

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
August 10, 2020 at 7:00 p.m.

AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click “Join a Meeting” Webinar ID: 975 3201 0616 Password: 349167

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SUBMIT COMMENTS/QUESTIONS:

E-mail in advance or during the meeting to: comments@uppermoreland.org

Call in advance during normal business hours to 215-659-3100 x1058 or x1057

Residents requiring special accommodations, please call the Township during normal business hours

Community Development Committee Members: Commissioner and Committee Chair Joseph A. Lavalley; Commissioner Kevin Spearing and Commissioner Kip McFatrige; Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsler, Director of Public Works.

- I. Moment of Silent Meditation**
- II. Pledge of Allegiance**
- III. Call to Order**
- IV. Announcements**
- V. Roll Call**
- VI. Approval of Minutes – July 13, 2020 (attachment)**
- VII. Old Business:**
 - A. Land Development Resubmission for property located at 551 N. York Road (Fairhill Commons) (attachments).
- VIII. Land Development/Subdivision:**
 - A. Land Development request by JLLH-WR, LLC for property located at 2255 Wyandotte Road (attachments).
- IX. New Business**
- X. Presentations**
- XI. Acceptance and Approval of the following monthly reports for July (attachments):**
 - A. Code Enforcement Department Reports
 - B. Public Works Department Report and Recycling Report
 - C. Engineer’s Report
 - D. Landscape Architect’s Report
 - E. Traffic Engineer’s Report
 - F. Upper Moreland School District – Construction/Other Items

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- G. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property
- H. Environmental Advisory Council {EAC}
- I. Pennsylvania Review Advisory Council
- J. Upper Moreland Historical Commission

XII. Other Items:

- A. Consider request by Beth Sheehan for waiver of double permit fees.
- B. Draining issues/proposed solution for 2000 Paper Mill Road, Huntingdon Valley, PA (Paul Hoffman).

XIII. Redevelopment

XIV. Visitor Comments

XV. Commissioner Comments

XVI. Adjournment

UPPER MORELAND TOWNSHIP
Community Development Committee
July 13, 2020 - Meeting Minutes

Community Development Committee Members - Commissioner and Chair Joseph A. Lavallo; Commissioners Kip McFatrige and Kevin Spearing; Paul E. Purtell, Director of Code Enforcement; David Elsier, Director of Public Works

I. Moment of Silent Meditation:

II. Pledge of Allegiance

III. Call to Order - The meeting was called to order remotely, via audio call, by Commissioner and Committee Chair Joseph A. Lavallo.

IV. Presentations/Announcements:

- Commissioner Spearing announced that the Board of Commissioners met in Executive Session remotely, via audio call, to discuss legal matters.

V. Roll Call: Commissioner and Committee Chair Lavallo, Commissioners Spearing and McFatrige; Mr. Elsier and Mr. Purtell. Also, present: Matthew H. Candland; Township Manager; James Hersh, Township Engineer; Sean Kilkenny, Township Solicitor.

VI. Approval of Minutes – June 15, 2020: The meeting minutes were unanimously approved as submitted.

VII. Old Business:

A. Betz & Lukens Stormwater Improvements:

- Mr. Hersh discussed the background of the project and the concept plan.
 - Commissioner McFatrige commented that the plan provides a great solution and is significantly cost effective.
 - Commissioner Lavallo inquired on the level of resurfacing and recontouring of the road. Mr. Hersh replied that there is no recontouring and restoration would follow the requirements.
 - Commissioner Spearing commented that repaving of Lukens Lane could offer the neighboring properties an opportunity to repave.
 - Commissioner Scull inquired on the cost and Mr. Hersh replied that it would be \$25,000 with a contractor.
- The Committee recommends that the Board of Commissioners take action at the August 3, 2020 Regular Meeting, on the Betz & Lukens Stormwater Improvements.

B. Maryland/Commerce/Blair Mill Road Improvements – Phase II

- Anton Kuhner, McMahon Associates, identified the Willow Grove Turnpike Interchange area improvements would be at the intersection of Blair Mill Road and Easton Road and, the intersection of Maryland Road and Commerce Avenue.
 - Commissioner Lavallo inquired on coordinating with Horsham Township. Mr. Kuhner stated that the first step is to submit joint grant applications for Phase I and Phase II.
 - Commissioner Spearing commented that areas of Blair Mill Road and Easton Road are ready to begin construction and Mr. Kuhner confirmed that Horsham Township has received grant funding intended for work to begin in 2021.
 - Commissioner Spearing requested that utilization of the powerline trail be included in the plan.

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- Commissioner Lavelle inquired on the design concepts and Mr. Kuhner confirmed that the three design concepts are: dedicated re-stripping of Commerce Avenue, reconstruction of the triangular traffic islands, and the installation of a multi-use trail along Commerce Avenue.
 - Commissioner Spearing commented concerns about 10-foot versus 12-foot lanes on Maryland and Commerce Avenue to accommodate truck traffic. Mr. Kuhner replied that lane widening on Commerce Avenue is planned for Phase II of the project.
 - Commissioner Spearing suggested that United Parcel Service support funding as well.
 - Mr. Kuhner recommended applying for the upcoming County Transportation Program (CTP) and the Multimodal Transportation Fund (MTF).
 - The Committee approved the grant application to the CTP due by July 31, 2020.
 - The Committee recommends that the Board of Commissioners take action at the August 3, 2020 Regular Meeting, to formally approve grant applications to CTP and to MTF. (Editorial Note: The Board of Commissioners will take action on the MTF at the September 14, 2020 Regular Meeting.)
- C. 2018 ARLE Grant for Traffic Signal Upgrades on Blair Mill/Horsham Roads – Out-for-Bid Options:
- Mr. Kuhner stated that the 2018 ARLE Grant funding was received. PennDOT approved the design and is requesting to review the construction plans and bid documents.
 - Commissioner Spearing requested that Township-wide LED upgrades be included. Mr. Elsler replied that he will coordinate the work with Mr. Schaible and Mr. Kuhner.
 - The Committee recommends the Board of Commissioners take action at their August 3, 2020 Regular Meeting, on the construction plans and bid documents.

VIII. Land Development/Subdivision:

- A. 551 N. York Road (Fairhill Commons) Land Development Resubmission:
- Michael Yanoff, Goldstein Law Partners, clarified that the housing constructed at 551 N. York Road will be for students' use, but not limited to the same.
 - The Committee discussed the June 11, 2020 SALDO waivers and stormwater waivers with Brian Focht, P.E., at C2C Design Group.
 - Vicki Kushto, Esquire, representing Green Willow Run, commented on the following:
 - Response was not provided to items under "Access Recommendation" in the letter from Bogia Engineering of May 15, 2020 to the report of Horner and Canter Associates, the traffic engineer for Green Willow Run Access.
 - The applicant's engineer replied that a driveway already exists which served Winter Sports, the site distance is correct to the left and right, and there have been no problems with traffic exiting at the same location.
 - York Road is indicated as being the preferred access rather than Fairhill Road.
 - Inquired on investigations to be conducted regarding vehicle interaction with Green Willow Run access driveway and, provision of a shared access with the site driveway on North York Road
 - The applicant's engineer replied that investigations will be done when the Highway Occupancy Permit application is submitted.
 - Inquired on correspondence between the applicant and PennDOT to date
 - The applicant's engineer replied that permit applications are being prepared and they are awaiting the State to announce the Green Phase of COVID and reopen offices.
 - Requested copies of all HOP Plans, comments and response letters between the applicant and PennDOT to Green Willow Run

