

Lower Providence Township



Land Use and Design Manual

Part of Subdivision and Land Development Ordinance
Section 123-143

Appendix “C” of Ordinance No. 585

To be used in conjunction with:
Lower Providence Township Zoning Ordinance and
Subdivision and Land Development Ordinance

Revision: January 25, 2012

TABLE OF CONTENTS

List of Chapters	PAGE
Transportation Plan - Roadway, Sidewalk and Trail Requirements	5
Landscape Buffer Requirements	19
Street Tree Requirements	32
Public Open Space	36
Site Amenities Requirements	39
Parking Requirements	47
Signage Requirements	51
Lighting Requirements	55
Architectural Standards	58

APPENDICES

Map A - Zoning Map
Map B - Composite Improvement Plan
Map C - Transportation Circulation Plan
Map D - Pedestrian Facilities
Map E - Signage Map

TABLE OF CONTENTS

List of Illustrations	PAGE
Orientation Maps	3,4
Typical Intersection Layout	9
Mid-Block Bump Out Pedestrian Detail	12
Traffic Circle Detail	14
Transit Shelter Concepts	16
Monroe Boulevard Redesign Concept	17
Landscape Buffer Details	21-25
Planting Details	31
Street Tree Planting Detail	35
Pocket Park Concept – Adams Avenue	38
Park Shelter Concept	38
Site Amenities Details	43-46
Gateway Feature Options	52
Wayfinding Signage Concepts	53
Lighting Details	57
Paving Details	65

INTRODUCTION

This manual was developed to guide the design and redevelopment of Park Pointe at Lower Providence, formerly known as Valley Forge Corporate Center. It is intended for use by businesses wishing to locate or improve properties within the IP Zoning District, Mixed-use Overlay district and Office-Technology Campus Sector. A copy of the zoning map is included for reference in Appendix A.

This land use and design manual is directed toward both building rehabilitation and new (infill) structures. The rationale for developing this guide came from the Valley Forge Corporate Center Redevelopment Master Plan. The design standards of this guide seek to:

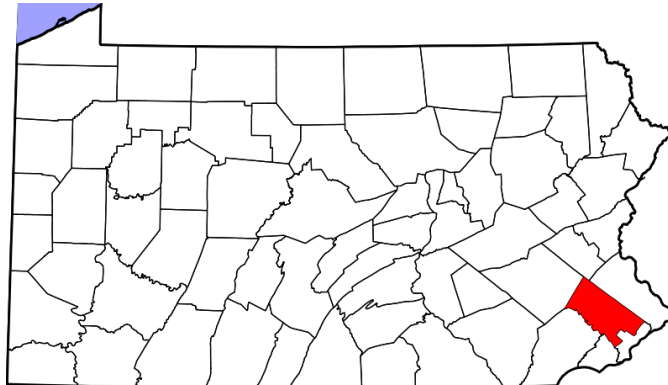
- Enhance the visual appearance of Park Pointe at Lower Providence, promote cohesiveness, and avoid monotony in design.
- Create pedestrian friendly areas that are compact and lined by lively, active storefronts with well-lit displays and frequent doors.

LOCATION & ORIENTATION

Park Pointe at Lower Providence is located approximately 23 miles northwest of center city Philadelphia, PA, 90 miles east of Harrisburg, PA and 40 miles south of Allentown, PA.

Park Pointe at Lower Providence is located adjacent to the Betzwood exit of Route 422. Park Pointe at Lower Providence is bounded to the east by Route 363, Trooper Road and on the west by Rittenhouse Road. The southern boundary is Audubon Road and the northern boundary is Egypt Road. Conveniently located just 3 miles north of the Valley Forge interchange of the Pennsylvania turnpike and adjacent to the Route 422 Expressway, Park Pointe at Lower Providence is easily accessible to most major arteries and direct access to many major office, industrial and recreational locations in the immediate area.

LOCATION & ORIENTATION



Pennsylvania



Montgomery County



Lower Providence Township

LOCATION & ORIENTATION

Regional Circumference Map

US: Northeast Region



TRANSPORTATION PLAN

1. Intent

A vital part of bringing renewed vigor to Park Pointe at Lower Providence is bringing an inviting pedestrian experience to a streetscape which was originally designed solely to accommodate truck and other vehicular traffic. The guidance on transportation elements provided herein will support detailed design of the public projects and private development, which will yield the vibrant corporate, residential, recreational, and commercial center, which is envisioned.

1.1. Design Guidelines

1.1.1. Pedestrian Facilities

The provision of pedestrian facilities is meant to enhance current pedestrian movement (lunchtime fitness and recreation walks, walking between buildings used by the same company, and walking to/from SEPTA stops), and foster pedestrian use of the new mixed use services, reducing vehicle travel.

The pedestrian facilities consist of a network of:

- 6 foot wide sidewalks,
- 10 foot wide trails,
- decorative crosswalks at intersections,
- curb bulbs at midblock crosswalks, and
- on-lot pedestrian walkways.

1.1.2. Pedestrian Facility Locations

The locations of sidewalks, trails, decorative crosswalks, and curb bulbs shall be required in the locations shown on the *Transportation Plan*. The sidewalk layout creates a continuous sidewalk network through Park Pointe at Lower Providence on at least one side of each included block. While sidewalks on both sides of the street are highly encouraged, for prioritization purposes only one side was identified in the plan. Additional sidewalks, necessary for public safety and/or convenience, may be required where it is determined by the Board of Supervisors. Decorative crosswalks call drivers' attention pedestrians in the roadway. Midblock curb bulbs with decorative crosswalks facilitate safe pedestrian crossings at key locations while visually narrowing the wide streets to reduce vehicular speeds.

Several options were considered for linking Park Pointe at Lower Providence to the Schuylkill River Trail. In order to minimize conflicts between pedestrians and motor vehicles, the most promising option seems to be providing sidewalk to the signalized intersections of Trooper Road with either Norris Hall Lane or Boulevard of the Generals to access a

TRANSPORTATION PLAN

future trail connection from General Armistead Avenue.

1.1.3. Sidewalk

Current Lower Providence Code requires new sidewalks to be 4 feet wide and separated from the roadway by 5 feet. For Park Pointe at Lower Providence, 6 foot wide sidewalks will be required as described below. The following table shows that there is adequate right of way for the buffer and sidewalk for all roads except Adams Avenue and Monroe Boulevard. For Adams Avenue, it is recommended that a 4 foot wide minimum buffer be allowed in order to preserve the 6 foot sidewalk width within the right of way. For Monroe Boulevard, the cross section is being dramatically changed to accommodate the vehicles and pedestrians within the existing right of way.

Road	Total Cartway Width		Total Right-of-Way		Desired Final Sidewalk Width	Minimum Sidewalk Buffer
	Existing	Proposed	Existing	Proposed		
Adams Avenue	40 ft	-	60 ft	-	6 ft	4 ft
Adams Avenue Extension	-	40ft	-	60ft	6 ft	4 ft
Jefferson Avenue	30 ft	-	60 ft	-	6 ft	5 ft
Jefferson Avenue Extension	-	30ft	-	60ft	6 ft	5ft
Madison Avenue	30 ft	-	60 ft	-	6 ft	5 ft
Eisenhower Avenue	30 ft	-	60 ft	-	6 ft	5 ft
Van Buren Avenue	30 ft	-	60 ft	-	6 ft	5 ft
Monroe Boulevard	60 ft	-	60 ft (1)	80 ft (1)	6 ft (2)	5 ft
Norris Hall Lane Extension	-	30ft	-	60ft	6 ft	5 ft
Audubon Road	60 ft	-	60 ft	-	6 ft	5 ft

(1) The current total right of way for Monroe is 60ft according to the Lower Providence Township Street Map dated 06-09-2006. However, the current curb-to-curb distance of 60ft and the parcel maps seem to indicate a larger existing right-of-way. A width of 80ft is desirable for the proposed conversion to two-way traffic on one side and linear park on the other.

(2) Within the linear park area there is also a 10 ft wide trail.

TRANSPORTATION PLAN

1.1.3.1. Sidewalk Design

To facilitate pedestrians walking side-by-side, all new sidewalks identified on the *Transportation Plan* shall be six (6) feet wide and existing sidewalks are to be widened, on the side away from the street if feasible, to be six (6) feet wide. All sidewalks that are installed beyond those required by the township shall be a minimum of four (4) feet wide.

All sidewalk construction and widening shall comply with the Americans with Disabilities Act of 1990 (ADA; as amended). These guidelines currently include longitudinal grade not exceeding five percent, cross slopes between 2% and 3%, and ramps at curb cuts and driveways with detectable warning surfaces where applicable. All sidewalks shall also be slip-resistant.

Except for when contradicted by this Land Use and Design Manual, sidewalk shall be governed by applicable Lower Providence Ordinances, including the prevailing version of Section 120-37, Sidewalk, Curb, and Gutter Specifications. For reference, the sidewalk-related items from the current version are as follows:

- All curbs and sidewalks as well as all driveways over sidewalks shall be constructed of monolithic concrete. Said concrete shall develop a compressive strength of 4,000 pounds per square inch (psi) in 28 days. Certification of the concrete mix shall be furnished, if required by the Board of Supervisors of the Township of Lower Providence, Montgomery County.
- Sidewalks shall not be less than four inches in thickness and shall rest on a compacted bed of AASHTO No. 57 (PADOT 2B) crushed stone of a depth of not less than four inches. For width and location of sidewalks see § 120-28.
- Mortar shall be used only in case of patching honey-combed concrete and then shall be one part cement and two parts of sand or its equal.
- Sidewalk shall have clean cut joints, a minimum one inch deep, every five linear feet, and expansion joints every 30 linear feet or less, at structures, and at the end of a day's work. Curbs shall have clean cut joints, a minimum two inches deep, every 10 linear feet, and expansion joints every 60 linear feet or less, at structures, and at the end of a day's work. Expansion joints shall be 1/2 inches wide with premolded expansion joint filler. Expansion joint material shall also be placed between any curb and driveway apron. All sidewalks shall have a float finish, except that any sidewalk on a grade of 10% or greater

TRANSPORTATION PLAN

shall have a broom finish.

- Driveways over sidewalks shall be at least six inches thick and shall include six-inch by six-inch by 10 gauge welded wire fabric. Driveways over sidewalks shall be constructed to rest on a compacted bed of AASHTO No. 57 (PADOT 2B) crushed stone of a depth of not less than four inches. Widths shall be a minimum of 10 feet for single driveways and 20 feet for double driveways, except as approved otherwise by the Board of Supervisors.

1.1.3.2. Sidewalk Materials

In addition to the concrete specified above, brick unit pavers or concrete unit pavers may be required in certain locations, such as at junctions and plaza to enhance the aesthetic nature of Park Pointe at Lower Providence. They shall have a minimum compressive strength of eight-thousand (8,000) PSI. Colors, textures, finishes and shapes are subject to the review and approval of the Board of Supervisors.

1.1.4. Trail

Trails shall be required in the locations shown on Park Pointe at Lower Providence Pedestrian Facilities Plan and where it is determined by the Board of Supervisors that additional trails are necessary for public safety or convenience, they shall be required. Currently, the main trails identified are:

- within the Monroe linear park,
- linking the Jefferson Avenue Extension square to Adams Avenue, and
- linking Eisenhower Avenue to Shannondell Drive.

The link to Shannondell Drive is meant to encourage lunchtime walking trips by corporate center employees to the nearby plazas and also to facilitate connection towards the Schuylkill River Trail via the future connection off the Boulevard of the Generals.

1.1.5. Trail Design

Trails shall be a minimum of ten (10) feet wide to accommodate large groups of pedestrians and also bicycles. Where trails meet sidewalks, a minimum paved radius of ten (10) feet shall be used at the intersection. Trails shall not exceed five (5) percent longitudinal grade. All trails to meet ADA requirements. All trails shall be finished to provide a slip resistant surface. Cross slope grade of trails shall be between a two (2) percent and a maximum of three (3) percent. Curb depressions shall be provided at street and other crossings, and shall be designed to allow universal access, meeting ADA standards, as amended.

1.1.6. Trail Materials

TRANSPORTATION PLAN

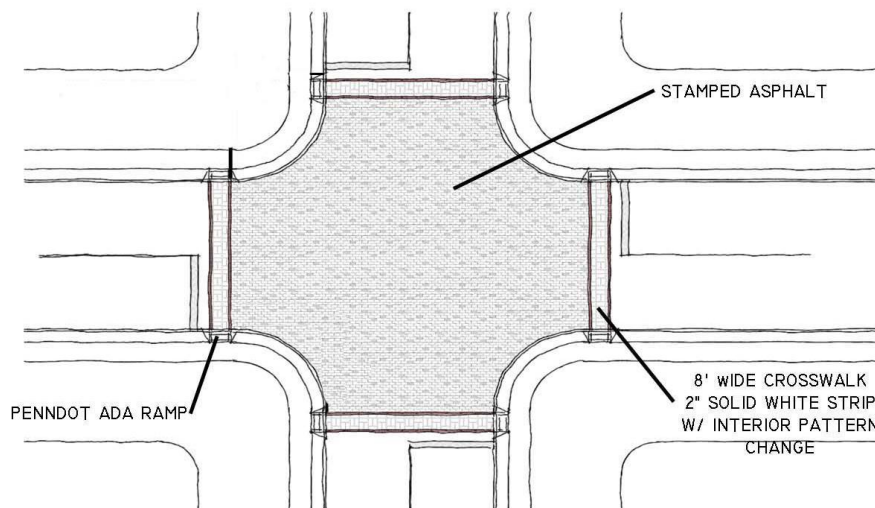
All trails shall be constructed of asphalt. In selected areas designated by the Township, the asphalt will be stamped and colored, or pavers required to be installed to enhance the layout and junction of elements and promote traffic flow and calming.

1.1.7. Decorative Crosswalks

The primary benefit of decorative crosswalks is calling drivers' attention to the possible presence of pedestrians. They also provide a tactile reminder to drivers to slow down through intersections. Finally, they add to the area's visual appeal.

1.1.7.1. Decorative Crosswalk Locations

As shown on the Transportation Plan, decorative crosswalks shall be installed at all intersections internal to Park Pointe at Lower Providence.



