver pertaining to the provision of a planting strip between facing rows of parking (see comment 8.A).
- 21.D** We support the granting of a partial Waiver pertaining to the provision of trees within the provided planting strip (see comment 8.B).
- 21.E** Board of Supervisors approval is required to permit the (recommended) removal of a Heritage Tree along the Germantown Pike frontage (see comment 11).



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

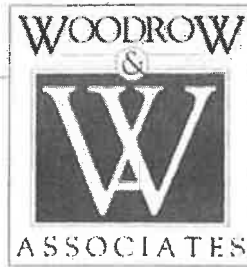
**REVIEW COMMENTS – IROY SPORT & FITNESS**

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- 21.F Given their visual prominence in the landscape, additional color and material information should be provided for the retaining walls (see comment 13).
- 21.G We defer to the Township Lighting Engineer regarding the suitability of 4000K luminaires on this project (see comment 14).
- 21.H The Applicant Team should discuss with Township Officials ways in which to reduce the appearance of the long horizontal building massing (see comment 17).
- 21.I The Construction Cost Breakdown should include the Post & Rail Fence proposed for the top of the retaining walls (see comment 18).

Please let us know if there are any questions.



October 17, 2019

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

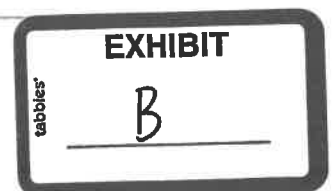
Reference: 3444 Germantown Pike  
Yori Adegunwa – Sports Facility  
Preliminary/Final Plan – Fourth Review

Dear Mike

Please recall that the applicant and his engineer appeared before our planning commission last month. The planning commission considered the application, waiver requests and design concerns related to the application for the new indoor sports facility to be located on Germantown Pike. The planning commission made a favorable recommendation to the Board of Supervisors as to the waivers and plan approval process. Over the last number of months Township staff has been working with consultants for the applicant to refine the design of the site plan which includes the stormwater treatment systems, site grading, site access and other important features of site design anticipated by our subdivision and land development ordinance. After the planning commission meeting, the applicant's engineer has further revised the plans to address any outstanding issues I had in my review letter. At this time, we are in receipt of and 23-sheet set of documents prepared by DL Howell Engineers of West Chester, Pennsylvania. The plans bear an original date of July 18, 2019, and now have been most recently revised October 4, 2019.

With plan revision work now complete addressing my earlier comments, I will use this letter as a checklist of my understanding of outstanding issues that remain. Those obligations are as follows:

1. PA DEP – Sewage Facilities Planning Approval.
2. PA DEP – NPDES approval of the permit for construction activities and stormwater management.
3. Montgomery County Soil Conservation District Approval (as part of the NPDES approval.)
4. Montgomery County Roads and Bridges – Highway access and street frontage improvements permits.



October 17, 2019

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: 3444 Germantown Pike

Yori Adegunwa – Sports Facility

5. Water Authority – Fire protection and domestic water supply approvals.
6. Lower Providence Township Sewer Authority – Connection approvals, capacity requirements and fees.
7. Approval of cost estimates for public and quasi-public improvements.
8. Execution of development agreements binding the developer and the Township as to expectations of performance.
9. Legal descriptions and deeds of dedication for portions of Germantown Pike to be offered for dedication.
10. Satisfaction of the review comments issued by all other Township consultants including traffic, landscaping and lighting.

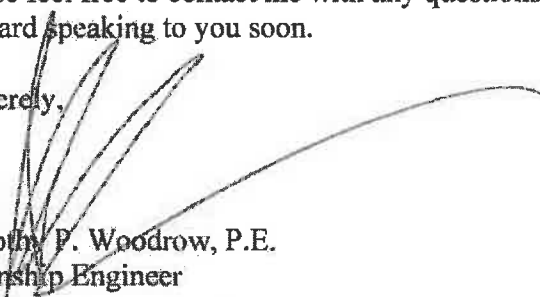
In order for the plan to proceed in its current form, the Lower Providence Township Board of Supervisors would need to act favorably upon several waivers the applicant seeks from our subdivision and land development ordinance. Those waivers are as follows:

1. Section 123-9.D – A waiver has been requested to allow for a preliminary/final plan submission.
2. Section 123-37.C – A waiver has been requested to permit more than 18 parking spaces in an uninterrupted row without a raised and curbed planted area.
3. Section 123-37.D – A waiver has been requested to allow parking along the main entrance drive.
4. Section 123-37.L.3 – A waiver has been requested to permit a parking area of over 150 cars without installation of full required planting strip.
5. Section 123.L.4.A.1 – A waiver has been requested to allow for an alternate planting scheme in planting strip over stormwater management basins.
6. Section 129-16 – A waiver has been requested to allow the “managed release concept” BMP for volume reduction in lieu of direct recharge.
7. Section 129-19.G.(4) – A waiver has been requested to allow cut slopes of 3:1 where 4:1 is allowed.
8. Section 129-19.G.(5) – A waiver has been requested to allow fill slopes of 3:1 where 4:1 is allowed.
9. Section 123-114.B.6.B – A waiver has been requested to allow for the removal of a heritage tree.