UPPER MORELAND TOWNSHIP
Community Development Committee
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- Commissioner McFatridge stated that the information will be available at the Township.
 - Comments and issues were not adequately addressed in the report prepared by Horner & Canter Associates.
 - Concerns over curb cuts on the opposite side of North York Road with conflicting traffic across the street are reasons that access is preferred on Fairhill Road.
 - Concerns over traffic volume interaction with other driveways on York Road.
 - Mr. Yanoff replied that all comments from Green Willow Run are PennDOT's issues. He requested that the Committee provide specific direction because the applicant has accommodated the concerns of Green Willow Run's residents by offering an alternative for traffic.
 - Commissioner Spearing replied that Green Willow Run's concerns should be addressed. Commissioner McFatridge stated that he will recuse himself from voting on the decision, but acted as a facilitator for tonight's discussion. Commissioner Lavalle stated that the issues need to be analyzed and understood before moving forward.
 - The Committee agreed to continue discussions at the August 10, 2020 Community Development Committee Meeting.
- B. 4121 Blair Mill Road Subdivision:
- Nick Rose, P.E., Protract Engineering, and the Committee discussed issues related to sidewalks and stormwater drainage.
 - Joanne Hartshorne, the applicant, stated difficulty with clearly hearing the presentation and disagreed with requirements of sidewalks.
 - The Committee recommends the Board of Commissioners take action at their August 3, 2020 Regular Meeting, on the subdivision and waivers for 4121 Blair Mill Road.

IX. New Business:

- A. Carson Simpson Farm Streambank Stabilization Project:
- Mr. Hersh discussed the design proposal and cost estimate.
 - Commissioner McFatridge inquired about construction costs. Mr. Hersh stated that his estimate was comparable with nearby streambank stabilization projects.
 - Commissioner Spearing inquired if a Department of Environmental Protection (DEP) permit is included and Mr. Hersh confirmed that it is included along with a waiver of permit.
 - The Committee recommends the Board of Commissioners take action at their August 3, 2020 Regular Meeting, on the cost design estimates as well as directing the Solicitor to prepare a temporary construction easement and maintenance agreement for the streambank stabilization project.
- B. Consider an amendment to the Zoning Ordinance regulating movie theater use in Township:
- Brian Regli, New Century Associates, discussed details of the proposed drive-in movie facility located at the Marketplace.
 - Commissioners McFatridge and Spearing commented concerns about noise, reflection of lights, traffic around the fire house, radio transmission, air conditioning, pedestrian access delivering food to cars and, the sale and use of alcohol.
 - The Committee agreed to support a trial basis to determine how well the site will be managed.
 - Commissioner Lavalle commented concerns about occupant load and ADA access. Mr. Regli replied that CDC guidelines will be followed and that the theater is ADA accessible.

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Community Development Committee
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- Commissioner Scull inquired about movie ratings and FM radio transmission. Mr. Regli replied that the FM radio transmitter only travels 300 feet and the movie content would have ratings of G, PG and possibly R.
- The Committee directed the Solicitor and Mr. Purtell to prepare a resolution for temporary use of a drive-in theater under the authority of COVID-19 emergency declaration, and recommended the Board of Commissioners take action at their August 3, 2020 Regular Meeting.

X. **Presentations** - nothing to report.

XI. **Acceptance and Approval of the following monthly reports for June:**

- A. Code Enforcement Department Reports - Nothing to report.
- B. Public Works Department Report and Recycling Report - Nothing to report.
- C. Engineer's Report - Nothing to report.
- D. Landscape Architect's Report - Nothing to report.
- E. Traffic Engineer's Report - Nothing to report.
- F. Upper Moreland School District – Construction/Other Items - Nothing to report.
- G. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property - Nothing to report.
- H. Environmental Advisory Council {EAC} - Dr. Lynnette Saunders, Chair, provided the following updates:
 - Invasive vines were removed from Veterans Park on July 11, 2020 and there are plans to remove invasive vines from the Dog Park in August.
 - On September 5, 2020 an information giveaway will be held at Masons Mill Park while practicing social distancing. A limited number of copies of the book, "Nature's Best Hope" by Doug Tallamy will be given away.
 - The Council is requesting to create a Facebook page. Commissioner McFatrige replied that a policy would need to be drafted.
- Commissioner Spearing requested that the EAC partner with the Middle School to incorporate their raingardens into the curriculum.
- I. Pennsylvania Review Advisory Council - Nothing to report.
- J. Upper Moreland Historical Commission - Nothing to report.

XII. **Other Items** - nothing to report.

XIII. **Redevelopment** - nothing to report.

XIV. **Visitor Comments** - nothing to report.

XV. **Commissioner Comments:**

- Commissioner Lavalley stated that there will be a dedication of the Korean War Memorial on July 25, 2020.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 11:15 p.m.

Respectfully submitted by Kathleen Kristire.

July 20, 2020

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: Traffic Engineering Review

Fairhill Commons (551 N. York Road)
Upper Moreland Township, Montgomery County, PA
Horner and Cantor Associates

Dear Paul:

The following is a response to the comment letter prepared by Horner and Cantor Associates, dated April 20, 2020, for the proposed Fairhill Commons development, in Upper Moreland Township, Montgomery County, PA.

Horner and Cantor Associates' comments are in *italics*; BEI responses are in **bold**.

- 1. The study assumed 264 beds for student housing with vehicular access provided solely to N. York Road consistent with the Zoning Concept Plan. The study assumed a buildout year of 2021.*

BEI Response:

Acknowledged.

- 2. The scope of the study was very limited, evaluating only the proposed site access intersection with N. York Road. The study did not include traffic counts or an analysis of any off-site intersections most notably the intersection of N. York Road/Fairhill Street.*

BEI Response:

Because of the coronavirus pandemic, traffic counts were not conducted at the intersection of N. York Road (S.R. 0263) and Fairhill Street. BEI attempted to locate available traffic volumes for the intersection, but no traffic counts were available. However, now that Pennsylvania has entered the Green Phase of the pandemic, we will count the intersection during the morning (7:00 AM to 9:00 AM) and evening (4:00 PM to 6:00 PM) peak hours. The manual traffic counts will be compared to the previously conducted automatic traffic recorder counts (ATR). The manual traffic counts will be factored, if required, to match the automatic traffic recorder (ATR) counts; the turning percentages at the intersection would be maintained accordingly.

3. *The study did not include any potential Little League-generated traffic in the traffic projections despite the applicant's stated intent to allow use of the parking lot for the Little League.*

BEI Response:

It is not expected that there would be any Little League-generated traffic during the morning peak hour. Any traffic generated during the evening peak hour is intermittent and seasonal. And since it is already in the traffic flow, it should have been present at the time of the traffic counts, if any activity was occurring at the fields.

It is expected that, going forward, further discussions will be had regarding use of the parking spaces by the Little League.

4. *The study projected a total of 854 daily (24-hour) two-way trips generated by the site, with 32 trips in the weekday AM peak hour and 66 trips in the weekday PM peak hour. These projections are appropriately based on national-accepted Institute of Transportation Engineer's (ITE) data.*

BEI Response:

Acknowledged.

5. *The analysis results of the proposed N. York Road access driveway indicates acceptable operating conditions with Level of Service (LOS) A and B during the peak hours.*

BEI Response:

Acknowledged.



BOGIA ENGINEERING INC.

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6. *While the proposed N. York Road access intersection was analyzed in terms of capacity and LOS, there was no evaluation with regard to safety or functionality elements such as sight distance or the interaction of ingress/egress site traffic movements with the ingress/egress traffic movements for the Green Willow Run access driveway situated approximately 40 feet to the south and the Big Heads Bar access driveway situated approximately 30 feet to the north.*

BEI Response:

Sight distance measurements were taken at the proposed site access on N. York Road (S.R. 0263). The results indicated that acceptable sight distance is available, for vehicles entering and exiting the site access on N. York Road (S.R. 0263).