TYPICAL INTERSECTION LAYOUT

1.1.7.2. Decorative Crosswalk Specification

For Park Pointe at Lower Providence, the current PennDOT specification for patterned/textured crosswalks shall be used. The color of the asphalt shall be maroon and the stamp shall be offset brick. A copy of the current specification at time of this document's printing is included below.

*Section 500
MS-0530-0024
Patterned/Textured Crosswalk*

I. DESCRIPTION – This work is the preparation of the area, supplying and placing a modified polyurethane resin-aggregate mixture as surface dressing, finishing and texturing the system in order to construct decorative crosswalks with the specified color, material, and texture pattern shown on the plans.

TRANSPORTATION PLAN

II. MATERIAL –

1. Certification. MS-447 A

- a. Where directed, replace material that has not remained within reasonably close conformity to location or has not remained effective in performing useful service for a period of 180 days from the date of acceptance. The service is as follows:
 - a. 90% of material remains in each crosswalk.

2. Decorative modified polyurethane resin crosswalk from a manufacturer listed in Publication 447.

- a. AASHTO M 250-05: Impact Resistance 60 ft. lbs, without distress to the area outside the area permanently deformed by the tup.
- b. ASTM D523: Sheen ≥ 1 at 85°
- c. ASTM D412: Tensile Strength ≥ 400 psi, but can be waved if ASTM D4541 values exceed 400 psi.
- d. ASTM D4060: Abrasion Resistance Maximum loss 100mg/1000 cycles, based on net loss between 500 to 1000 cycles.
- e. ASTM D4541: Adhesion to Asphalt ≥ 180 psi
- f. Meet Manufactures Specifications

Furnish a material with a minimum initial skid resistance of 50 British Pendulum Number (BPN) for all crosswalks, stop lines, or where indicated.

3. **Aggregates.** ASTM C295-03, Meet manufacturer's specifications
4. **Resin-based synthetic asphalt compound.** ASTM D-4690-99, Meet manufacturer's specifications
5. **Reinforcement fibers.** Meet manufacturer's specifications

III. CONSTRUCTION -

1. Weather restrictions.

- a. Do not place system when precipitation is expected within 24 hours.
- b. Do not place system when air or surface temperature is 10°C (50°F) or lower.

2. Pattern and Color Limitations

- a. The color of the pavement surface within the crosswalk shall not degrade the contrast of the white crosswalk lines.
- b. Colors shall be limited to silver-gray, brown, maroon and be uniform throughout the entire crosswalk area within the crosswalk lines.
- c. The following standard highway colors commonly used for traffic control devices shall be avoided:
 - red, blue, green, yellow, and orange
- d. The Engineer will determine whether a proposed color is too close to the colors listed in 2c.
- e. The pattern or texture material within the white crosswalk symbol shall be non- retroreflective
- f. The textured pattern shall be limited to brick or cobblestone

TRANSPORTATION PLAN

3. Surface Preparation.

- a. Place only within the plan designated areas.
- b. Apply system to only asphalt or concrete surfaces.
- c. Apply system to only asphalt surfaces that show no excessive oxidation. The existing pavement shall be stable, well compacted and in excellent condition. Repair of ruts, raveling, cracks, visible seams, and shallow pints, is required before acceptance of the pavement surface by the installer.
- d. Mill all applicable leading edges to a consistent vertical depth (\geq) 19mm (3/4 inch) below the existing grade
- e. Clean the surface of all loose particles, dirt, grease, and any other substance that may reduce the systems ability to adhere to the existing surfaces.
- f. Seal concrete surfaces with a material meeting manufacturer's specifications prior to placement of surface treatment.

4. Placement.

- a. Mixture proportions are proprietary but must account for color and traffic use.
- b. Thoroughly mix part 'A' (Resin) with part 'B' (Hardener) utilizing a suitable heavy duty electric paddle mixer or similar in amounts recommended by manufacturer
- c. Pre-wash and completely dry all aggregates and provide bagged materials consistent with the mixture proportions before batching and mixing.
- d. Thoroughly mix aggregates and polyurethane binder mixture in the amounts recommended by manufacturer
- e. Apply, uniformly spread and finish surface between the grade control forms utilizing rubber squeegees and trowels as recommended by the manufacturer and as shown on the plans
- f. Imprint using an approved mold capable of providing a 9mm to 13mm (3/8 inch to 1/2 inch) deep imprint with the design details shown on the plans.
- g. Use a manufacturer approved release agent to prevent imprinted material from sticking to the mold
- h. Provide a final texture and pattern shown on the plans
- i. Border the decorative crosswalk by installing two white parallel lines (minimum 6 inches wide) with a PennDOT approved pavement marking material that extends from face of curb to face of curb or edge of shoulder.
- j. Remove all loose sand and clean entire surface area after Imprinting
- k. Do not allow vehicular traffic or loads on the system for a minimum of two hours from applications or until the mixture is tack free

1.1.8. Midblock Curb Bulbs

1.1.8.1. Midblock Curb Bulb Locations

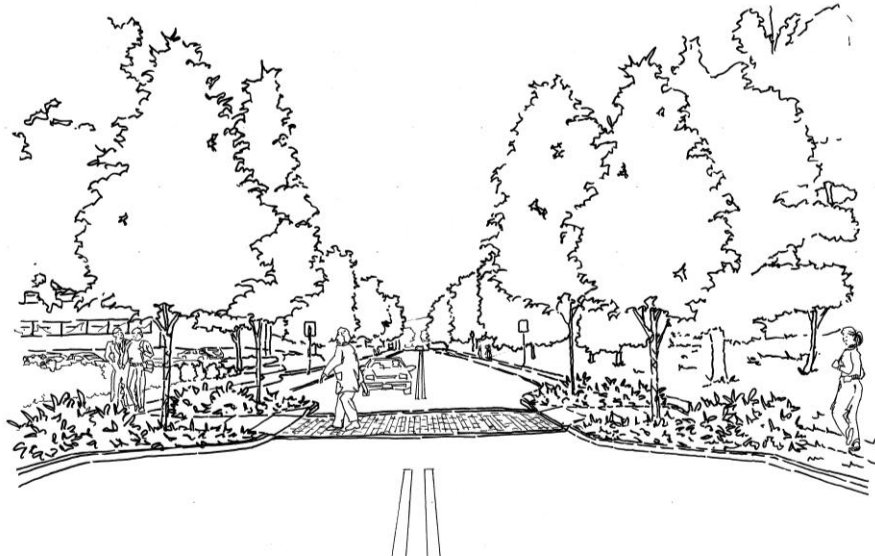
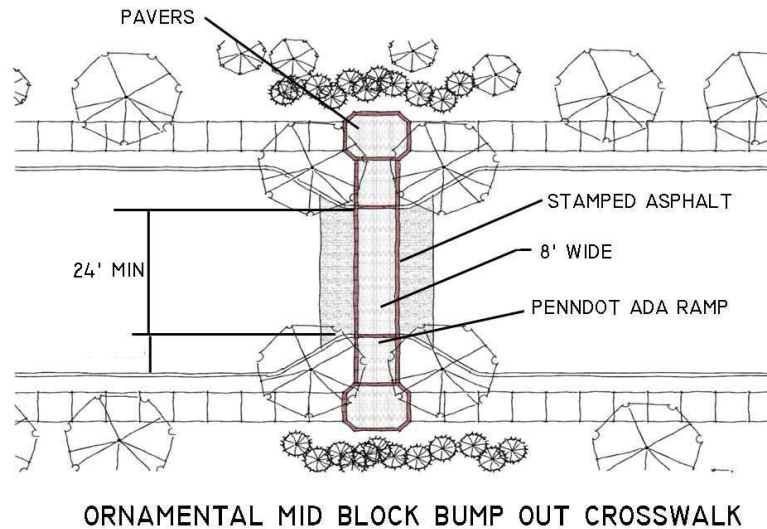
Several locations anticipate pedestrian demand for mid-block crossings. To draw attention to pedestrians at those locations, reduce vehicle

TRANSPORTATION PLAN

speeds, and allow unimpeded truck movement, curb bulbs have been proposed at several locations as shown on the Transportation Plan.

1.1.8.2. Midblock Curb Bulb Design

As shown in the rendering below, curb bulbs will be used in combination with a decorative crosswalk for added visual impact. It is recommended that 12 foot lanes be maintained in both directions at all locations meaning a width of bulb of 3 feet on Van Buren Avenue and the redesigned Monroe Boulevard, and 8 feet on Adams Avenue. During detailed design, appropriate signage and provisions for gutter flow will be determined. Crosswalks shall be consistent with 1.4.2 above.



1.1.9. On-Lot Pedestrian Pathway Recommendations

In addition to the streets, sidewalks, and other public spaces, the following principles are recommended for design within lots:

TRANSPORTATION PLAN

- Visually highlight pedestrian facilities such as with decorative pavements, landscaping, and lighting.
- Provide pathways among buildings, parking lots, transit shelters, parks, and sidewalk along the street.

1.1.10. Vehicular Facilities

While supporting multi-modal enhancements, it is recognized that efficient automobile, truck, bus, and emergency vehicle access is still critical to the success of Park Pointe at Lower Providence.

1.1.10.1. Vehicular Facility Locations

As shown on the Transportation Plan, this existing grid network is maintained with two additions. The first is the extension of Jefferson Avenue between Monroe Boulevard and Audubon Road, including around a public square. This creates a focal point for pedestrian scale development in the core of the large block now formed by Adams Avenue, Monroe Boulevard, Audubon Road, and Trooper Road. The second is an extension of Norris Hall Lane to Egypt Road. Also, the existing intersection of Adams Avenue and Van Buren Avenue is replaced with a traffic circle.

It should be noted that the Traffic Impact Study for Park Pointe at Lower Providence prepared by McMahon Transportation Engineers and Planners in December 2007 assumed an off-ramp from 422 westbound leading to the intersection of Audubon Road with Adams Avenue. However, this ramp is no longer likely so the results of that study are largely non-applicable. Thus, revised analysis may be required for detailed design of traffic-volume dependent improvements suggested below.

1.1.11. Roadway Requirements

All roads, including pavement and curbs, shall be designed to meet Penn DOT standards as contained in Penn DOT's Publication 408 Specifications, as amended and all applicable township standards, and the requirements as contained in *Park Pointe at Lower Providence Land Use and Design Manual*. Applicable Lower Providence ordinances include Section 120-19, Paving and Curbing, and Section 120-37, Specifications for the Construction and Repair of Sidewalks, Curbs, and Gutters.

A pavement design shall be submitted for review and approval by the Township. The design shall follow the guides established by Penn DOT, and is more clearly defined in their Publication 242, Roadway Management Manual. Specific traffic data may be available at the Township to determine axle-loads, but also may be supplemented as required. The approved pavement design will set-forth the required thickness for various layers of the roadway surfaces and base courses. As a supplement to the Penn DOT guidelines, the American Association of State Highway and Transportation Officials Pavement Design guidelines

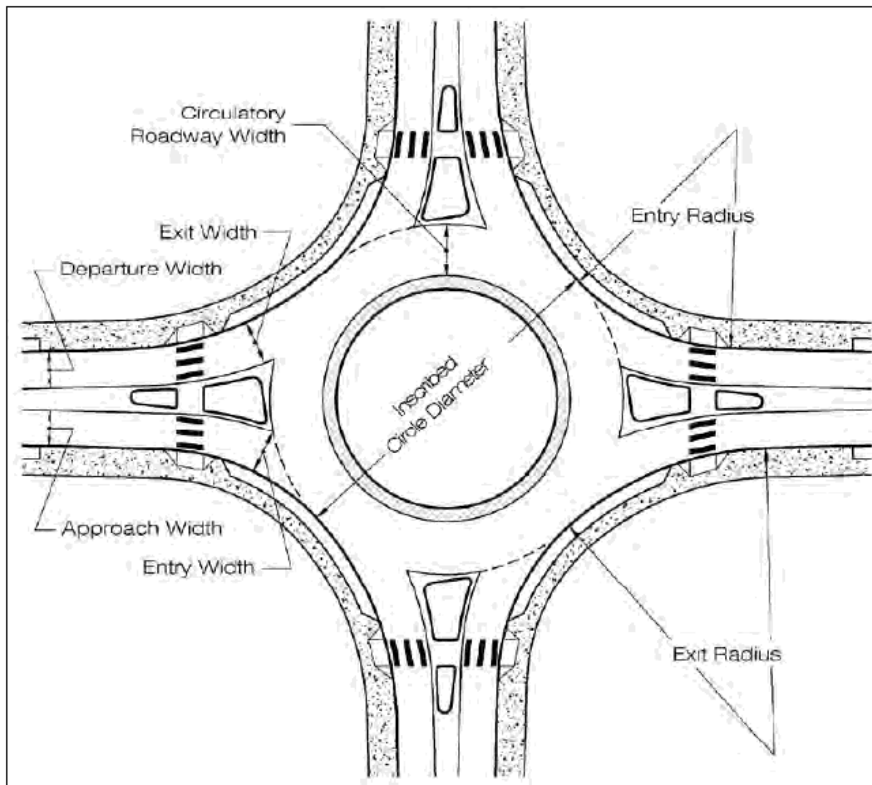
TRANSPORTATION PLAN

may be used, and submitted for review and approval by the Township.

All roads shall be asphalt as outlined in Appendix “A” of the Lower Providence Engineering Standards. Brick or concrete unit pavers may be required in certain locations. They shall have a compressive strength of eight-thousand five-hundred (8,500) PSI.

1.1.12. Traffic Circle

Detailed design of the traffic circle for the intersection of Van Buren Avenue and Adams Avenue shall conform with PennDOT Publication 414 Guide to Roundabouts for an urban single-lane roundabout designed for WB-50 trucks. The roundabout will likely have an inscribed circle diameter range 120-150 feet and include a concrete truck apron. The design will need to balance smooth flow of all sized vehicles with vehicle speeds that are conducive to the pedestrian crossings.