October 17, 2019  
Michael Mrozinski, Director of Community Development  
Lower Providence Township  
Reference: 3444 Germantown Pike  
Yori Adegunwa – Sports Facility

Please feel free to contact me with any questions you may have regarding this review. I look forward speaking to you soon.

Sincerely,



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

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township  
Eric Frey, Esq. - Dischell, Bartle & Dooley, P.C.  
Yori Adegunwa, Owner  
Sam Wilson, DL Howell  
Casey Moore, P.E., McMahon Associates  
Dan Mallach, RLA – Thomas Comitta Associates



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

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE  
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.  
Jason T. Adams, P.E., PTOE  
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

October 22, 2019

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

RE: **Traffic Engineering Review #8**  
Proposed IROY Sport and Fitness  
Lower Providence Township, Montgomery County, PA  
McMahon Project No. 818278.11

Dear Michael:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our review of the proposed commercial development located at 3444 Germantown Pike in Lower Providence Township, Montgomery County, PA. Based on our review of the submitted plans, the proposed development will consist of a 47,100 square foot sports and fitness training facility that is proposed to consist of similar fitness amenities located in the East Norriton location, but will add space to include three multi-purpose courts and running area. Access to the development will be provided a single, full-movement driveway to Germantown Pike located directly opposite of the western access for the existing Wesselt Capitol Group building.

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

1. Preliminary/Final Land Development Plans for IROY Sport and Fitness, prepared by DL Howell Civil Engineering & Land Planning, last revised October 4, 2019.
2. Response to Comments Letter for Proposed IROY Gym, prepared by DL Howell Civil Engineering & Land Planning, dated October 4, 2019.
3. Utility Pole Relocation and Shoulder Widening Letter to Wesselt Capital Group, prepared by Yori Adegunwa, Owner of Iroy Sport, LLC, dated April 5, 2019.

Based on our review of the documents listed above, McMahon continues to offer the following comments for consideration by the Township and action by the applicant. **It should be noted that this letter ONLY pertains to the land development plans, and the applicant must also still address all outstanding comments from our prior review letters. The Montgomery County HOP plan submission for access**

to/from Germantown Pike and frontage improvements within the Germantown Pike right-of-way has not yet been made, and thus not reviewed by our office.

### Land Development Plans

1. The applicant is requesting a waiver from **Section 123.37.D** of the **Subdivision and Land Development Ordinance**, prohibiting parking along driveways that serve as the main entrance to parking areas with 100 or more spaces. Since the main drive aisle parking spaces are located approximately 50 feet or so from the driveway stop bar at the Germantown Pike intersection and are expected to have a minimal impact on vehicles entering and existing the site under normal circumstances, we are not opposed to the granting of this waiver. We understand that the Township Planning Commission has recommended the granting of the waiver.
2. The applicant is requesting a waiver from **Section 123.37.C** of the **Subdivision and Land Development Ordinance**, permitting no more than 18 parking spaces in an uninterrupted row without a raised and curbed planting area. Several of the rows throughout the parking area have more than 18 parking spaces without a raised and curbed planting area; however, these rows are expected to have a minimal impact on vehicles maneuvering through the parking area, therefore, we are not opposed to the granting of this waiver. We understand that the Township Planning Commission has recommended the granting of the waiver.
3. The applicant is requesting a waiver from **Section 123.37.L.3** of the **Subdivision and Land Development Ordinance**, parking areas for over 150 cars shall be divided into sections by landscaping planting strips in order to separate large parking areas into smaller units. A portion of the parking area to the south of the proposed building does not have a landscaped planting strip. Since these rows are expected to have a minimal impact on vehicles maneuvering through this portion of the parking area and located to the rear of the building, we are not opposed to the granting of this waiver. We understand that the Township Planning Commission has recommended the granting of the waiver.
4. The ordinance-required parking supply is calculated at 189 spaces, and the applicant is proposing to build all 189 spaces with the project. In our review dated September 13, 2018, we suggested that a portion of spaces (141 spaces) be constructed now, but the others designed with the necessary stormwater management, but held in reserve for later construction. **The Board and Township Engineer (Woodrow & Associates) should evaluate and consider this phased approach for providing the parking to provide the preferred direction to the applicant and his engineering team.** If all spaces are constructed at this time to satisfy the ordinance, we are not opposed.

5. 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.