Regarding vehicular interaction, it is noted that the proposed driveway is located at the site of the existing driveway to the WinterSport Ice Sports Arena. The vehicular interactions at the proposed driveway are no different than the vehicular interactions that previously existed.

It is expected that approximately 45% of the residents in the off-campus apartments will have vehicles, a bus service will also be provided for student usage. Accordingly, it can also be expected that the vehicular traffic into and out of the proposed site access will be less than that which is projected: 32 trips in the morning peak hour and 66 trips in the evening peak hour.

In order to further investigate the vehicular interaction, it is proposed to count the driveways to the Green Willow Run and the Big Heads Bar, during the morning (7:00 AM to 9:00 AM) and evening (4:00 PM to 6:00 PM) peak hours. Vehicular interaction will be observed.

It should be noted that there are other existing curb cuts, in close proximity, opposite the site driveway, along N. York Road.

Access Recommendation

...Full vehicular access to Fairhill Street should be provided as the sole regular vehicular access to the development. It is recommended that the N. York Road access be retained as the emergency-only access. The basis for this opinion is as follows:

1. *The Upper Moreland Township Code (Chapter 300. Subdivision and Land Development, Article IV, Section 200-16.A.) expressly states that driveways " shall provide access to the street of a lesser classification when there are streets of different classes involved." For the*

subject site, Fairhill Street is the lower classification roadway, its function being to provide access to residential and business properties as it does currently.

BEI Response:

The site access presently exists. A new access to N. York Street (S.R. 0263) is not proposed. Therefore, this is a pre-existing access and is acceptable.

- 2. The PennDOT Highway occupancy Permit (HOP) Operations Manual (Pub 282) cites ten principals of access management (Chapter 2). These include several principals that pertain to the subject site, namely:*

Limit direct access to major roadways – roadways that serve higher volumes of through traffic need more access control to preserve their access function;

BEI Response:

The site access presently exists. A new access to N. York Street (S.R. 0263) is not proposed. Since access is via one driveway to N. York Road (S.R. 0263), the access has clearly been limited.

Limit the number of conflict points – drivers make more mistakes and are more likely to have collisions when they are presented with the complex driving situations created by numerous conflicts. Traffic conflicts occur when the paths of vehicles intersect and may involve merging, diverging, stopping, weaving or crossing movements;

BEI Response:

The site access presently exists. A new access to N. York Street (S.R. 0263) is not proposed. As such, no additional conflict points are being introduced. Since access is via one driveway to N. York Road (S.R. 0263), the access has clearly been limited.

Separate conflict areas – drivers need sufficient time to address one potential set of conflicts before facing another;

BEI Response:

The site access presently exists. A new access to N. York Street (S.R. 0263) is not proposed. As such, no additional conflict points are being introduced. Since access is via one driveway to N. York Road (S.R. 0263), the access has clearly been limited.

Providing full access to the site via N. York Road, especially given the proximity to the Green Willow Run and the Big Heads driveways is counter to the access management principals espoused by PennDOT.

BEI Response:

The site access presently exists. A new access to N. York Street (S.R. 0263) is not proposed.

- 3. The projected site-generated traffic volumes will not represent an undue burden to Fairhill Street based on the nationally-accepted ITE data for similar residential developments. The traffic may even be less than projected given the applicant's expectation of 45% vehicle ownership for the residents and the use of a shuttle bus service.*

BEI Response:

Acknowledged; the same decrease is possible for the access to N. York Road (S.R. 0263) and it also will not represent an undue burden.

- 4. Based on the acceptable LOS findings presented in the study for the proposed site access to N. York Road, it is expected that the intersection of Fairhill Street/N. York Road would experience similar acceptable conditions given the relatively minor traffic increases attributable to the proposed development. This intersection should be included in an updated traffic study to fully evaluate the existing and post-development operating conditions.*

BEI Response:

We will conduct manual traffic counts at the intersection of N. York Road (S.R.0263) and Fairhill Street during the morning (7:00 AM to 9:00 AM) and evening (4:00 PM to 6:00 PM) peak hours. The manual traffic counts will be compared to the previously conducted automatic traffic recorder counts (ATR). The manual traffic counts will be factored, if required, in accordance with the ATR counts; the turning percentages at the intersection would be maintained.

- 5. The N. York Road/Fairhill Street intersection is appropriately designed to accommodate the site-generated traffic, including providing acceptable sight distance for vehicles to safely ingress and egress Fairhill Street.*

BEI Response:

Acknowledged; the same can be said of the N. York Road access (S.R. 0263).

6. *The N. York Road access location, if it were to be retained as a regular vehicular access, will result in an undesirable and unnecessary interaction with the two immediately adjacent driveways, the Green Willow Run driveway (located 40 feet to the south) and the Big Heads access driveway (located 30 feet to the north).*

BEI Response:

The site access presently exists. A new access to N. York Street (S.R. 0263) is not proposed. As such, no additional conflict points are being introduced.

7. The potential use of the Fairhill Commons parking lot for Upper Moreland Little League parking is better served if access to this parking lot is available via Fairhill Street. Having sole access via N. York Road would invite confusion for Little League traffic attempting to access the parking lot and possibly result in unnecessary traffic circulation on Fairhill Street and N. York Road.

BEI Response:

The parking area for the Upper Moreland Little League will primarily serve coaches and staff. As such, no confusion on vehicular movement is expected. Wayfinding will be provided via appropriate signage.

If you have any questions or concerns, please feel free to call me at 610-378-3071.

Sincerely,



Gregg Bogia, PE, PTOE
President

July 20, 2020

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: Green Willow Run

Fairhill Commons (551 N. York Road)
Upper Moreland Township, Montgomery County, PA

Dear Paul:

The following is a response to the comment letter prepared by Vicki L. Kushto, Esq., of Clemens Richter and Reiss, P.C., on behalf of the Green Willow Run community, dated July 17, 2020. The comments were made in reference to the proposed Fairhill Commons development, in Upper Moreland Township, Montgomery County, PA.

The Green Willow Run comments are in *italics*; BEI responses are in **bold**.

Questions

- 1. The applicant provided a response letter from Bogia Engineering dated May 15, 2020 to the report of Horner and Canter Associates, the traffic engineer for Green Willow Run. However, the response letter does not address the 7 items under the heading Access Recommendation. Will the Applicant submit a response to these items?*

BEI Response:

A response to the 'Access Recommendations', in the traffic review of Horner and Canter Associates, dated April 20, 2020, has been prepared and submitted to Upper Moreland Township.

2. *Since the SALDO requires access from a lower classification roadway, why is access not shown to Fairhill Road?*

BEI Response:

The proposed access to the Fairhill Commons Development is at the location of the existing driveway to the WinterSports Ice Sports Arena. A new access is not proposed to N. York Road (S.R. 0263). Introducing a second access to the Fairhill Commons development, would introduce new conflicts into the area.

3. *Why is access to N. York Road not the preferred access?*

BEI Response:

The proposed access to the Fairhill Commons Development is at the location of the existing driveway to the WinterSports Ice Sports Arena. As such, by using the existing approved access to N. York Road, no new conflict points are being introduced to the roadway system.

Additionally, traffic on N. York Road (S.R. 0263) is in the free flow condition, which allows the vehicles exiting the access on N. York Road to continue unimpeded, once it arrives at Fairhill Street (STOP-signs are located on both approaches of Fairhill Street.). However, vehicles exiting an access on Fairhill Street would be required to stop at the intersection with N. York Road (S.R. 0623) in addition to stop sign(s) at Fairhill Street. This would cause an increase in delay to both the existing and new (from the access on Fairhill Street) vehicles on Fairhill Street, as they must stop and wait for acceptable gaps in the traffic on N. York Road (S.R. 0263).