(Exhibit 1-1 from PennDOT Publication 414)

1.1.13. Turn Lanes

The heavy traffic volumes on Trooper Road are known to make left turns out of Park Pointe at Lower Providence very difficult at unsignalized intersections. As discussed previously, the close spacing between Van Buren Avenue and Monroe Boulevard makes it highly unlikely that PennDOT would approve an additional traffic signal. Thus, increasing the capacity of Van Buren Avenue exiting onto Trooper Road by widening the

TRANSPORTATION PLAN

approach from one lane to two is worthy of traffic engineering study.

1.1.14. Transit Facilities

Providing transit facilities is crucial for supporting transit usage, which in turn reduces reliance on personal automobiles. As shown on the transit features plan, it is proposed to modify the major Park Pointe at Lower Providence bus route and provide transit shelters. Additional transit shelters at stop locations along the route and direct sidewalk connections to internal site sidewalks are also encouraged.

Park Pointe at Lower Providence is currently served by two SEPTA bus routes:

- #131 Norristown Transportation Center to Audubon
 - Makes a loop through Park Pointe at Lower Providence via Eisenhower, Jefferson, Adams, Audubon, returning on Trooper
 - Headway: ~30 minutes peak at ~60 min off-peak
- #99 Norristown Transportation Center to Phoenixville
 - Runs along Trooper
 - Headway: ~30 minutes peak at ~60 min off-peak

Lower Providence Township will work with SEPTA to modify the route of the #131 as conditions change within Park Pointe at Lower Providence. The transit route shown on the Transportation Plan reflects the final configuration currently envisioned. Components of that routing include:

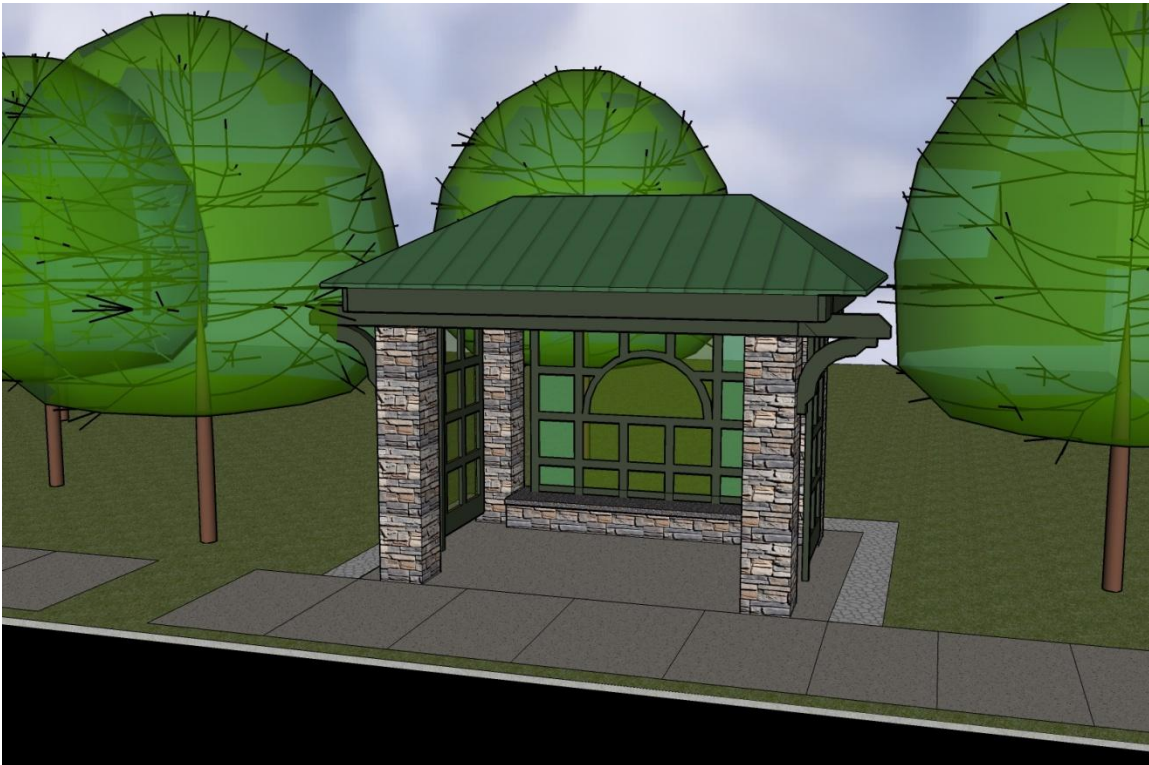
- Moving the route out of the interior of the technology campus due to security concerns
- Providing easy access to the mixed use center at the intersection of Adams Avenue and Van Buren Avenue
- Providing easy access to the proposed Jefferson Square area.
- Maintaining stops for access to employment centers and the medical facility on the southwest corner of Adams Avenue and Monroe Boulevard.

The routing options were constrained by limiting any bus left turns onto Trooper Road to signalized intersections.

It is also hopeful that providing these attractive destinations will boost ridership, which will in turn support shorter headways.

Three (3) locations are proposed for transit shelters, as seen on Park Pointe at Lower Providence Composite Improvement Plan. The concepts for possible shelter styles are below.

TRANSPORTATION PLAN



SMALL TRANSIT SHELTER



LARGE TRANSIT SHELTER

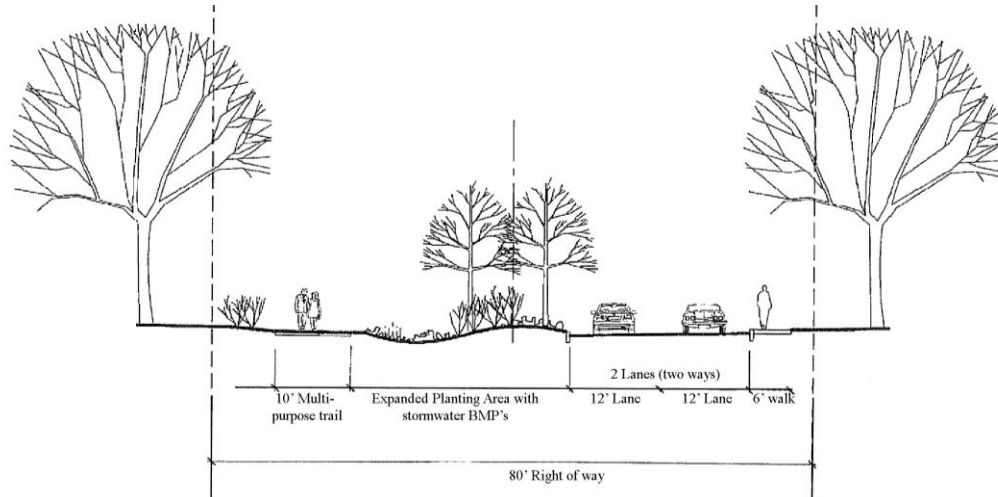
TRANSPORTATION PLAN

1.1.15. Monroe Boulevard Redesign

An example of a major design supporting many of these goals is the redesign of Monroe Boulevard. While the original intent of the wide divided roadway was probably as main entry, it is not used as such since a traffic signal was installed at neighboring Van Buren Avenue. PennDOT's policy would prohibit installing two signals so closely spaced since traffic progression along Trooper Road would degrade. Also, having signal at Van Buren eases traffic flow to and from the mixed use center increasing its visibility and accessibility. Thus, the wide expanse of Monroe Boulevard will be better utilized by shifting two-way vehicular traffic to one side and reclaiming the other side as a linear park.

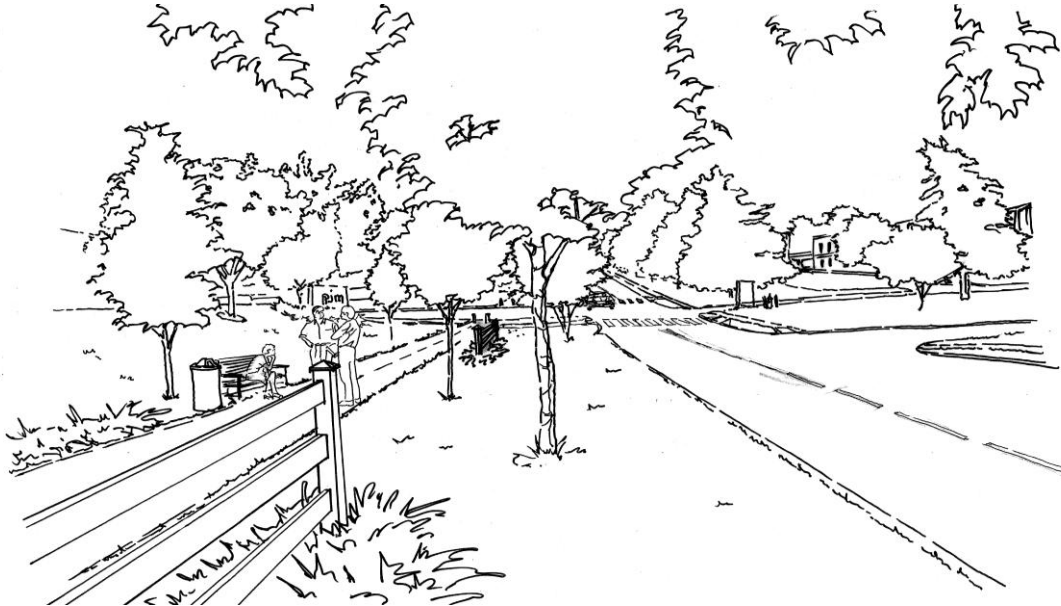
TRANSPORTATION PLAN

Cross Section of Monroe Boulevard Traffic Calming Concept



Source: Valley Forge Corporate Center Redevelopment Master Plan, prepared by Simone Collins Landscape Architecture

Rendering of Monroe Boulevard Redesign



LANDSCAPE BUFFERING

Landscape buffers shall be required in the locations shown on the ***Landscape Buffer Requirements Plan***, as required under SALDO and the Lower Providence Zoning Ordinance and as may be required by the Lower Providence zoning and planning committee.

2. General Requirements

2.1. Front/Street Buffer- plants required per 100 lineal feet

- 3 deciduous trees
- 2 understory trees
- 6 shrubs deciduous or evergreen
- 850 sq ft perennial (1 qt) ground cover

With berm:

- 3 deciduous trees
- 1 evergreen tree
- 2 understory trees
- 750 sq ft perennial (1 qt) ground cover

2.2. Trail Buffer- Plants required per 100 lineal feet

- 4 deciduous trees
- 4 understory trees
- 15 shrubs deciduous or evergreen (species under 24" height)
- Random berms to be placed in a natural flow as not to impede storm water.

2.3. Semi-transparent Screen – plants required per 100 lineal feet

- 4 deciduous trees
- 2 understory trees
- 3 evergreen trees
- 12 evergreen shrubs

With berm:

- 4 deciduous trees
- 2 understory trees
- 4 evergreen trees

2.4. Non-transparent screen- plants required per 100 lineal feet

- 3 deciduous trees
- 3 understory trees
- 8 evergreen trees
- 15 evergreen shrubs

With berm:

- 3 deciduous trees
- 3 understory trees

LANDSCAPE BUFFERING

- 6 evergreen tree
- 15 evergreen shrubs

2.5. Non-transparent screen w/hardscape elements- plants required per 100 lineal feet

- 12 evergreen trees
- 15 evergreen shrubs

*1 deciduous tree can be substituted in place of 2 evergreen trees. Limit (2).

LANDSCAPE BUFFERING

2.6. Park Pointe at Lower Providence Buffer Types

Landscape buffers shall be provided in the locations as conveyed on the buffer requirements plan and should be designed and installed as demonstrated with the buffer detail samples. Landscape buffers in Park Pointe at Lower Providence shall consist of the following types:

2.6.1. Buffer type "A" (Street/façade)

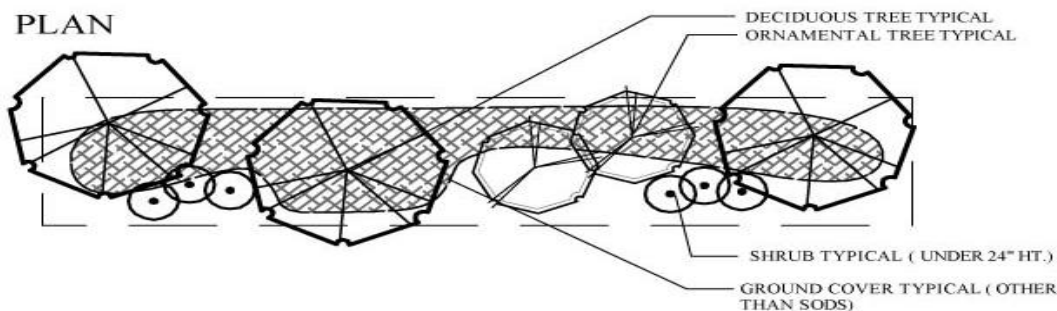
Buffer type 'A' shall meet the following criteria and shall be utilized on all street fronts. The buffer shall be at least twenty (20) feet wide, located five (5) feet from adjacent sidewalks and shall be designed to create a visually transparent buffer composed of mixed plant materials to provide an aesthetically pleasing transition from one land use to another. Buffer type "A" shall serve to delineate the boundary between two land uses without being overly obvious and without creating barriers between the two uses.

Two types of "A" buffers shall be allowed; with a berm and/or without a berm.