**The transportation impact assessment study previously completed had some information and recommendations that we comment on for the Board's information and action below, as well as the traffic impact fee for the development.**

#### **Transportation Impact Assessment**

6. Informational: According to the results of the study, which affirms prior conclusions for this same intersection, the intersection of Germantown Pike and Grange Avenue appears to satisfy the peak hour signal warrants for the installation of a traffic signal under current traffic conditions. It should be noted that the installation of a traffic signal at this intersection was a proposed improvement recommended in the Township Act 209 study, and was analyzed and met similar peak hour warrants as an improvement in the Terra Landscaping land development application in the past. PennDOT will likely require more than just the satisfaction of a peak hour warrant at this location, and an investigation and analyses of the crash history. All said, a signal at this location would also benefit from, and likely require the provisions for left-turn lanes to be constructed on Germantown Pike in order for the intersection to operate efficiently. Thus, this intersection improvement is a larger undertaking and will require funding and property owner cooperation to achieve its success. The Township may wish to designate the transportation impact fees collected from this application and proposed development towards this ultimate intersection improvement, but will require additional funds and/or grant funding to complete the project.
7. Informational: The report mentions possibly banning the Grange Avenue left-turn movements on both approaches of Germantown Pike to improve LOS. McMahon does not concur that this is a viable solution to improve operations, and that the ultimate solution should be pursued for intersection improvements listed in the comment above.
8. 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 using 18 new trips for the gym (which is 50% of the total trips that were calculated), and then applying all 13 trips (based on ITE data) for the three, multi-purpose courts, the total amount of trips subject to the transportation impact fee is 31. Therefore, the TSA One impact fee of \$1,822 per trip applied to 31 new trips, results in a **transportation impact fee of \$56,482**.

**The applicant's engineer must still address the following comments in their HOP submission below:**

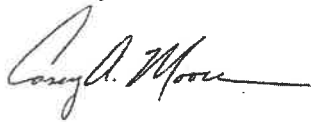
**HOP Plans/Stormwater Management Report**

9. The applicant's engineer must provide more survey elevations, details, etc. on the plans in accordance with County, and PennDOT Highway Occupancy Permit submission requirements in PennDOT Publication 282.
10. The modifications to the north side of Germantown Pike shoulder and Wesselt Capital Group driveway adjustments is within Worcester Township, Montgomery County, PA. As such, Worcester Township must be made aware of the proposed land development and detailed shoulder modifications then occurring in Worcester Township as part of the Montgomery County Highway Occupancy Permit process. This can be done through an informational letter correspondence and sending the overall site plan with the HOP Plans. Worcester Township may choose to comment upon formal submission of the plans to Montgomery County for the physical improvements.
11. The necessary property owner permissions for the shoulder widening, utility relocations, and driveway adjustments for the Wesselt Capital Group frontage must be obtained. A letter from Richard Wesselt, dated April 15, 2019, agreeing in principal to the improvements was obtained and submitted with the application. If this letter is satisfactory to the County permitting office, then a more formal letter with the official and revised plans to be prepared may not be necessary. However, if right-of-way and/or temporary grading construction easements are required, the property owner must sign off on those documents, and they should be included. In addition to above, additional survey, with topography, boundary lines, legal and ultimate right-of-way, utilities, etc., must be provided on the Highway Occupancy Plan set for the design for coordination with this property owner, and review and approvals by the Township and County for the design.
12. As previously requested, the cross-slope of the proposed driveway and its center line profile change in grade with Germantown Pike must be designed within the PennDOT/County design limits for the safety and ease of ingress and egress of vehicles for the site. The existing slope of Germantown Pike must be added to the profile provided.
13. Show all proposed signs/pavement markings and existing signs/pavement markings to remain on the plans. Utilize PennDOT Publication 236 sign designations in the call-outs. Additional signs should be provided for the proposed right turn lane.
14. Dimension all points of curvature, tangent and other break points for the proposed driveway radii.

15. The designer should ensure that the connection from Inlet IM-12 to the existing inlet located along Germantown Pike at the western project limits is constructible as shown.
16. Lower Providence Township, Worcester Township, and our office must be copied on all HOP plan submissions and correspondence between the applicant and Montgomery County, and be invited to any and all meetings among any of these parties.
17. Based on a review of all of the documents provided for review, the applicant must address the aforementioned comments in this letter, but any and all outstanding comments in McMahon's September 13, 2018 and November 20, 2018 review letters, as well as provide revised plans and materials to the Township for further review and approvals. A response letter that addresses our comments must accompany the resubmission, indicating what letter the comment was in, how each item has been addressed, and where the changes have been made in the documents being resubmitted.

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



Casey A. Moore, P.E.

Executive Vice President –Corporate Operations

CAM/BMJ/MEE

cc: Don Delamater, Township Manager  
John Rice, Esquire, Township Solicitor  
Eric Frey, Esquire  
Timothy Woodrow, P.E., Woodrow Engineers, Lower Providence Township Engineer  
Amanda Schneider, P.E., DL Howell Civil Engineering & Land Planning  
Frank Tavani, P.E., F. Tavani and Associates, Inc.  
Yori Adegunwa, Applicant  
John Miklos, Montgomery County Planning Commission  
Tommy Ryan, Worcester Township Manager