4. *In the response letter from Bogia Engineering, under item 6, the Applicant has indicated that vehicle interaction with adjacent driveways will be investigated. When will this investigation occur and what will be investigated?*

BEI Response:

Because of the coronavirus pandemic, traffic counts have not been conducted recently, in the vicinity of the site. However, now that Pennsylvania has entered the Green Phase of the pandemic, we will count the driveways to the Green Willow Run community and to the Big Heads Bar, during the morning (7:00 AM to 9:00 AM) and evening (4:00 PM to 6:00 PM) peak hours.

The investigation will include an investigation of the operation of the driveways, in terms of the levels of service, and the queuing that occurs for vehicles turning into the site driveways.

5. *The Applicant submitted a response letter from Bogia Engineering dated May 15, 2020 to the Township's traffic engineer. In item 7 of that letter, the Applicant says that provision of a shared access with the site driveway on N. York Road will be investigated. Has an investigation taken place? What has been investigated? What were the results of the investigation?*

BEI Response:

Because of the coronavirus pandemic, traffic counts have not been conducted recently, in the vicinity of the site. However, now that Pennsylvania has entered the Green Phase of the pandemic, we will count the driveways to the Green Willow Run community and to the Big Heads Bar, during the morning (7:00 AM to 9:00 AM) and evening (4:00 PM to 6:00 PM) peak hours.

The investigation of a shared access will include an investigation of the operation of the driveways, in terms of the levels of service, and the queuing that occurs, for vehicles turning into the driveways.

6. *Has the applicant had any correspondence with PennDOT to date?*

BEI Response:

Contact was made with PennDOT, to request any available traffic count data for the intersection of N. York Road (S.R. 0263) and Fairhill Street. No data was available.

7. Will the Applicant agree to provide copies of all HOP Plans, comments and response letters between the Applicant and PennDOT to Green Willow Run when they are submitted and/or received?

BEI Response:

Contact Upper Moreland Township for the information requested.

Comments

1. *The Applicant has not addressed the issues and comments contained in the report prepared by Horner & Canter Associates.*

BEI Response:

A response letter, to the review letter prepared by Horner & Canter Associates, dated April 20, 2020, has been prepared.

- 2. In the response letter to the Horner report, the Applicant notes that there are other curb cuts, in close proximity, that are visible on the opposite side of N. York Road. The conflicting traffic across the street just leads to more conflicts and demonstrates why access to Fairhill Road is preferred.*

BEI Response:

The site access presently exists. A new access to N. York Street (S.R. 0263) is not proposed. As such, no additional conflict points are being introduced.

3. In response to the Horner report, the Applicant notes that traffic volumes at the site are low during the morning and evening peak hours. The interaction with other driveways is not as much a function of total volume coming out of the site as it is the proximity, interaction and conflicts with adjacent driveways on York Road.

BEI Response:

The site access presently exists. A new access to N. York Street (S.R. 0263) is not proposed. No additional conflict points are being introduced.

It should be noted that any delays to vehicles exiting the site driveway will occur on-site and will not impact the traffic flow on N. York Road (S.R. 0263).

4. The Applicant has not adequately addressed the issues surrounding access from York Road versus access from Fairhill Road and the plan is therefore not ready for a decision by this committee.

BEI Response:

A letter has been prepared addressing the issues from the review letter prepared by Horner and Canter Associates, dated April 20, 2020. Additional information will be made available pending the conduct of the traffic counts, cited herein, and the subsequent analysis.



BOGIA ENGINEERING INC.

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Wyomissing, PA 19610
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F: 610-678-3517
www.bogiaeng.com

If you have any questions or concerns, please feel free to call me at 610-378-3071.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregg Bogia". The signature is fluid and cursive, with a large initial "G" and "B".

Gregg Bogia, PE, PTOE
President



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

July 29, 2020

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Traffic Review #5**
Fairhill Commons (551 North York Road)
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 819223.11

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
Mark A. Roth, P.E.
John R. Wichner, P.E., PTOE

FOUNDER
Joseph W. McMahon, P.E.

Dear Paul:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our fifth traffic engineering review of the proposed residential development to be located at 551 North York Road (S.R. 0263) in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted document, the development will consist of four apartment buildings containing 132 total apartment units. Access to the proposed development will be provided via a full-movement driveway to North York Road (S.R. 0263) and an emergency-only access to Fairhill Street.

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

1. Transportation Impact Study (TIS) Scoping Meeting Application – Fairhill Commons, prepared by Bogia Engineering, Inc.

Based on our review of the document listed above, McMahon offers the following comments for consideration by the Township and action by the applicant. It should be noted that the comments in this letter pertain only to the TIS scoping meeting application and the applicant must still address the comments contained in our July 8, 2020 review letter for the land development plans.

1. Since access to this site is provided via North York Road (S.R. 0263), which is a state road, the scope for the transportation impact assessment (TIA) is recommended to be concurrently reviewed by PennDOT to obtain any further guidance and concurrence on the scope of the study proposed in the TIS scoping meeting application. Any comments from PennDOT should also be

coordinated with our office and the Township, and evaluated and addressed accordingly in the TIA submission.

2. The applicant may be required to modify the lane striping that currently exists along North York Road (S.R. 0263). McMahon will work with the applicant and PennDOT to determine the appropriate limits and configuration of the lane restriping along North York Road (S.R. 0263) after the completion of the site access assessment and during the land development process. Any modifications to the lane striping along North York Road (S.R. 0263) will need to be approved by PennDOT since North York Road (S.R. 0263) is a State road.
3. The applicant has indicated that it will investigate the feasibility of providing shared access with either the adjacent property along North York Road (S.R. 0263) to the north or to the south of the site in order to provide improved access management along this section of North York Road (S.R. 0263). Documentation of any and all conversations between the applicant and the adjacent property owner(s) should be provided in future submissions. It should be noted that the site access assessment will need to account for a shared access with either the adjacent property along North York Road (S.R. 0263) to the north or to the south of the site if a shared access agreement is reached with either of these property owners.
4. The study should use a background growth rate is 0.28 percent per year as contained in PennDOT table entitled, *Growth Factors for August 2019 to July 2020*, for urban non-interstates in Montgomery County.
5. Crash analysis for the most recent five years (i.e. 2014-2018) should be included in the study for all study intersections.
6. The applicant must include the electronic Synchro files with the transportation impact assessment submission.
7. A PennDOT Highway Occupancy Permit (HOP) will be required for this project for any modifications within the legal right-of-way along North York Road (S.R. 0263). The Township and our office must be copied on all submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties.
8. The proposed development will be subject to the transportation impact fee of \$1,904 per “new” weekday afternoon peak hour trip and the applicant will be required to pay this Transportation Impact Fee in accordance with the Township’s *Transportation Impact Fee Ordinance*. Based on Land Use Code 225 (Off-Campus Student Apartment – Over ½ mile from Campus) in the Institute of Transportation Engineers publication, *Trip Generation, Tenth Edition*, the proposed development will generate approximately 80 “new” weekday afternoon peak hour trips. Based on information provided in the TIS scoping meeting application, the existing site generates approximately 48

total "new" trips during the weekday afternoon peak hour. Therefore, providing a credit of 48 "new" trips for the existing use of the site, the number of trips subject to the transportation impact fee is 32, resulting in a transportation impact fee of \$60,928.