Buffer Type "A" Detail

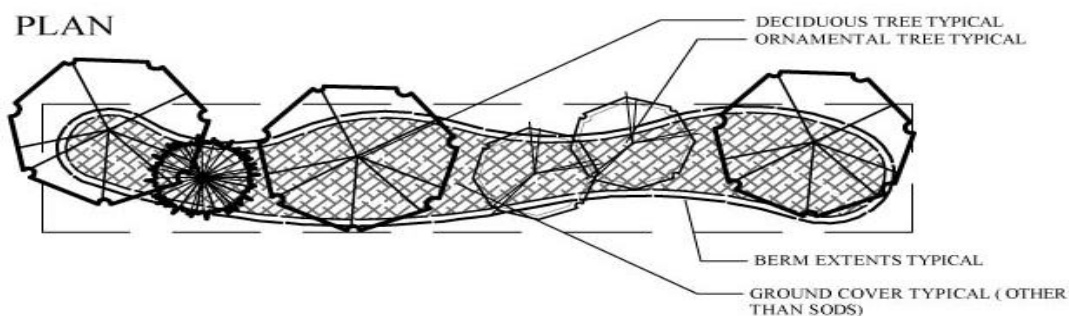
Buffer type "A" without Berm

PLAN



Buffer type "A" with Berm

PLAN

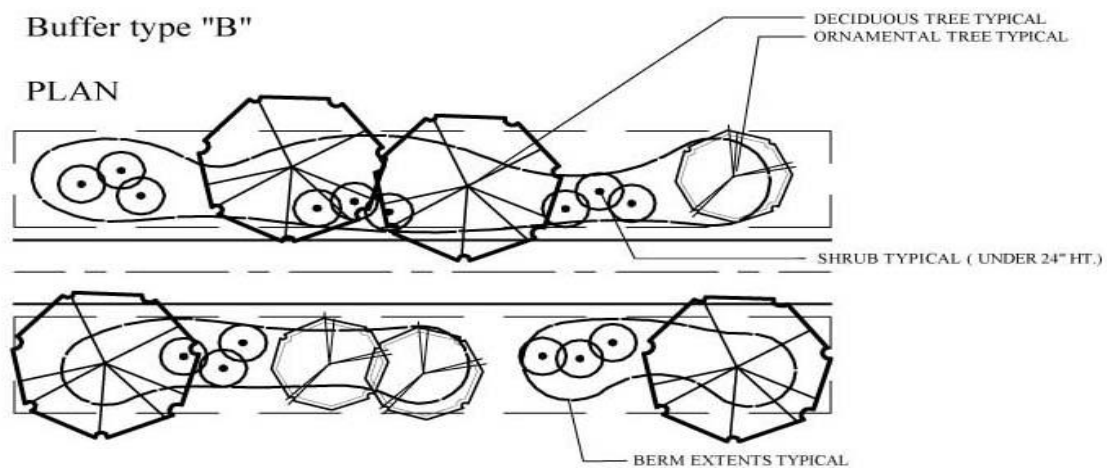


LANDSCAPE BUFFERING

2.6.2. Buffer type "B" (Trail)

Buffer type "B" shall be provided adjacent and parallel to walking trails and Open space/ pocket park ROW's, with exception as noted. The buffers shall be Fifteen (15) feet wide comprised of Deciduous Trees, shrubs and groundcover (no evergreen trees are to be utilized) No shrubs with a mature height over 24" are to be used.

Buffer Type "B" Detail



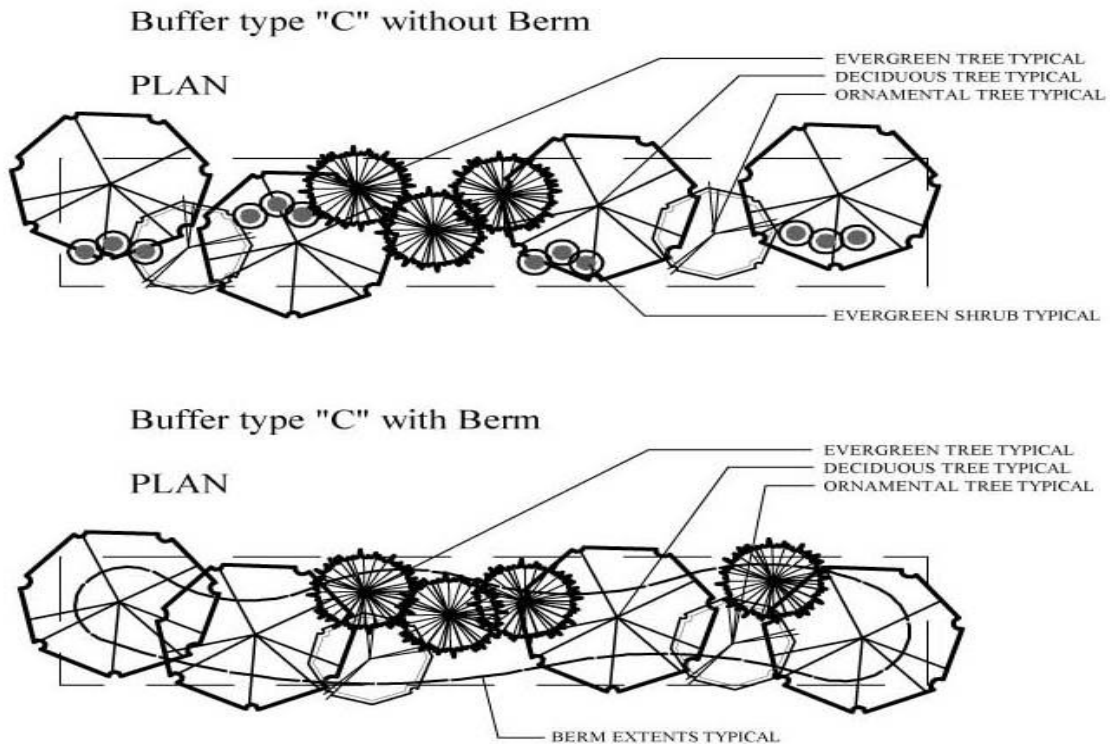
LANDSCAPE BUFFERING

2.6.3. Buffer type "C"(Transparent screen)

Buffer type "C" shall be at least 20' in width, located minimum of 5' from adjacent sidewalks and paving and designed to be 50% non-transparent during at least 3 seasons of the year. The most opaque areas of the buffer shall be placed to screen the most undesirable views while still allowing selected views shed to be framed. Buffer "C" shall be utilized to screen Parking lots, loading areas, service areas or separating non compatible uses, when 20' buffer areas are available.

Two types of "C" buffers shall be allowed; with a berm and/or without a berm.

Buffer Type "C" Detail



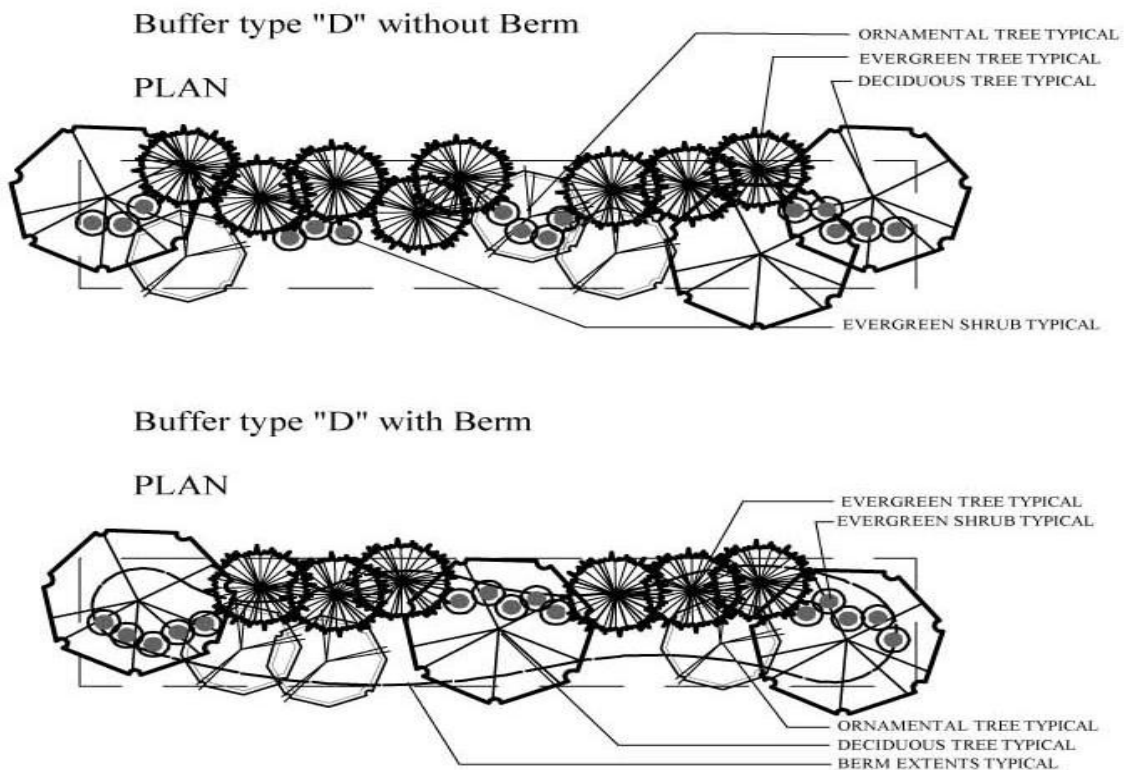
LANDSCAPE BUFFERING

2.6.4. Buffer type "D"(Non-Transparent screen)

Buffer type "D" shall be at least 20' in width, located minimum of 5' from adjacent sidewalks and paving and designed to be 100% non-transparent during at least 3 seasons of the year. Buffer "D" shall be utilized to screen loading areas, dumpster locations and parking lots 20' of a property line or sidewalk, also maintenance areas and other locations as required by the Township.

Two types of "D" buffers shall be allowed; with a berm and/or without a berm.

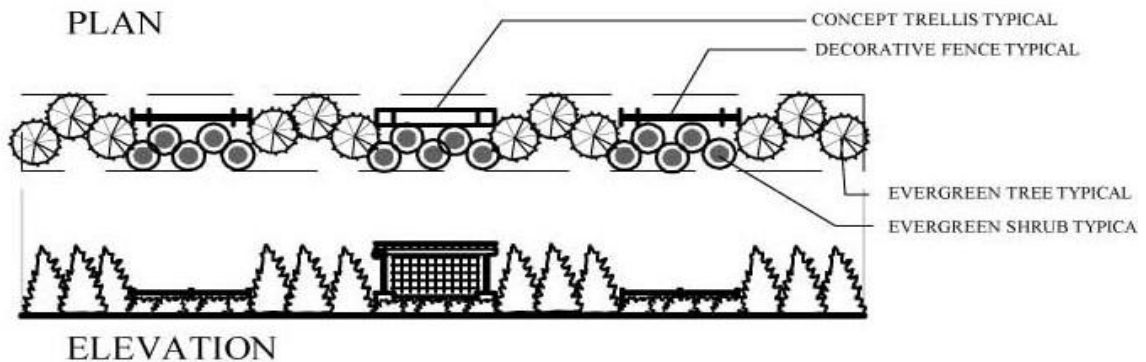
Buffer Type "D" Detail



LANDSCAPE BUFFERING

- 2.6.5. **Buffer type “E”(Semi-Transparent screen - hardscape)**
Buffer type “E” shall be at least 10’ in width, located minimum of 5’ from adjacent sidewalks and paving and designed to be 75% non-transparent during at least 3 seasons of the year. Buffer “E” shall be used in areas where the 20’ buffer width is not available. And it shall include the recommended layout and hardscape screen elements as noted. Berms 12”-18” in height may be used in conjunction with buffer type “E”.

Buffer Type “E” Detail



Hardscape Screening Element w/ PVC Board on Post Fence Option



- 2.6.6. **Buffer Berm**

LANDSCAPE BUFFERING

BERMS MAY BE UTILIZED IN BUFFERS “A”, “C”, “D” and “E”.

Berms shall be a minimum of eighteen inches high and a maximum of thirty-six inches high. Maximum berm slope shall be 4 to 1 (25%). Berms shall be designed to have natural appearance. Straight lineal shapes are to be avoided and serpentine flows used instead. Berm height shall remain the same for no more than twenty feet at which point the height of the buffer must change by at least twelve inches.

2.6.7. Buffer Plant Material

All plant material must be selected from the townships list of permitted plant material or previously approved by the townships landscape architect. All landscape and buffer plans shall be prepared and signed by a registered landscape architect.

2.6.8. Existing Plant Material

Existing plant material may act as a substitution for a required plant material of the same category. Any invasive species as recognized by the USDA or PA Department of Agriculture shall be removed and replaced with a specimen from the Township approved Planting List.

2.6.8.1. Monocultures

Diversity of plant material is encouraged and no single species shall comprise more than 20% of any planting facade, unless the design is approved by the Board of Supervisors.

The board of supervisors may determine that additional Buffer plantings are required when any of the following conditions is likely to occur as a result of the proposed development:

- Substantial change in air quality
- Substantial change in noise or vibration levels
- Substantial change in site views from nearby premises or the degradation of privacy of nearby premises.

2.6.8.2. Permitted Street Tree & Buffer Planting Material

2.6.8.2.1. Canopy Trees

Canopy trees must be a minimum two and one half inches in caliper. All trees listed may be used in buffers along property boundaries. Only trees marked with an asterisk are permitted along streets or in parking lots. (90% of all replacement trees and street trees must be native/indigenous) Natives marked with a (N).

Scientific Name	Natives	Common Name
Acer rubrum *	N	Red Maple
Acer saccharinum	N	Silver Maple

LANDSCAPE BUFFERING

Acer saccharum	N	Sugar Maple
Aesculus carnea		Horse Chestnut
Aesculus glabra	N	Ohio Buckeye
Betula lenta	N	Sweet Birch
Betula nigra	N	River Birch
Carya glabra	N	Pignut Hickory
Carya ovata	N	Shagbark Hickory
Celtis laevigata *	N	Sugar Hackberry
Cercidiphyllum japonicum		Katsura tree
Cladrastis lutea	N	Yellow wood
Corylus columna *		Turkish Filbert
Fagus grandifolia	N	American Beech
Fraxinus Americana *	N	White Ash
Fraxinus pennsylvanica *	N	Green Ash
Ginkgo biloba(male only) *		Ginkgo tree
Gleditsia triacanthos *	N	Thornless Honeylocust
Gymnocladus dioicus	N	Kentucky Coffee tree
Liquidambar styraciflua	N	Sweetgum
Liriodendron tulipifera	N	Tuliptree
Nyssa sylvatica	N	Blackgum
Ostrya virginiana *	N	Hop Hornbeam
Phellodendron amurense		Amur Corktree
Plantanus x acerifolia		London Planetree
Prunus sargentii		Sargent Cherry
Pyrus calleryana		Callery Pear
Quercus acutissima*	N	Sawtooth Oak
Quercus alba *	N	White Oak
Quercus bicolor*	N	Swamp White Oak
Quercus coccinea*	N	Scarlet Oak
Quercus palustris	N	Pin Oak
Quercus phellos *	N	Willow Oak
Quercus robur *		English Oak
Quercus rubra *	N	Red Oak
Sophora japonica *		Japanese Pagoda Tree
Tilia Americana	N	American Linden
Tilia cordata *		Littleleaf Linden
Tilia tomentosa *		Silver Linden
Ulmus Americana	N	American Elm
Ulmus parvifolia *		Chinese Lacebark Elm
Zelkova serrata *		Japanese Zelkova

2.6.8.2.2. Small understory trees

LANDSCAPE BUFFERING

Note: all trees listed may be used in buffers along property boundaries. Only trees marked with an asterisk are permitted along streets or in parking lots. Natives marked with a (N).