9. A response letter must accompany the resubmission of the study and any materials that addresses how each comment has been addressed and satisfied, and where each may be found in the materials being submitted.

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

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

BMJ

cc: Matthew Candland, Township Manager
James Hersh, P.E., Township Engineer
Fran Hanney, PennDOT District 6-0
Susan LaPenta, PennDOT District 6-0
Greg Bogia, P.E., Bogia Engineering Inc.



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July 24, 2020

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Ave.
Willow Grove, PA 19090

RE: Fairhill Commons – McCloskey & Faber, P.C. Review
Upper Moreland Township, Montgomery County, PA
C2C Design Group Project No. CTC-UMT-01

Dear Mr. Purtell,

We have received a review letters from Gilmore & Associates, Inc, McCloskey & Faber, P.C., and McMahon Associates, Inc, all dated July 8, 2020, regarding the above referenced project. We have reviewed the comments and updated our project submittals, where appropriate. Please find the following revised submission items for your review:

- Final Plan, dated 3/20/2020; Revised 7/24/2020 (16 Sheets)

In order to facilitate the review of the enclosed documents, we offer the following itemized responses (**in bold**) to the comments provided. Only the comments soliciting a response are listed.

GILMORE & ASSOCIATES

III. Reference Documentation

D. Upper Moreland Township Conditional Use #CU19-0010 for premises 230 Fairhill Street, dated June 17, 2019, granting Conditional Use approval for the proposed 3-story mid-rise apartment buildings, subject to the following conditions:

8. Applicant shall limit the building height of each building to 3 stories.
The proposed buildings located on the portion of the property subject to this CU Approval are three stories and comply with the condition. However, the Zoning Data table on Title Sheet (TI-1) shall be updated accordingly.

Zoning Data Table on Sheet TI-1 has been updated to note the different building heights of Buildings 1, 2 & 3 and Building 4.

9. Applicant shall make a reasonable effort to assist the Upper Moreland Township Little League in mitigating its stormwater issues and provide any such agreements and/or plans to the Board of Commissioners. The Applicant shall arrange for the Little League's stormwater issues to be maintained as a separate item in its stormwater study and/or stormwater report.

A site meeting was held on February 10, 2020 at the little league field to discuss drainage concerns and potential assistance that could be provided by the Applicant. The submitted plans depict the installation of a concrete curb and inlet along the southern most parking areas, extension of an existing storm pipe, installation of a vegetated swale and rain garden. The depicted improvements are consistent with what was discussed at the site meeting and appear adequate to address the condition of Conditional Use approval.

It appears the vegetated swale and rain garden on the Little League property will be utilized to meet Township and/or NPDES stormwater requirements and an Ownership & Maintenance Agreement will be required for the facilities. Assuming the Applicant will be the entity responsible for ownership & maintenance, an easement agreement between the Little League and Applicant will be required to allow access for maintenance.

Separate Operations and Maintenance agreements between the applicant and the Little League will be prepared outlining all responsibilities of each party. This will be provided prior to final plan recording.

15. Applicant shall present a sign plan during the land development phase of the project for approval by the Board of Commissioners.

Presentation of the required sign plan should be made to the Community Development Committee and Board of Commissioners.

The signs as shown on the plan are what was presented to the required Boards.

IV. Review Comments

B. Waivers Requested

4. §300-18.E – To permit a sidewalk running slope greater than the maximum allowable 5% in areas where the existing site conditions exceeds a 5% slope.

The existing slope of Fairhill Street is greater than 5% and we have no objection to the installation of sidewalk at a slope equal to existing road slope. The sidewalk that connects the York Road right-of-way to the site will need to be installed at 5% or less in accordance with ADA and UCC Standards. As currently depicted, the slope appears to be 6% +/- . As such, the design may need to incorporate a ramp & landing near the York Road right-of-way in order to provide 5% for the remainder of the sidewalk area.

The plans have been revised to provide a maximum of 5% sidewalk for the access from York Road to meet this requirement.

C. Subdivision & Land Development Ordinance (Chapter 300)

1. §300-14.G – The Board of Commissioners (Board) may grant modification to the requirements of this ordinance provided the Applicant proves undue hardship. Any waivers should be formally requested from the Township unless the plans are revised to address all comments of this letter relative to the SALDO and Stormwater Ordinances.

ACKNOWLEDGED.

2. §300-15.B(1)(b)[3] – York Road should have minimum right-of-way width of 100 feet and a minimum paved width of 52 feet. The full width and half-widths of the York Road legal right-of-way, ultimate right-of-way, and cartway should be dimensioned on the plans. The Applicant should offer the area within the York Road right-of-way to PennDOT. Alternatively, the Applicant should submit a formal waiver request from the requirements of this section to not dedicate additional right-of-way along York Road.

A formal waiver request has been submitted to the Township. This ordinance section has been added to the waiver request No. 1 in the letter.

3. §300-16 – We defer to McMahon Associates for review of the plans with respect to driveway locations, parking lot circulation, and traffic impacts.

ACKNOWLEDGED

4. §300-17 – We defer to the Township Code Enforcement Department for review of the plans with respect to the minimum number of required accessible parking spaces and their proposed locations.

ACKNOWLEDGED

5. §300-25 – The Applicant will be required to secure the necessary Erosion & Sediment Control and NPDES permits from the Montgomery County Conservation District for the proposed earth disturbance on site. The Township should be copied on all correspondence with MCCD. In addition, the Construction Sequence located on the Notes Sheet, Sheet 15, should be revised to include a note stating the Township & Township Engineer shall be contacted at least 48 hours prior to the start of construction. Also, the Construction Sequence should be revised to include all site improvements, including paving, building construction, Fairhill Street improvements, etc.

ACKNOWLEDGED. The construction sequence on Sheet 15 has been revised accordingly.

6. §300-26 – The plans shall be submitted to the Upper Moreland – Hatboro Joint Sewer Authority for review. Also, the required PA DEP Planning Module Application must be submitted to the Township for review and signature.

ACKNOWLEDGED

7. §300-27 – The plans shall be submitted to AQUA PA for review and a copy of the agreement with AQUA PA provided upon receipt.

ACKNOWLEDGED

8. §300-30 – All proposed monumentation shall be installed and certified by a Professional Land Surveyor licensed in the Commonwealth of Pennsylvania. A note stating this requirement should be added to the plan.

ACKNOWLEDGED. Note #17 on Sheet TI-1 has been added to the plans.

9. §300-32 – We defer to the Township's Fire Marshal for review and approval of the plans with respect to emergency access and fire protection. Approval from the Fire Marshal is required prior to recording of the plans.

ACKNOWLEDGED. Plans have been submitted to the Fire Marshal, but no formal approvals or comments have been received at this time.

10. §300-33 – Deeds for the existing lots and legal descriptions for the revised lots, right-of-way dedication, utility easements, etc. shall be submitted to our office for review and approval. All metes and bounds should be clearly labeled on the plan. In addition, the Applicant is proposing off-site improvements on the adjacent Little League property. As such, the Applicant will be required to obtain a temporary construction easement for any work on adjacent properties.

ACKNOWLEDGED. Legal descriptions and exhibits for all easements and ROW dedications will be provided.

11. §300-34.F – The Applicant is required to contribute a fee-in-lieu of open space dedication in accordance with this section. We calculate the fee, based on 132 units at \$500.00 per unit, to be \$66,000.00.

ACKNOWLEDGED

12. §300-39 – We defer to McCloskey & Faber for review of the plans with respect to the requirements of this section and §350-275.

ACKNOWLEDGED

13. §300-52.B – The plan proposes the consolidation of the two subject parcels; however, Note 1 on the Cover, Sheet 1, states two separate owners for each parcel. Documentation should be provided showing that the Applicant is the owner of both properties. Alternatively, Note 1 should be updated to state the equitable owner of each property. In addition, the Existing Features and Demolition Plan, Sheet 2, should be revised to note that the common lot line is to be extinguished.

Note 1 on Sheet TI-1 and Sheet 2 has been revised accordingly.

14. §300-52.C(2) – The Layout Plan, Sheet 3, should be revised to show both the existing legal right-of-way and proposed ultimate right-of-way for Fairhill Road and York Road (S.R. 0263). The areas between the legal and ultimate rights-of-way that are to be offered for dedication to the governing body having jurisdiction should be clearly depicted on the plan.

Sheet 3, Layout Plan, has been revised to show both the legal and ultimate ROW lines and shading provided to delineate the area being offered for dedication to the Township.

15. §300-52.D(5) – The location, size, and material of all proposed utility connections, including gas and electric services should be added to the Utility Plan, Sheet 5.

All gas and electric services will be provided on the final plans prior to recording. PECO will not provide detailed design until conditional plan approval.

16. §300-54.C(1)(b) – Specifications and design calculations for all retaining walls must be submitted to the Township Engineer for review and approval prior to the start of construction.

ACKNOWLEDGED.

17. There are several discrepancies with the provided Fairhill ADA Accessibility Plan. We recommend the Applicant contact this office to discuss the required accessibility plan revisions.

The ADA Accessibility Plan has been updated per conversation with the Township Engineer.

18. Township standard cross-sectional details for utility trench restoration in paved and unpaved areas should be added to the plans.

Standard utility trench details have been added to the plans.

19. A cross-sectional detail should be provided for the Dumpster Enclosure Detail on the Construction Details, Sheet 12, showing the concrete depth and specifications.

The concrete pad thickness and specifications have been added to the detail shown on Sheet 12.

20. The Conditional Use Note on Sheet 1 should be revised to reference Conditional Use Approval CU19-0010 in addition to CU19-0042.

The Conditional Use Note on Sheet 1 has been revised to correctly reference both Conditional use approvals.

21. The Title Sheet, Sheet 1, should be revised to specifically note the variances granted per Zoning Hearing Board Decision & Order No. 19-18, as well as the date of the hearing and all conditions. In addition, the approval date for CU#19-0010 should be revised to June 17, 2019.

The title sheet has been revised to reference the approval for ZHB Decision & Order No. 19-18 as requested. The approval date for CU#19-0010 has been updated as well.

22. Note 12 on the Title Sheet, Sheet 1, states “green items” are to be proposed within the proposed apartment complex. The location of these facilities should be depicted on the plan with associated details.

Note 12 has been updated to address what “green items” are proposed on the plans and the appropriate details have been added.

23. The duplicate contact information for Comcast should be removed from the Title Sheet, Sheet 1.

Duplicate Comcast info has been deleted as requested.

24. Stop signs and stop bars should be located before a crosswalk with a minimum four feet between the leading edges of the crosswalk and stop bar. The Stop signs should be in line with the stop bar. Alternatively, the Applicant may propose pavement markings such as “STOP” at the stop bars where signage cannot be placed. The Layout Plan, Sheet 3, should be revised accordingly. Ultimately, we defer to McMahon & Associates with respect to parking lot circulation and signage.

All stop bars and stop signs have been adjusted accordingly. “STOP” pavement markings have been added where necessary.

25. The plans include two separate Luminaire Schedules on the Landscape & Lighting Plan, Sheet 6, and the Construction Details, Sheet 11. The schedules should be revised to correlate with one another. In addition, we recommend the proposed lights on the Landscape & Lighting Plan, Sheet 6, be labeled in accordance with the Luminaire Schedule for clarity.

The labels and schedules have been updated to be consistent.

26. The bottom of Underground Basin 1 should be noted in the Profile: Sanitary Sewer MH4 to MH3, located on the Sanitary Sewer Profiles, Sheet 9, to confirm adequate coverage is provided between the bottom of the underground basin and top of the sanitary pipe.

The underground bed has now been added to the sanitary sewer profile on Sheet 9.

27. The Applicant is responsible for all other required approvals, permits, etc. (i.e. MCPC, MCCD, PADEP, PennDOT, Municipal Authority, Fire Marshal, etc.) Copies of these permits or approvals shall be forwarded to the Township.

ACKNOWLEDGED.

F. Stormwater Management Ordinance (Chapter 287)

1. §287-18.K – BMP storage facilities should completely drain both the volume and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. The provided dewatering calculations within the PCSM Narrative show a dewatering time of 1.23 hours for Underground Basin 1. The Applicant should request a waiver from the requirements of this section.

A waiver of this section has now been requested. This waiver has been added to Sheet TI-1 and to the waiver request letter.

2. 287-18.S – We note the following discrepancies between the Storm Sewer Tabulation Profiles located on Sheet 10:
 - a. MH28 – RIM elevation.
 - b. UGB1 – The RIM elevation should be set at 294.84.

The Rim for MH28 and UGB1 is correct on the plans. The storm sewer calculations have been updated accordingly and are attached for your review.

3. §287-18.W – The Outlet Structure (MH-27) Underground Bed #1 detail on the Construction Details, Sheet 12, should be revised as the noted elevations are inconsistent with the information noted within the underground basin pond report, storm sewer calculations, and profiles. The detail should be revised to show any manhole components required for construction, such as conversions slabs, eccentric cones, frames and covers, etc. Side and top sectional views of the structures should be added to plan for further detail with noted dimensions, thickness, weirs, inlet/outlet pipes, etc.

The detailed Shop Drawings will be provided by contractor prior to construction.

4. §287-31 – A Stormwater Maintenance Agreement will be prepared by the Township Solicitor and executed prior to the plans being recorded.

ACKNOWLEDGED. This will be provided prior to plan recording.

5. §287-36 – The provided roof leader pipe diameters should be clarified between 4-inch and 6-inch PVC. The calculations within the PCSM Narrative and Legend on the Utility Plan, Sheet 5, should be updated accordingly. In addition, Architectural plans should be submitted to our office showing roof lines of each building to confirm a maximum 4,000 square-foot drainage area to each roof leader, per the provided calculations.

Detailed architectural plans showing roof lines and downspouts are not available at this time. Detailed roof drain calculations will be provided prior to construction to verify roof drain designs. 4,000 sq.ft. appears to be a conservative approach based on preliminary architectural design information.

McCLOSKEY & FABER

LANDSCAPE-RELATED WAIVER REQUESTS:

2. Section 300-43. B. (2), Softening buffer "A 'softening buffer' is a mixed perimeter landscape planting intended to provide an informal separation between neighboring developments." The Applicant is requesting relief from a portion of the minimum Softening buffer planting requirements along the southern property line adjacent to the Apartment use. No objection.

Along the access strip from York Road, Street trees and shrub groupings are required/provided in lieu of Softening buffer plantings, which seems appropriate along the driveway.

For the remainder of the 433 LF of property line adjacent to the Apartment use, the Applicant has provided eight Ornamental trees and 56 shrubs. The waiver request letter appears to imply that the waiver is requested for relief from the shrub requirement. Whereas, it appears that the minimum shrub requirement has been met. We note that, however, 17 trees are required, and the landscape design provides for only 8 trees. A vinyl fence is proposed along this property line. We feel the combination of fence and proposed plantings is appropriate and meets the intent of the Softening buffers.

The linear footage of property line, as well as the required and proposed plantings, as indicated within the "Landscaping Requirements" chart should be reviewed and corrected to accurately reflect the proposed conditions

The "Landscaping Requirements" chart has been updated to reflect the 433 LF of buffer and the required and provided trees have been updated accordingly.