Scientific Name	Natives	Common Name
Acer campestre *		Hedge Maple
Acer ginnala *		Amur Maple
Acer pensylvanicum	N	Striped Maple
Amelanchier canadensis	N	Shadblow Serviceberry
Betula alleghaniensis	N	Yellow Birch
Carpinus betulus		European Hornbeam
Carpinus caroliniana	N	American Hornbeam
Cercis canadensis	N	Redbud
Cornus alternifolia	N	Pagoda Dogwood
Cornus florida	N	Flowering Dogwood
Cornus kousa		Kousa Dogwood
Cornus mas *	N	Cornelian Cherry
Cotinus coggygria		Smoke Tree
Crataegus phaenopyrum	N	Washington Hawthorn
Crataegus toba *		Toba Hawthorn
Crataegus viridis cv.	N	Winter King Hawthorn
Magnolia soulangeana		Saucer Magnolia
Magnolia stellata		Star Magnolia
Magnolia virginiana	N	Sweetbay Magnolia
Malus floribunda		Japanese Flowering Crab Apple
Malus Species		Species Crab apple
Metasequoia glyptostroboides	N	Dawn Redwood
Oxydendron arboretum	N	Sourwood
Prunus sargentii		Sargent Cherry
Prunus nigra	N	Canadian Plum
Prunus serotina	N	Black Cherry
Sorbus alnifolia *		Korean Mountain Ash
Sorbus americana	N	American Mountain Ash
Styrax japonica		Japanese Snowbell
Syringa reticulata *		Japanese Tree Lilac

2.6.8.2.3. Evergreen trees

Evergreen trees may be used in screen buffers or as perimeter or parking lot landscaping; not for use as street trees.

Scientific Name	Natives	Common Name
Abies concolor		White Fir
Cedrus atlantica		Atlas Cedar

LANDSCAPE BUFFERING

<i>Chamaecyparis obtuse</i>		Hinoki Cedar
<i>Chamaecyparis pisifera</i>		Sawara Cypress
<i>Chamaecyparis thyoides</i>	N	Atlantic White Cedar
<i>Ilex Opaca</i>	N	American Holly
<i>Juniperus communis</i>	N	common Juniper
<i>Juniperus virginiana</i>	N	Eastern Red Cedar
<i>Picea abies</i>		Norway Spruce
<i>Picea glauca</i>	N	White spruce
<i>Picea omorika</i>		Siberian Spruce
<i>Picea orientalis</i>		Oriental Spruce
<i>Picea pungens</i>		Colorado Spruce
<i>Pinus nigra</i>		Austrian Pine
<i>Pinus resinosa</i>	N	Red Pine
<i>Pinus strobus</i>	N	Eastern White Pine
<i>Pinus thunbergii</i>	N	Japanese Black Pine
<i>Pinus virginiana</i>	N	Virginian Pine
<i>Pseudotsuga menziesii</i>	N	Douglas Fir
<i>Thuja occidentalis</i> 'Nigra'	N	American Arborvitae
<i>Thuja plicata</i> 'Atrovirens'		'Atrovirens' Giant Arborvitae
<i>Tsuga canadensis</i>	N	Canadian Hemlock
<i>Tsuga caroliniana</i>	N	Carolina Hemlock

2.6.8.3. Shrubs.

2.6.8.3.1. Low growing shrubs and ground covers

Scientific Name	Natives	Common Name
<i>Cotoneaster horizontalis</i>		Rock spray Cotoneaster
<i>Euonymus</i> (prostrate forms)		Euonymus
Ivy (assorted species)		
<i>Juniperus</i> (prostrate forms)		horizontal junipers
<i>Liriodi muscari</i>		Lilyturf
<i>Pachysandra terminalis</i>		Japanese spurge
<i>Paxistima cany</i>		Pachistima
<i>Microbiota decussate</i>		Russian Cypress
<i>Taxus</i> (prostrate forms)		dwarf yews

2.6.8.3.2. Hedge plants

Scientific Name	Natives	Common Name
<i>Abelia</i> (sp)		Abelia
<i>Buxus</i> (sp)		Boxwood
<i>Cornus racemosa</i>		Grey Dogwood

LANDSCAPE BUFFERING

Euonymus (upright sp)		Euonymus
Ilex (upright sp)		Holly
Juniperus (upright sp)		Juniper
Ligustrum japonicum		Japanese privet
Ligustrum vulgare		Common privet
Taxus cuspidata		Japanese yew
Thuja (dwarf sp)		Arborvitae
Viburnum (sp)		Viburnum

2.6.8.3.3. Basin, bio-swale, drainage swale shrubs

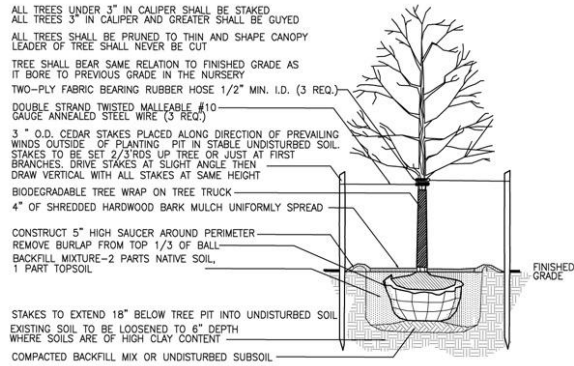
Scientific Name	Natives	Common Name
Amelanchier Canadensis	N	Serviceberry
Aronia arbutifolia	N	Red Chokeberry
Cephalanthus occidentalis	N	Buttonbush
Clethra alnifolia	N	Summersweet
Cornus amomum	N	Silky Dogwood
Cornus sericea	N	Redosier Dogwood
Ilex verticillata	N	Winterberry
Itea virginica	N	Virginia Sweetspire
Lindera benzoin	N	Spicebush
Salix purpurea	N	Purpleosier Willow
Sambucus Canadensis	N	Elderberry
Viburnum dentatum	N	Arrow wood
Viburnum trilobum	N	Cranberrybush Viburnum

2.6.8.4. Wetland trees

Scientific Name	Natives	Common Name
Acer rubrum	N	Red Maple
Alnus glutinosa	N	Black Alder
Betula nigra	N	River Birch
Liquidambar styraciflua	N	American Sweetgum
Magnolia virginiana	N	Sweetbay Magnolia
Nyssa sylvatica	N	Black Gum
Plantanus occidentalis	N	American Sycamore
Quercus bicolor	N	Swamp White Oak
Quercus phellos	N	Willow Oak
Salix nigra	N	Black Willow
Taxodium distichum	N	Bald Cypress

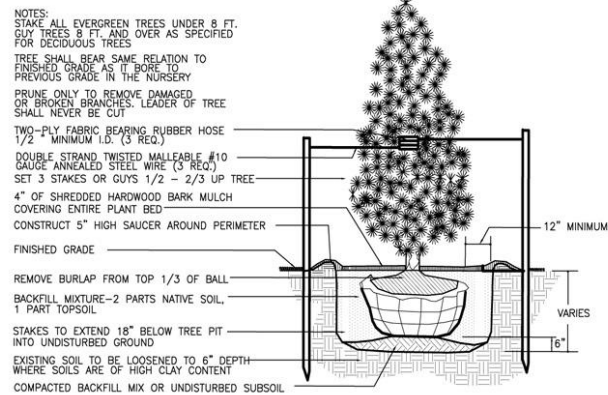
LANDSCAPE BUFFERING

Planting Details



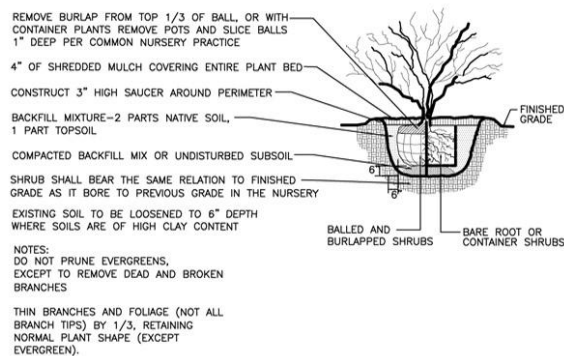
DECIDUOUS TREE PLANTING DETAIL

NTS



EVERGREEN TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

STREET TREE REQUIREMENTS

3. General Requirements

Street planting yards must meet the following requirements:

- Street trees are required along all streets in Park Pointe at Lower Providence.
- A minimum of one canopy tree for every 40 linear feet of property adjoining a street right-of-way, planted within five feet off the back of the street curb in a 25 square foot planting area. Understory trees may be substituted where utility lines are present.
- There must be a minimum sidewalk width of 6 feet (this may include portions of the sidewalk located within the public right-of-way).
- The street planting yard may utilize a combination of foundation plantings and/or the relocation of required plant material to accommodate pedestrian amenities or create a building presence along the street.
- Maintain the existing street wall at parking areas through the use of tree rows, hedges, decorative fences, walls, or any combination thereof.
- Shade trees shall be planted along both sides of all new or existing streets at intervals of no less than 40 feet and no more than 50 feet, except where tree masses have been preserved where shade trees would otherwise be located.
- Trees shall be placed back of the right-of-way line of street, so as not to interfere with the installation and maintenance of sidewalks, drainage facilities and/or utilities.
- Trees shall be of two-inch caliper, balled and burlapped, and guaranteed for 18 months after planting.
- Species selection shall be at the discretion of the Board of Supervisors or as recommended by the Planning Commission.
- The types of shade trees shall be such that when grown to full maturity the trees shall not impede the utilization of solar energy by neighboring structures.

3.1. Planting Requirements

- 3.1.1. Landscape plans for all sites within Park Pointe at Lower Providence shall be prepared and sealed by a landscape architect registered in the state of Pennsylvania.
- 3.1.2. Street trees, buffer yards and other required planting shall be in accordance with Park Pointe at Lower Providence Land Use and Design Manual and Lower Providence Township Zoning & SALDO.
- 3.1.3. All landscape plans shall be reviewed and approved by the Board of Supervisors.

STREET TREE REQUIREMENTS

3.1.4. All Plant Material shall be certified to be alive and healthy by a landscape architect.

3.1.5. All such plant materials shall be inspected and approved by the Township landscape architect at the end of the guarantee period. Should a disagreement arise as to whether the plant is alive and healthy, a consultant shall be retained by the Township, at the expense of the applicant. The consultant will make a final determination as to the plant's condition and whether replacement is warranted.

3.2. Street Tree Locations

Street trees shall be installed along both sides of all roads in Park Pointe at Lower Providence according to the following spacing:

- Where trees are planted in root growth zones with dry-laid paver surface - Thirty (30) feet on center.
- Along Adams Avenue between Audubon Avenue and Eisenhower Avenue, a double allee of trees planted in parallel root growth zones with dry laid-paver surface. -Thirty (30) feet on center.
- Where trees are not planted in root growth zones with dry-laid paver surface - Forty (40) feet on center.
- Columnar trees required around Washington Plaza and the round-about on Adams Avenue and Van Buren Avenue-Twenty (20) feet on center.

3.2.1. Root Growth Zones (Refer to *Street Tree Planting Detail* and *Appendices*)
Where trees are planted within areas of sidewalks and pedestrian paving, root growth shall be provided for as follows:

3.3. Pavers

Where trees are planted parallel and adjacent to streets, there shall be a six (6) foot wide root growth zone. The root growth zone paving shall be dry-laid unit pavers installed into an approved dry-laid setting bed on top of eighteen (18) inches of compacted topsoil. The purpose of the dry-laid pavers is to allow water and air to penetrate into the soil and encourage the growth of tree roots in this area. The six (6) foot wide paved root growth zone shall be a part of the required sidewalk width.

3.3.1. Paved Plaza Areas

Where trees are planted in paved plaza areas, provisions shall be made to allow adequate root growth zones, paved with dry-laid pavers as detailed above. A minimum of two hundred (200) square feet of root growth zone shall be allowed for each tree.

3.4. Tree Grates

Tree grates shall be provided around all trees planted within paved areas.

STREET TREE REQUIREMENTS

Grates shall be of cast iron conforming to A.S.T.M. A-48 Class 35 or better. Grates are to be manufactured true to pattern with component parts, which shall fit together in a satisfactory manner. They shall be of uniform quality; free from blowholes, porosity, hard spots, shrinkage distortion or other defects. They shall be smooth and well cleaned by shotblasting. Tree grates and frames shall be primed and painted (minimum two (2) finish coats) as recommended by the manufacturer. Grates and frames to be manufactured by Neenah Foundry Company or approved equal. Size, shape and color of grate shall be complementary to surrounding paving as determined by the Board of Supervisors.

3.5. Underground utilities

Underground utilities shall not be located parallel to the street within the street tree root growth zone.

3.6. Drainage

Street tree root growth zones within areas of pedestrian sidewalks and paving in sectors 1, 2, 3, 4 and 5, shall include drainage provisions to allow excess water to drain away from the tree root growth zone. The drainage of each root growth zone shall be connected to the storm water drainage system.