6. Section 300-43. C. (4) (b), Screen buffer "Walls, fences and/or earth berms may be used in combination with evergreen plant material, subject to the approval of the Upper Moreland Township Board of Commissioners. Details and elevations of fences and walls are to be provided to the Township Engineer and Township Landscape Architect for review."

- The Applicant is proposing to utilize fencing in conjunction with retaining walls toward meeting minimum screen buffer requirements adjacent to the Little League properties.
- Use of walls/fences to meet screen buffer requirements does not necessarily require a waiver but is subject to approval of the Board of Commissioners.
- The response letter indicates that details and elevations for the proposed wall/fence will be provided. The plan notes a chain link fence, which does not provide screening. We would not recommend a chain link fence with plastic slats or a chain link fence with mesh as screening. Type of wall and fence should be presented to the Board of Commissioners.

6 ft. high Vinyl privacy fence is proposed along the property lines to the south and east, with a 6 ft high decorative aluminum fencing being proposed along Fairhill St.

7. Section 300-43. D. 1. (a), Parking area landscaping One shade tree is required for every six parking spaces, and six shrubs for every two parking spaces facing residential.

- Shrubs proposed facing residential are intended to meet minimum Softening buffer requirements and may not count toward meeting more than one requirement. As such, the waiver request letter should be revised accordingly for clarification.

The waiver request letter has been updated to clarify this requirement.

9. Section 300-43. D. 1. (d), Parking area landscaping “Planting islands shall be a minimum of 15 feet wide and 20 feet long. A minimum of one single-trunked shade tree shall be placed in each 300 square feet of planting island.” Two parking lot islands are void of trees in order to provide for pedestrian circulation (sidewalks). The waiver letter indicates that the Applicant has proposed 15-foot wide by 18-foot deep parking islands. However, we note at least two parking lot islands which are 10 feet in width, are near or directly adjacent to larger green areas. We have no objection to the waiver as requested.

Acknowledged.

12. Section 300-3.G. (1) (b), Individual lot landscaping One shade tree is required per unit. While we would have no objection to a reduction to the minimum lot landscaping requirements, we believe there may be opportunities to provide additional plantings. We offer the following comments and recommendations:

- Based on our calculations, it is our understanding that 14 shade trees and 14.5 shade tree equivalents are proposed toward meeting Individual Lot Landscaping. (The “Landscaping Requirements” chart should be adjusted for clarification.)

The Landscaping requirements chart has been updated to reflect the shade trees and shade tree equivalents provided.

- The waiver request letter indicates that the Applicant has proposed 72 of the minimum 132 required trees. However, the 72 trees also include trees required for other landscape categories such as Parking Area Landscaping and Street trees. Per Section 300-43.G.(1)(a), Individual Lot Landscaping is to include plantings above the minimum requirements for other landscape categories. The provided Individual Lot landscaping quantity should be revised accordingly.

Waiver request letter has been updated accordingly.

- The Applicant may wish to install shrubs as shade tree equivalents within the slope between the fence and the Little League parking lot in order to reduce maintenance in this area.

The plan has been revised to show Sod to be installed in this area.

- We strongly suggest that building foundation landscaping is provided. At a minimum, we recommend appropriate landscape beds are provided to enhance each main building entrance. The plan has been revised to depict “Possible building planting beds (not part of this plan).”

These possible building planting beds have been shown on the plan to acknowledge that some additional landscaping will be provided to enhance the building aesthetics. However, these specific species and locations of this landscaping will be determined by the Landscape contractor and the owner during construction.

- As part of a Master Plan for the development of Memorial Park prepared by McCloskey & Faber in 2002, streambank stabilization was recommended along Round Meadow Run, which is the receiving stream from the development area. To help meet this goal, the Township may wish to consider converting replacement trees not able to be placed on the development property, as may be determined, into a streambank stabilization effort along the areas of Round Meadow Run near the Little League fields.

The applicant is willing to meet with the Township and Little league officials to determine if additional trees can be planted in the above outlined locations. The applicant does not want to get involved into any permitting or design efforts involved in the streambank stabilization of Round Meadow Run. This will not appear on the plans, and can become part of the final developer’s agreement.

15. Section 300-45. A. – relief from the full requirement of replacement trees. We defer to the Township.

- The waiver request letter indicates 173 replacement trees are required. Based on the “Replacing Trees Destroyed by Development” chart on Sheet LL-1, we offer the following further breakdown (which we recommend is clearly outlined in the chart):
 - 107 trees at 2-1/2” minimum caliper
 - 41 trees at 4” minimum caliper
 - Plus 2 trees at minimum 2-1/2” caliper and 23 trees at minimum 4” caliper based on additional viable trees which are required to be removed to install new parking spaces for the Little League.Total 173 Required replacement trees

The “Landscaping Requirements” chart has been updated to clearly outline these requirements.

LANDSCAPE PLAN REQUIREMENTS (Article 5, Section 300-42)

1. The plant schedule is to be expanded to indicate Native species plant material intended to satisfy minimum native species requirements. (Section 300-42 K.) The plant schedule was revised to indicate proposed Native deciduous tree species. However, the requirement is necessary for all plant material. Further revisions are necessary.

The Landscape schedules have been updated to reflect native species for all plant materials including groundcover and shrubs.

2. The quantities of deciduous trees in the Plant schedule should be reviewed and adjusted to match the quantities as proposed in plan view. (Section 300-42 K.)

The Plant schedule totals have been confirmed to match the plan view shown.

3. A detailed landscape cost estimate is to be included with the final landscape plan submission for determination of the escrow fund. The estimate is to include the guarantee as well as the labor, material, installation and maintenance cost. (Section 300-42 Q.) Estimate is to identify Shade tree caliper size and minimum height for Ornamental trees, Evergreen trees, and shrubs at the time of planting that meet or exceed minimum required sizes. It is to be sent to the Township Engineer with a copy to this office.

A cost estimate will be provided once the final design and layout is approved. This will be done prior to plan recording.

4. Location of Tree Protection Fence and a detail for installation are to be indicated on the Landscape Plan. (Section 300-42 R.) In addition, Tree Protection Fence is to be indicated on the Grading Plan and Erosion Control Plan so the appropriate Contractor is aware of the requirements. Protective fence is to be provided for any trees to be retained along the limits of disturbance.

Tree protection fence is now shown around the perimeter of the Limit of Disturbance where appropriate. Detail has now been provided.

5. The Existing Tree Inventory on the Existing Conditions and Demolition Plan no longer applies and should therefore be eliminated. (General comment)

The existing tree inventory has now been eliminated.

6. It is recommended that trees are located no closer than 5 feet horizontally from any underground utility. (General comment)

All trees have been shifted to ensure 5 feet of distance from any underground utility.

PLANTING REQUIREMENTS (Article 5, Section 300-43)

A. Screen Buffer (Section 300-43, C)

1. As noted in our previous review, once properly applied, it is feasible that additional waivers for relief from the technical requirements associated with perimeter buffers may be necessary.

Acknowledged.

2. The "Landscape Requirements" chart lists that 193 shrubs are proposed to meet minimum Screen buffer requirements, wherein evergreen trees are required, and shrubs may be used to supplement the evergreen trees. (Table 1) We offer the following comments and recommendations regarding the proposed screen buffers:

Adjacent to the Little League fields:

As noted above under waiver request comments, the Applicant is proposing to utilize fencing in conjunction with retaining walls toward meeting minimum screen buffer requirements.

We note that the current proposed planting design in this area was revised considerably from the previous design. The reasoning behind the changes is unclear. Furthermore, the current overall screen planting design resulted in an overage of the permitted native screen buffer planting species percentage.