3.6.1. Irrigation

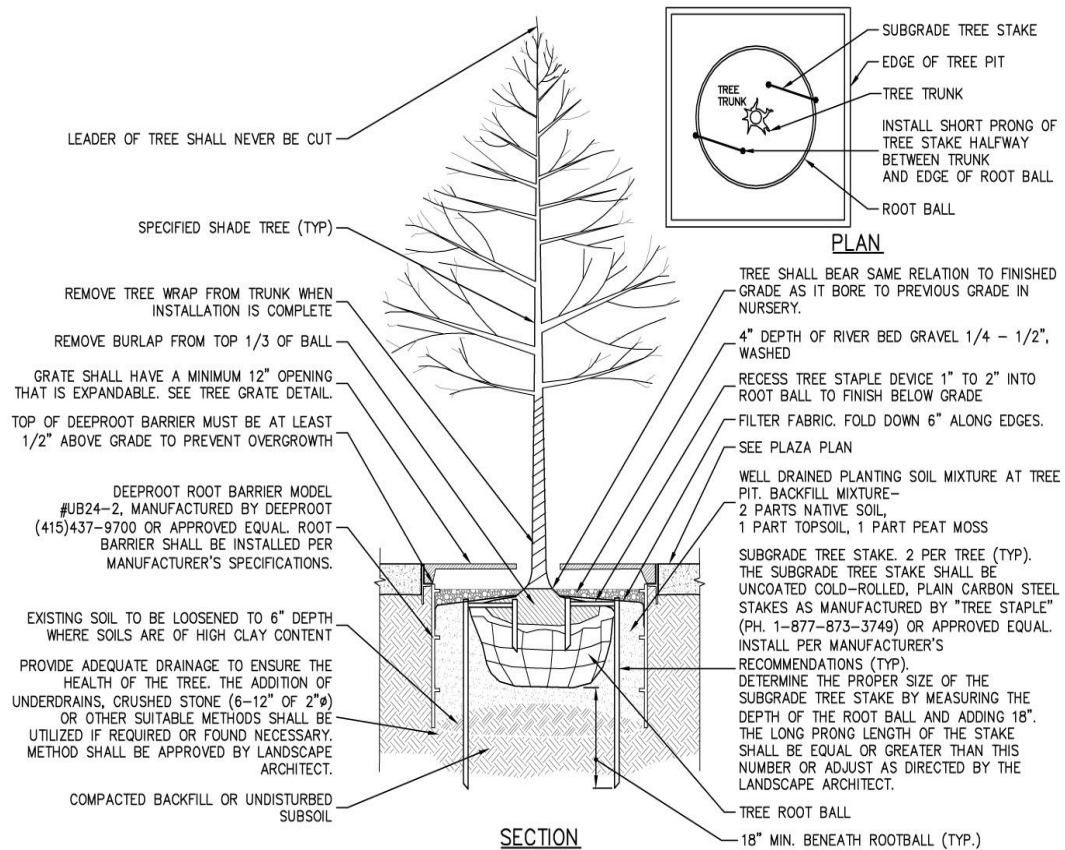
All street tree plantings in Park Pointe at Lower Providence shall include provisions for irrigation of the trees as follows: For all street trees in tree pits, a drip irrigation system shall be provided and maintained as an integral part of the permanent Street tree improvements. The drip irrigation system shall include all required components, as approved by the Board of Supervisors. The irrigation system shall be supplied and maintained by the individual property Owners.

3.6.2. Columnar Trees

Trees planted within the right-of-way along Park Pointe at Lower Providence roads shall be columnar in natural growth habit and shall be selected from the approved planting street tree list of the columnar varieties.

STREET TREE REQUIREMENTS

Street Tree Planting Detail



SHADE TREE PLANTING IN TREE GRATE

NOT TO SCALE

PUBLIC OPEN SPACE

4. General Requirements

4.1. Grounds

The grounds of the public open space will be designed and constructed as approved by Lower Providence determined by the Board of Supervisors.

4.2. Buildings

The buildings and structures within the open space and recreation areas shall be designed and constructed to provide the associated recreation functions as outlined by the township of Lower Providence. Plans for the buildings shall be subject to review by the Board of Supervisors.

4.3. Drainage

Drainage within public open spaces shall be included in design and construction. Subsurface drainage shall be used where required to properly drain play grounds and any areas as needed. The community stormwater management system within the open space will be part of the open space system.

4.4. Irrigation

Irrigation is to be provided to all above grade planters and constrained tree pits.

4.5. Amenities

Site amenities in the open space system shall include: benches; picnic tables and other street furniture; informational signage; playground; lighting as defined in the Lighting Requirements; and other amenities as detailed in Park Pointe at Lower Providence Land Use and Design Manual or as deemed necessary by the Board of Supervisors.

4.6. Locations

Public open space locations shall be developed as shown in Park Pointe at Lower Providence Composite Improvement Plan. (See Appendix Map “B”)

4.6.1. Adams Avenue Pocket Park - (approximately 1 Acre)

The open space is located along southwest side of Adams Avenue between Audubon Avenue and Monroe Boulevard. This park shall include a pavilion, entry plaza, tot lot and playground, off-road pedestrian paths, sidewalks, trails, landscaping and / or other improvements as deemed necessary by the Board of Supervisors.

4.6.2. Monroe Boulevard Trail Line - (approximately 1 acres)

The open space is located on Monroe Boulevard between Trooper Road and Adams Avenue. The park shall include pedestrian paths, trails, Site amenities, landscaping and / or improvements as deemed necessary by the Board of Supervisors.

PUBLIC OPEN SPACE

- 4.6.3. Eisenhower Avenue Trail Line** - (approximately .5 acres)
The open space extends the length of Eisenhower Avenue from Adams Avenue to Trooper Road. The open space includes pedestrian paths, benches, and landscaping and / or other improvements as deemed necessary by the Board of Supervisors.
- 4.6.4. Adams Avenue Round-about Plaza** - (approximately .3 acres)
The open space is an area of turf within the center of the Adams Avenue Round-about. (Refer to Landscape Buffer Requirements Detail type "B".)
- 4.7. Off-road Multi-Purpose Trails**
Trails shall be designed and constructed as detailed in the Transportation Section and dedicated to the Township.

PUBLIC OPEN SPACE

Pocket Park Concept – Adams Avenue



Park Shelter Concept



SITE AMENITIES REQUIREMENTS

5. General Requirements

All site amenities as herein listed shall be provided as a part of every development application under Park Pointe at Lower Providence and provisions for same as per these standards shall be a part conditional use applications.

All required site amenities shall be of the type, quality, manufacturer and design, or approved equal, as determined by the Board of Supervisors as herein specified.

5.1. Site Amenities

Site amenities, as required in Park Pointe at Lower Providence, shall include but not be limited to the following:

5.1.1. Site furniture

Site furniture will include: benches; trash receptacles; bollards; flagpoles; bike racks; railings; raised planters; tables and chairs; drinking fountains; and other site furniture as may be required by the Board of Supervisors. Other seating elements may be substituted for benches where appropriate. These elements include steps, seat walls and sloped turf seating areas.

In general, seating areas should be located to:

- Be sheltered from the wind.
- Take advantage of site view.
- Be located out of the direct path of pedestrian circulation.
- Provide for a variety of options such as sunlight, shade, quiet, activity, formality and informality.

5.1.2. Plazas

Plazas shall be at least seventy-five percent (75%) paved with unit pavers, paving stones or concrete, however, no more than twenty-five percent (25%) of the paving shall be concrete. Where concrete is integrally colored concrete shall be used in colors that are complementary to the unit pavers or paving stone or building(s.) Exposed aggregate in integrally colored concrete use is encouraged and when it is used, may be used for up to fifty percent (50%) of the paved plaza area. At least one (1) street tree shall be required per one-thousand (1,000) square feet of plaza area. Each tree shall include adequate tree root growth zone as required in Park Pointe at Lower Providence Land Use and Design Manual (see Street Tree Requirements.)

5.1.3. Site Amenities Standards

The following site amenities shall be provided according to the following standards:

SITE AMENITIES REQUIREMENTS

Benches or other seating elements and trash receptacles:

5.1.4. Park Pointe at Lower Providence Streetscape

Provide a minimum of one (1), three (3) foot wide sitting area per forty (40) linear feet of street frontage (one side of street.) Provide a minimum of one (1) trash receptacle per one-hundred (100) linear feet of street frontage (one side of street.)

5.1.5. Park Pointe at Lower Providence Open Space

Provide a minimum of one (1), three (3) foot wide sitting area per two-thousand (2,000) square feet of footprint area. Benches shall be located in areas accessible to the general public. Provide a minimum of one (1) trash receptacle per five-thousand (5,000) square feet of footprint area.

5.1.6. Park Pointe at Lower Providence (Mixed-use Sector)

Provide a minimum of one (1), three (3) foot wide sitting area per fifteen-thousand (15,000) square feet of building envelope area. Benches shall be located within the right-of-way or within common open space.

5.1.7. Designated Plazas

Provide a minimum of one (1), three (3) foot wide sitting area per four-hundred (400) square feet of total plaza area. Provide a minimum of one (1) trash receptacle per one-thousand five-hundred (1,500) square feet of total plaza area.

5.1.8. Other Plazas (other plazas developed within building envelope areas)

Provide a minimum of one (1), three (3) foot wide sitting area per four-hundred (400) square feet of total plaza area. Provide a minimum of one (1) trash receptacle per one-thousand five-hundred (1,500) square feet of total plaza area.

5.2. Site Furnishings Details

5.2.1. Benches

Benches shall be Wabash *Winchester Series: WI1113C* or Wabash-*Covington Series: CO1114C* or equal as approved by the Board of Supervisors.

Description - A maximum length of six (6) feet. All legs be securely anchored to poured concrete footings for stability with a minimum of Two (2) legs on a single footing.

5.2.2. Trash Receptacles

Trash Receptacles shall be Wabash Receptacle *TA3F33P* or Wabash Receptacle *TE3F34P* or equal as approved by the Board of Supervisors
Description – Powder Coated; Thirty-two (32) gallon size

SITE AMENITIES REQUIREMENTS

5.2.3. Bicycle Loop

Bicycle Loops shall be Dumor Bike rack *125-30 S-1 PC* or SITESCAPES Bike rack *EC-2-07-EM-PF* or equal as approved by the Board of Supervisors.

Description - 2.375" O.D. hot-dip (black) galvanized steel, with pedestal (surface) mount or direct embedment.

5.2.4. Bollards

Bollards shall be Bollard Reliance Foundry Co Ltd Bollard #- *R-7576* or Bollard #- *R-7331* or equal as approved by the Board of Supervisors.

Description - Non-lighted bollards are available and should be chosen based on use, location and aesthetic intent with the approval of the Board of Supervisors.

5.2.5. Tables/Picnic Benches

Tables/Picnic Benches shall be Urbanscape Camden Series-CAD11FC or Dumor Table 101-40 & 101-30 or equal as approved by the Board of Supervisors.

SITE AMENITIES REQUIREMENTS

Reserved For Future Use

SITE AMENITIES REQUIREMENTS

BENCHES / RECEPTACLES



WABASH WINCHESTER SERIES-WIII3C



WABASH RECEPTACLE-
TA3F33P



WABASH COVINGTON SERIES-COIII4C



WABASH RECEPTACLE-
TE3F34P

SITE AMENITIES REQUIREMENTS

TABLES



URBANSCAPE- CAMDEN SERIES-CAD11FC



DUMOR- TABLE 101-40 & 101-30

SITE AMENITIES REQUIREMENTS

BOLLARDS



BOLLARD RELIANCE FOUNDRY CO.LTD.
BOLLARD # - R-7576



BOLLARD RELIANCE FOUNDRY CO.LTD.
BOLLARD # - R-7331

SITE AMENITIES REQUIREMENTS

BIKE RACKS



DUMOR- BIKE RACK 125-30 S-I PC
OR
SITESCAPES- EC-2-07-EM-PF

PARKING REQUIREMENTS

6. General Requirements

6.1. Shared Parking

Shared parking is highly encouraged in the mixed-use areas. See Township Zoning Ordinance 143-71, a current copy of which is provided here for reference:

A. The parking spaces required under § 143-71 above may be reduced when two or more establishments share the same parking area, whether on the same lot or abutting lots, according to the following formula:

- (1) Calculate the minimum amount of parking required for each land use as if it were a separate use.*
- (2) To determine peak parking requirements, multiply each amount by the corresponding percentage in Table 1 for each of the five time periods.*
- (3) Calculate the column total for each time period.*
- (4) The column total with the highest value is the shared parking requirement.*

B. When shared parking is used, sufficient area shall be set aside for the remainder of the required spaces, according to the requirements of § 143-72 above.

ZONING

Shared Parking Requirements and Calculations Township of Lower Providence

TABLE 1: Shared Parking Requirements

Use	Weekday		Weekend		Night Time (12:00 midnight- 6:00 a.m.)
	Day (9:00 a.m.- 4:00 p.m.)	Evening (6:00 p.m.- midnight)	Day (9:00 a.m.- 4:00 p.m.)	Evening (6:00 p.m.- 12:00 midnight)	
Office/industrial	100%	10%	10%	5%	5%
Retail and public/community	60%	90%	100%	70%	5%
Hotel/motel	175%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/recrea- tional	40%	100%	80%	100%	10%

Source: Montgomery County, Maryland, Planning Department, 1983. From "Flexible Parking Requirements," Planning Advisory Service Report No. 377

PARKING REQUIREMENTS

TABLE 2: Example of Calculations

Proposed Uses

Office	50,000 square feet	166 spaces
Retail	50,000 square feet	200 spaces
Hotel	75 rooms	75 spaces
Restaurant	5,000 square feet	50 spaces
TOTAL REQUIRED		491 spaces

Use	Weekday		Weekend		Night Time (12:00 midnight- 6:00 a.m.)
	Day (9:00 a.m.- 4:00 p.m.)	Evening (6:00 p.m.- midnight)	Day (9:00 a.m.- 4:00 p.m.)	Evening (6:00 p.m.- 12:00 midnight)	
Office	166	17	17	8	8
Retail	120	180	200	140	10
Hotel	56	75	56	75	56
Restaurant	25	50	50	50	5
TOTALS	367	322	323	273	79

Shared parking requirement: 367 spaces or a twenty-five-percent reduction.

6.2. Required Spaces by Land Use

The required spaces for various uses shall comply with Township Zoning Ordinance 143-71 G except that for any live/work units less than 2500 square feet, one (1) parking space is required for each unit. For units great then 2500 square feet, required parking will be based on the applicable parking standard for nonresidential uses.

6.3. Design of Parking Facilities

6.3.1. Structured parking facilities:

The design recommendations to follow are referenced to the Institute of Transportation Engineers (ITE), Traffic Engineering Handbook, 4th Edition (1992), and its current addenda.

6.3.2. Structure types

Types of structured systems to be considered:

- external ramps attached to level floors
- sloped floors

6.3.3. Structural systems:

- structural steel

PARKING REQUIREMENTS

- poured-in-place concrete
- pre-cast concrete
- post-tensioned concrete

6.3.4. Vertical clearance

Vertical clearance shall be no less than seven (7) feet.

6.3.5. Dimensions

Parking stall dimensions shall accommodate two (2) sizes of vehicles:

- large size vehicle
- small size vehicle

A ratio of large size vehicle spaces to small size vehicle spaces shall be a ratio of 3:5 (large to small) parking spaces per level excluding handicapped spaces. Stall size shall be clearly indicated by signs or other appropriate identification.

Required stall widths shall be measured at ninety degrees (90) and shall be a minimum of nine (9) feet wide for small size vehicles and a minimum of ten (10) feet wide for large size vehicles. Stall length shall be eighteen (18) feet.

Spaces for handicapped accessibility shall be located adjacent to the elevators. The stall dimensions for these spaces shall conform to the Americans with Disabilities Act of 1990 as amended. The spaces shall be specifically delineated handicapped on the floor surface and by standard Penn DOT approved signing. Available spaces, per level, shall not exceed three percent (3%) of total parking spaces per level, or a maximum of three (3) spaces per level.

6.3.6. Façade materials

Structured Parking Facility facade materials and detailing shall be subject to approval by the Township Board of Supervisors.

6.3.7. Surface Parking Facilities

Design requirements for surface parking shall be as follows:

6.3.8. Parking Stall Size

Parking stall size shall be in accordance with applicable Township regulations.

6.3.9. Raised Curb

No more than twelve (12) parking spaces shall be constructed in a row without a raised curb planted area. Raised curb planted areas shall be no less than ten (10) feet in width and equal to the length of the parking stall.

PARKING REQUIREMENTS

6.3.10. Perimeter Buffering

Perimeter of surface parking adjacent to a property line, sector boundary, or district boundary be protected by Buffer Type "D" except when a property line, sector boundary, or district boundary has available area size restraints, in which case Buffer Type "E" shall be used. (Refer to Landscape Buffer Requirements).

6.3.11. Perimeter Buffering

Perimeter of surface parking adjacent to a building shall be protected by Buffer Type "A" (Refer to *Landscape Buffer Requirements*.)

6.3.12. Perimeter Buffering

Perimeter of surface parking adjacent to a street (with more than 20' clear) shall be protected by Buffer Type "C" (Refer to *Landscape Buffer Requirement*

6.3.13. Perimeter Buffering

Perimeter of surface parking adjacent to a street (with less than 20' clear) shall be protected by Buffer Type "E" (Refer to *Landscape Buffer Requirement*).

6.3.14. Tree Requirements

Each surface parking lot shall contain a minimum of one (1) deciduous tree of two and one-half to three (2 1/2 to 3) inch caliper minimum for every five (5) parking spaces. Trees shall be planted in such a manner so as to afford maximum protection from the sun for parked vehicles.

6.3.15. Planted Area Requirements

The interior of each parking lot shall contain a minimum of ten percent (10%) planted area. No individual landscape area within a parking lot shall be less than one-hundred eighty (180) square feet.

6.4. Loading Areas & Driveways

Loading areas & driveways are to be architecturally detailed in a manner, which will blend them harmoniously into the streetscape. Loading areas are to be located on the rear of buildings and visually screened when possible.

SIGNAGE REQUIREMENTS

7. General Design Guidelines

In Park Pointe at Lower Providence, iconic elements and signage should be provided that:

- Provide project identity
- Create a sense of arrival
- Allow for sub-brand identity
- Create a path for wayfinding throughout Park Pointe at Lower Providence
- Be legible and consistent in placement, style, format and icons
- Be scaled appropriate to the use and volume of the street

7.1. Sign Types

These design standards are intended to apply to the following:

- Gateway Signs
- Corporate Center Directory Signs
- Directional Signs
- Street Identification Signs

7.2. Sign Locations

These signs shall be placed in the locations as shown on Park Pointe at Lower Providence Sign Location Plan and at additional locations as determined by the Board of Supervisors.

7.3. Materials

All public signs shall be consistent in design as approved by the Board of Supervisors, so as to provide continuity throughout Park Pointe at Lower Providence. Signs shall be weatherproof low maintenance and vandal resistant.

All signage must comply with Article XIX of Zoning ordinances Chapter 143 and SALDO 123

SIGNAGE REQUIREMENTS



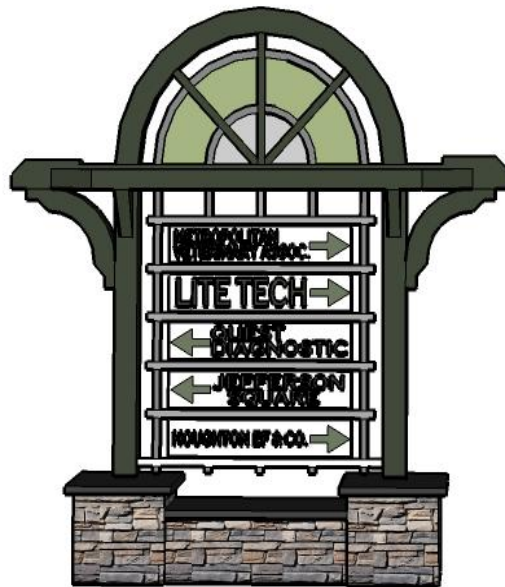
GATEWAY FEATURE OPTION #1



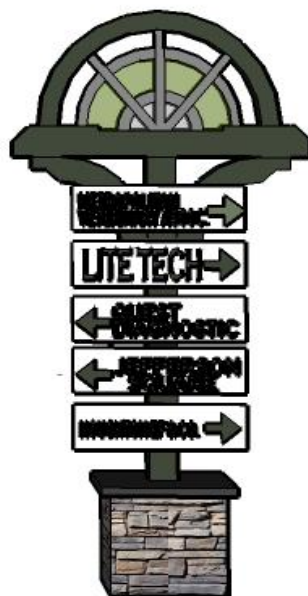
GATEWAY FEATURE OPTION #2

SIGNAGE REQUIREMENTS

WAY FINDING KIOSK

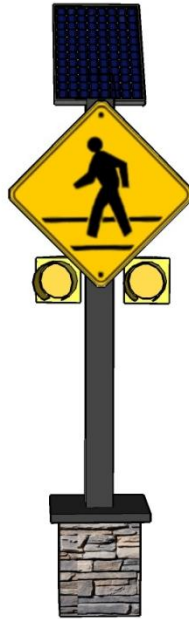


DIRECTIONAL SIGNAGE



SIGNAGE REQUIREMENTS

CROSSWALK SIGNAL/SIGN



* To be installed at all mid-block crosswalks one for each directions of on coming traffic.

LIGHTING REQUIREMENTS

8. Summary

Site lighting is required to provide a safe and aesthetically pleasing environment in Park Pointe at Lower Providence. Lighting illumination levels, lighting height standards and fixture details are described in this section.

8.1. General Requirements

8.1.1. Installation

Lighting shall be installed and maintained as required by the *Park Pointe at Lower Providence Land Use and Design Manual*. A lighting plan shall be required as part of the conditional use application and shall be reviewed by the Township Engineer. All lights shall be equipped with a photo-cell sensor house cut-off shields as needed.

8.1.2. Illumination

All lighting fixtures shall be equipped with optical systems that reduce glare and cast light in a manner that does not create any hazardous situations for passing vehicular traffic or pedestrians. Lighting fixtures, lamp types, illuminations levels, light manufacturers and other light fixture specifications shall be as contained in the *Park Pointe at Lower Providence Land Use and Design Manual*.

8.1.3. Illumination Levels

Illumination levels shall be maintained at the following minimum foot candle levels [or at minimum lighting levels as recommended by the Illuminating Engineering Society (IES) in the IES Lighting Handbook, as last amended] at the following locations in Park Pointe at Lower Providence:

ILLUMINATION LEVELS

STREET NAME	AVERAGE FOOTCANDLES
ADAMS AVENUE	2.0
JEFFERSON AVENUE	2.0
MADISON AVENUE	0.9
MONROE BOULEVARD	2.0
VAN BUREN AVENUE	2.0
EISENHOWER AVENUE	2.0
FORGE AVENUE	0.9
TRAILS (ON CAMPUS)	0.9
TRAILS (LEADING OFF CAMPUS)	0.6
PARKING AREAS	1.0
NEW MULTI-USE AREAS	2.0

For outdoor area lighting installations to which the requirements of this section apply, the maximum maintained luminance level permitted at any

LIGHTING REQUIREMENTS

property line measured at grade in horizontal foot candles is as follows:

Maximum Maintained Luminance Levels Permitted at Property Lines Produced by Outdoor Area Lighting Installations	
AREA	MAXIMUM LUMINANCE
Outdoor area lighting installation is located on said property and property line adjoins a public roadway or public right-of-way	0.5
Outdoor area lighting installation is located on said property and property line adjoins a nonresidential property	0.2
Outdoor area lighting installation is located on said property and property line adjoins a residential property	0.1

8.2. Pole/Fixture Height

Light standard maximum heights as measured to the top of the light fixture shall be as follows:

Street lights	22'-0"
Pedestrian lights	18'-0"
Parking areas	22'-0"
Area lights	18'-0"

8.3. Lamp Types

All lamps shall be LED or metal halide or as approved by the Board of Supervisors.

8.4. Fixture and Pole Types

All lighting fixtures, poles, arms and brackets shall be of one manufacturer as specified herein, or equal as approved by the Board of Supervisors.

Fixture shall be model "Providence Designer SSL Series # PROL-T3-108LED-BW as manufactured by Architectural Area Lighting, 16555 East Gale Ave, City of Industry CA 91745; Phone (626) 968-5666.

LIGHTING REQUIREMENTS

LIGHTING STYLE SHEET

Providence® LED

page 1 of 4

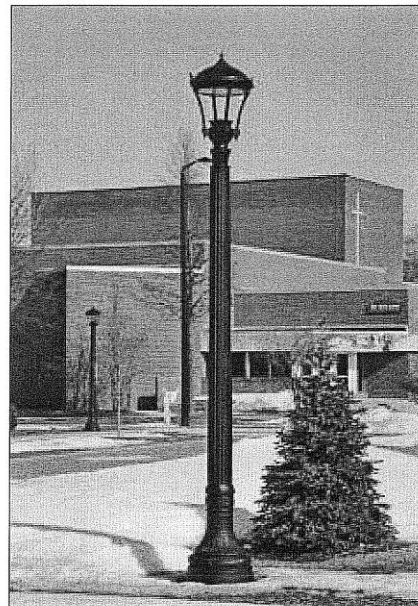
DATE

TYPE

Large Scale



- Part of AAL's Designer SSL Series
- Featuring highly efficient, exclusive MicroEmitter™ reflector technology
 - 108 LED array (124 total input watts)
 - Two standard color temperatures: 3500K or 5100K
 - IES Type 2, 3, 4 or 5 distribution patterns
- Canted design provides even illumination with less glare
- Field replaceable LED EmitterDeck™ upgrade kits for existing PROL-H (HID/CFL) models available
- Features exclusive LifeShield™ Protection System for extreme weather conditions (-30°C to 60°C)
- 0 - 10v dimming capabilities
- Surge protection included
- IP55 rated
- Powder coat finish in 13 standard colors with a polymer primer sealer



Architectural Area Lighting

16555 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.aal.net
Design patents, Copyright © 2010 11/2010

PATENTS PENDING



ARCHITECTURAL STANDARDS

9. Summary

The Park Pointe at Lower Providence Architectural Development Guidelines has been created to promote the harmonious and cohesive development of the Centers architectural styles, materials and detailing. The Following Architectural Standards are Applicable to all Mixed-Use development and strongly encouraged for all redevelopment and improvements in the Proposed Technology Campus and the industrial centers adjacent to the mixed use areas.

In order to meet conditional use approval criteria, the applicant must demonstrate compliance with the following architectural design criteria:

9.1. General Design

- 9.1.1. Buildings and Structured Parking Facilities in Park Pointe at Lower Providence shall generally relate in scale and design features to the surrounding buildings in that same sector and/or to buildings of similar use in adjacent sectors. As a general rule, buildings and Structured Parking Facilities shall reflect a continuity of treatment obtained by maintaining the building scale and material or by subtly graduating changes. For example, this may be achieved by: maintaining material types; maintaining cornice lines in buildings at the same height; extending horizontal lines of fenestration; and echoing architectural styles and details, design themes, building materials, and colors used in surrounding buildings.
- 9.1.2. Buildings and Structured Parking Facilities on corner lots shall be considered especially significant structures, since they have at least two front facades visibly exposed to streets. Such buildings shall be designed with additional architectural detail and embellishments to emphasize their significant location.
- 9.1.3. Buildings and Structured Parking Facilities shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to add architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- 9.1.4. All buildings and Structured Parking Facilities, facing a public street, internal open space, or in public view, shall be architecturally emphasized through fenestration, entrance treatment, and details. Buildings and Structured Parking Facilities with more than one (1) facade facing a public street or internal open space in public view shall be required to provide appropriately detailed facade treatments.

ARCHITECTURAL STANDARDS

- 9.1.5.** The architectural treatment of the front facade shall be continued, in its major feature and material, around all visibly exposed sides of a building. All sides of a building or Structured Parking Facility shall be architecturally designed to be consistent with regard to style, materials, colors, and details. Blank walls or service area treatments of side and/or rear elevations visible from the public viewsheds are prohibited. Parked vehicles on roofs of Structured Parking Facilities shall be screened from public view by use of building parapet walls.
- 9.1.6.** All visibly exposed sides of buildings and Structured Parking Facilities shall be attractively detailed. For example, structures shall have an articulated base course and cornice. The base course shall align with either the kickplate or sill level of the first story. The cornice; shall terminate or cap the top of a building wall; shall project horizontally from the vertical building wall plane; and shall be ornamented with brackets, and other details. The middle section of a building or Structured Parking Facility may be horizontally divided at the floor, lintel, or sill levels with belt or string courses.
- 9.1.7.** Flat roofs shall be prohibited on one-story buildings but are allowed on buildings of two stories or more, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane. Other roof types should be appropriate to the building's architecture. Mansard roofs are generally discouraged, particularly on buildings less than three (3) stories in height. Architectural embellishments that serve a function and add visual interest to roofs, such as dormers, masonry chimneys, cupolas, towers, and other similar elements are encouraged. Where appropriate, gable roofs with a minimum pitch of 9/12 should be used to the greatest extent possible. Where hipped roofs are used, it is recommended that the minimum pitch should be 6/12. Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.
- 9.1.8.** Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned wherever possible. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.
- 9.1.9.** Blank, windowless walls are prohibited. When the construction of a blank wall is necessitated by local building codes the wall should be articulated by: details in masonry courses; the provision of blank window openings trimmed with frames, sills, and lintels; or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Art work, as approved by the Board of Supervisors, may also be incorporated

ARCHITECTURAL STANDARDS

into otherwise blank or windowless walls. Intensive landscaping may also be appropriate in certain cases.

- 9.1.10.** All entrances to a building or Structured Parking Facility shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and other details, where appropriate. Any such element utilized, including doors, shall be architecturally compatible with the style, materials, colors, and details of the building as a whole.
- 9.1.11.** In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses shall be reflected by differences or variations in facade treatment. Storefronts and other ground floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct but compatible exterior materials, signs, awnings, and exterior lighting.
- 9.1.12.** Storefronts are an integral part of a structure and shall be integrally designed with the upper floors to be compatible with the overall facade character. Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and not exceed seven~five percent (75%) of the total ground level facade area. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
- 9.1.13.** Fixed or retractable awnings are permitted at ground floor level, and on upper levels where appropriate, if they complement a building's architectural features, such as cornices, columns, pilasters, or decorative details; do no impair facade composition; and are designed or added as an integral part of the facade. Canvas is the preferred material, although other water-proof fabrics may be used. Metal or internally lit awnings are prohibited. In buildings with multiple storefronts, or on adjacent buildings, compatible awnings should be used as a means of unifying the structure or block.
- 9.1.14.** Light fixtures attached to the exterior of a building or Structured Parking Facility shall be architecturally compatible with the style, materials, color, and details of the structure and with the style of lighting fixture specified in this manual, and shall comply with local building codes. The type of light source used on the exterior of buildings and signs shall be, in the opinion of the Board of Supervisors, compatible with street, walkway and other lighting specified in this manual. Facades shall be lit from the exterior, and lights shall be concealed through shielding, or recessed behind architectural features. Low pressure sodium, fluorescent, or mercury vapor lighting either attached to buildings or used to light the exterior of

ARCHITECTURAL STANDARDS

buildings shall be prohibited. Mounting brackets and associated hardware must be inconspicuous.

- 9.1.15.** All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from both the public right-of-way and adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, or landscaping. Such screening devices shall be compatible with building materials and/or adjacent area landscape treatments.
- 9.1.16.** Fire escapes, internal stairs or other routes of emergency egress shall not be permitted on a structure's front facade, unless the architect demonstrates to the Board of Supervisors, that such egresses, as required by local building codes, cannot be placed in any other location on the building.
- 9.1.17.** Solid metal security gates or solid roll-down metal windows shall not be permitted. Link or grill type security devices shall be permitted only if installed from the inside, within the window or door frame. Security grilles shall be recessed and concealed during normal business hours. Light colored grilles which provide a sense of transparency are encouraged. Other types of security devices fastened to the exterior walls are not permitted.
- 9.1.18.** All materials, colors, and architectural details used on the exterior of a building shall be compatible with the building's style, and with each other. A building designed of an architectural style that normally includes certain integral materials, colors, and/or details shall incorporate such into its design. When appropriate to the architectural style of a building, shutters shall be provided on all windows fronting a street or visible from the public right-of-way.
- 9.1.19.** All trash storage, dumpsters, etc., shall be located within the building envelope and shall be totally screened from public view by a wall(s). The screening wall shall be of the same or compatible materials as the building. Access gates, etc. shall be of the same quality and materials as other doorways, trim and exterior framing materials of the building. Colors of these elements shall be compatible with the theme of the building.

9.2. Specific Architectural Guidelines

9.2.1. Commercial Store-fronts

Walls of first floor store-fronts, restaurants and other commercial uses shall be at least twenty-five percent (25%) windows but no more than seventy-five percent (75%) windows. Dark, tinted glass in is prohibited.

ARCHITECTURAL STANDARDS

9.2.2. Outdoor Cafes

Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public and in courtyards, provided that pedestrian circulation and access to building entrances shall not be impaired. The following standards and guidelines are applicable:

- 9.2.2.1. To allow for pedestrian circulation, a minimum of seven (7) feet of sidewalk along the curb and leading to the entrance of the establishment shall be maintained free of tables and encumbrances.
- 9.2.2.2. Planters, pots with ropes, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the cafe.
- 9.2.2.3. Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- 9.2.2.4. Outdoor cafes shall be required to provide, empty and maintain additional outdoor trash receptacles.
- 9.2.2.5. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- 9.2.2.6. Outdoor cafes' shall not be entitled to additional signage, over and beyond what is permitted for this type of establishment.
- 9.2.2.7. The operators of outdoor cafes shall be responsible for maintaining a clear, litter free and well-kept appearance within and immediately adjacent to the area of their activities.

9.3. Sidewalk Displays

Commercial uses shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:

- 9.3.1. Sidewalk displays are permitted directly in front of an establishment, provided that: at least seven (7) feet of clearance is maintained between the street and the storefront entrance, for adequate and uncluttered pedestrian access; provided that the display is located against the building wall and not more than three (3) feet deep; and provided that the display area does not exceed seventy-five percent (75%) of the length of the storefront.
- 9.3.2. Display cases shall be permitted only during normal business hours and shall be removed at the end of each business day. Cardboard boxes,

ARCHITECTURAL STANDARDS

plastic crates, or other such materials shall not be used for sidewalk displays.

9.3.3. Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times and shall be compatible with the character of the storefront from which the business operates.

9.3.4. Street vendors are prohibited except at specifically permitted events.

9.4. Building Materials, Style and Mass

9.4.1. Materials

Materials proposed for Park Pointe at Lower Providence buildings should reflect the architectural influences and materials of the township and the region.

9.4.2. Mixed-Use Center

9.4.2.1. Preferred facade materials include:

- Brick
- Stone native to the region
- Wood clapboard, trim and detailing

9.4.2.2. Acceptable facade materials include:

- Simulated wood clapboard (vinyl or aluminum) provided it is not used on the front façade
- Stucco, providing that it is not more than fifty percent (50%) of the façade (excluding windows)
- Split-face cement block (highly textured)
- Glass block

9.4.2.3. Prohibited exposed building facade materials include:

- Simulated brick
- Simulated stone
- Cement block
- Poured concrete
- Prefabricated concrete units

9.4.3. Technology Campus and Industrial Zones, and Structured Parking Facilities

9.4.3.1. Preferred building facade materials include:

- Brick
- Stone native to the region

ARCHITECTURAL STANDARDS

9.4.3.2. Acceptable building facade materials include:

- Stucco, providing that it is not more than fifty percent (50%) of the façade (excluding windows)
- Split-face cement block (highly textured)
- Glass block

9.4.3.3. Prohibited building facade materials include:

- Simulated brick
- Simulated stone
- Glass walls
- Cement block
- Poured concrete
- Prefabricated concrete units

9.5. Architectural Style

Specific architectural styles are not precluded or encouraged by this land use and design manual. However, initial development in the Park Pointe at Lower Providence Overlay Zoning District and within each sector will tend to set a tone for subsequent development within that sector.

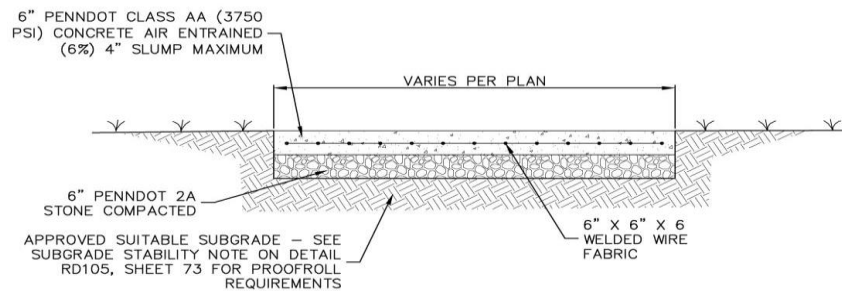
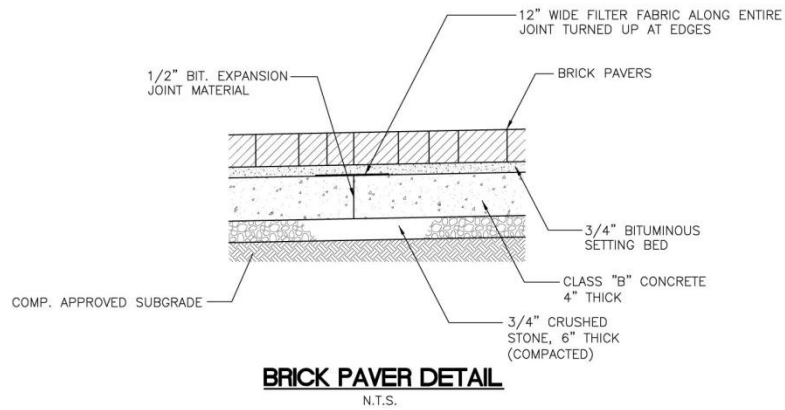
Applicants are encouraged to present photographic examples of constructed architectural styles similar to proposed buildings to the Board of Supervisors before developing detailed architectural elevations.

Architectural styles that include generous detailing of architectural elements, such as doors, windows, eaves, porches, arcades, trim, gutters, chimneys, gables, dormers, cornices, moldings, brackets, patterning and other devices are strongly encouraged, especially on ground or first floors that are adjacent to pedestrian walkways or plazas.

9.6. Architectural Massing

All building mass (volumetric shape including building footprint, sides and roof lines) shall be carefully designed so that it is in proportion to and positively relates to the cartway widths, the streetscape, landscape buffers and other nearby or adjacent buildings.

DETAILS



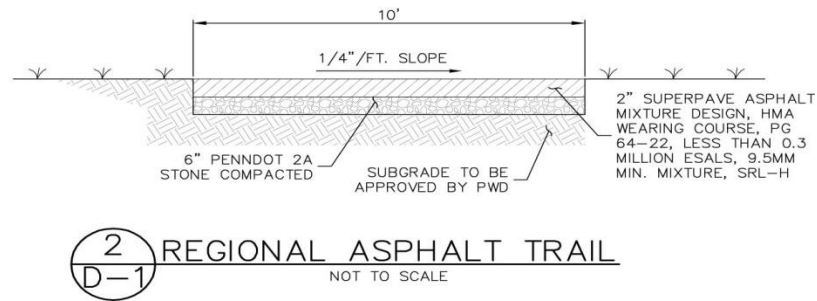
NOTES:

1. ALL CONSTRUCTION, MATERIALS, METHODS OF CONSTRUCTION AND CONTROL OF WORK TO BE GOVERNED BY THE CURRENT EDITION OF PENNDOT SPECIFICATIONS, PUBLICATION 408.
2. ALL EXPOSED CONCRETE SHALL BE SEALED WITH AQUORON CPT-2000 OR APPROVED EQUAL.
3. FOR USE WITHIN VEHICULAR TRAVEL AREAS.

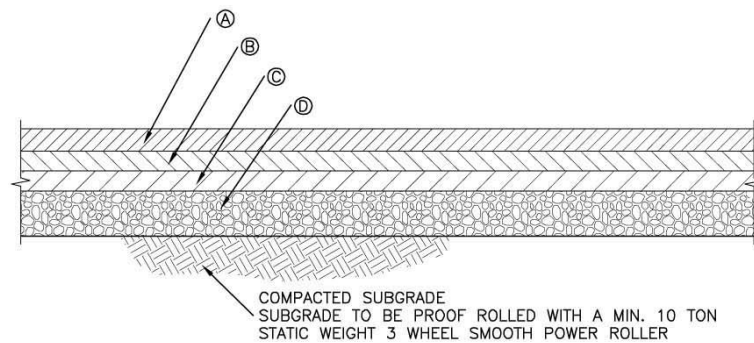
PAVEMENT — CONCRETE

NOT TO SCALE

DETAILS



DETAILS



NOTES:

1. SEE PAVEMENT LEGEND FOR DESCRIPTIONS OF A, B, C, & D.

PAVEMENT — FLEXIBLE

NOT TO SCALE

DRIVEWAYS AND PARKING AREAS:

- Ⓐ SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO <0.3 MILLION DESIGN ESALS, 9.5 MM MIXTURE, 1 1/2" DEPTH, SRL H
- Ⓑ NOT APPLICABLE
- Ⓒ SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.0 TO <0.3 MILLION DESIGN ESALS, 25 MM MIXTURE, 5" DEPTH OR MATCH EXISTING (WHICHEVER IS GREATER)
- Ⓓ SUBBASE (PENNDOT NO. 2A) 3" DEPTH OR MATCH EXISTING (WHICHEVER IS GREATER)

ROADWAYS:

- Ⓐ SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO <0.3 MILLION DESIGN ESALS, 9.5 MM MIXTURE, 1 1/2" DEPTH, SRL H
- Ⓑ SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO <0.3 MILLION DESIGN ESALS, 19.0 MM MIXTURE, 1 1/2" DEPTH
- Ⓒ SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.0 TO <0.3 MILLION DESIGN ESALS, 25 MM MIXTURE, 7" DEPTH OR MATCH EXISTING (WHICHEVER IS GREATER)
- Ⓓ SUBBASE (PENNDOT NO. 2A) 6" DEPTH OR MATCH EXISTING (WHICHEVER IS GREATER)