The previous planting design included a mix of evergreen trees in conjunction with evergreen and deciduous hedge shrubs, which seemed appropriate with an appropriate screen fence. The current planting design, for example, now proposes soldier rows of trees along the 127 LF of property south of building 3. Based on the narrow planting space evergreen shrubs as previously proposed may be more appropriate.

The reasoning behind the change is to provide various evergreen staggered shrub rows, instead of taller trees on the uphill side of the retaining wall. We feel the evergreen shrubs provided on the current plan provide the required buffering and will minimize impacts to the retaining wall.

219 LF along the York Road side of the development:

The plan does not meet the minimum screen buffer requirements. It appears that, if the proposed deciduous tree row is eliminated, there may be adequate space to provide a double slightly staggered row of evergreen trees.

The plans have been revised to provide a double slightly staggered row of evergreen trees as requested.

121 LF along the York Road side of the development:

The plan does not meet the minimum screen buffer requirements. It appears that there may be adequate space to provide double slightly staggered row of evergreen trees.

The plans have been revised to provide a double slightly staggered row of evergreen trees as requested.

170 LF along the York Road side of the development:

The plan does not meet the minimum screen buffer requirements. Adequate space is not available between the driveway and the property line to provide the minimum required double staggered row of evergreen trees. While we would have no objection to a waiver for partial relief from the minimum screen buffer requirements, we believe adjustments to the planting design is necessary to closer meet the intent of screen buffer requirements.

Adjustments to the plantings in this area have now been provided per consultation with the review consultant.

B. Steep Slope Landscaping (Section 300-43, H.)

1. Steep slope landscaping is to be provided in all disturbed areas of the site with slopes in excess of 15%. (Section 300-43 H.) The response letter indicates, "Acknowledged" though proposed steep slope landscaping does not appear to be provided in the design. The planting design is to be revised accordingly, or a waiver, with justification, requested.
 - Sodded lawn. Sodded lawn is required on slopes of 6.67:1 (15%) or greater, except where ground cover plantings have been provided. (Section 300-43 H.(1))
 - Ground cover plantings are required on slopes of three to one (33%) or greater. (Section 300-43 H.(2))

Sod and groundcover areas have been added to the plans.

RECOMMENDED PLANT LIST (Article 5, Section 300-47)

1. In order to review compliance regarding Table 3 relative to minimum required percentage of native species for various applications, calculations for percentage of proposed native species has been incorporated into the Landscaping Requirements Chart. We offer the following comments:

- The percentage of native plants should be reviewed and adjusted based on changes to the planting design as a result of response to comments in this review letter.

Acknowledged.

- 100% native is indicated for Street trees, whereas it appears that non-native tree species are proposed toward meeting a portion of the minimum street tree requirements. Calculations should be reviewed and adjusted accordingly. (Minimum requirement is 40%.)

The calculations have been adjusted to show only 81% of the street trees are native.

- The chart indicates that 20% of the plantings proposed toward Screen buffers are native, wherein a minimum of 25% is required. The planting design is to be revised accordingly.

The landscaping in this area for the screen buffers has been revised to include more native plantings to meet the 25% requirement. The chart has been updated accordingly.

- The chart indicates that 100% of the plantings toward Individual lot landscaping trees are native. However, it appears that some non-native trees are proposed. Calculations should be reviewed and adjusted accordingly. (Minimum requirement is 50%.)

The chart has been updated to show that 78% are native still meeting the 50% requirement.

- The % of proposed Native plants to meet the BMP Planting requirements should be listed.

100% of the BMP planting requirements are native and the plans have been updated to note that accordingly.

2. Deciduous shrubs are to be a minimum of 30" in height at installation. (Section 300-47 D.) The plant schedule was revised to indicate a minimum of 30" height for both deciduous and evergreen shrubs, whereas Evergreen shrubs are permitted to be a minimum of 24" height. While this is acceptable, we recommend that the Project Landscape Architect review availability of evergreen shrubs at the minimum height proposed.

The plant schedule has been revised to show a minimum of 24" height evergreen shrubs as requested.

3. The plant list was expanded to include the actual intended spacing of shrubs. Designed spacing for each shrub species proposed should be reviewed and adjusted further based on the mature size of the species, and intent of the design.

All spacing for each shrub species has been based on the mature size of each individual species.

McMAHON ASSOCIATES

WAIVER REQUESTS

1. The applicant is requesting the following waivers from the Subdivision and Land Development Ordinance:
 - **Section 300-15.B(1)(b)[1]** of the **Subdivision and Land Development Ordinance**, requiring primary streets to have a minimum right-of-way width of 100 feet and residential streets to have a minimum right-of-way width of 50 feet and a minimum paved width of 30 feet. The plans currently show a 61-foot right-of-way width along the site frontage of York Road (S.R. 0263) and 45-foot right-of-way width and a 28-foot paved width along the site frontage of Fairhill Street. It should be noted that the 61-foot right-of-way width is consistent with the right-of-way width along York Road (S.R. 0263) in the vicinity of the site and the 45-foot right-of-way width and 28-foot paved width is consistent with the right-of-way width and paved width of Fairhill Street in the vicinity of the site.

A waiver has been requested.

- **Section 300-17.D** of the **Subdivision and Land Development Ordinance**, requiring a minimum of 20 feet of open space between the curbline of any parking area and the outside wall of dwelling units in residential areas. The plans currently show approximately 10 feet of open space between the parking lot and all proposed residential buildings.

A waiver has been requested.

- **Section 300-17.I** of the **Subdivision and Land Development Ordinance**, requiring a minimum parking aisle width of 25 feet for two-way traffic. The plans currently show 20-foot and 24-foot parking aisle widths.

A waiver has been requested.

- **Section 300-18.E** of the **Subdivision and Land Development Ordinance**, requiring sidewalks to have a maximum running slope of 5%. The plans currently show a sidewalk running slope of greater than 5% along Fairhill Street.

A waiver has been requested.

- **Section 300-19.A(7)** of the **Subdivision and Land Development Ordinance**, requiring 8-inch curb reveals. The plans currently show 6-inch curb reveals interior to the site.

A waiver has been requested.

- **Section 300-43.D(2)(c)** of the **Subdivision and Land Development Ordinance**, requiring a maximum of six parking spaces in a row without a 15-foot wide landscaped island. The plans currently show several parking rows with more than six parking spaces without a landscaped island.

A waiver has been requested.

LAND DEVELOPMENT PLANS

2. The applicant may be required to modify the lane striping that currently exists along York Road (S.R. 0263). McMahon will work with the applicant and PennDOT to determine the appropriate limits and configuration of the lane restriping along York Road (S.R. 0263) after the completion of the site access assessment and during the land development process. Any modifications to the lane striping along York Road (S.R. 0263) will need to be approved by PennDOT since York Road (S.R. 0263) is a State road.

Acknowledged.

3. The applicant has indicated that it will investigate the feasibility of providing shared access with either the adjacent property along York Road (S.R. 0263) to the north or to the south of the site in order to provide improved access management along this section of York Road (S.R. 0263). Documentation of any and all conversations between the applicant and the adjacent property owner(s) should be provided in future submissions.

The applicant will investigate with both Greenwood and Bigheads to see where the adjacent owners thoughts would be about a shared access.

4. The stop sign located on the parking lot drive aisle immediately to the north of building 3, at its intersection with the drive aisle immediately to the east of building 3, should be relocated so it is before the crosswalk. A stop bar should also be shown on the plans at this relocated stop sign.

A stop bar has been added and the stop sign relocated in front of the crosswalk.

5. ADA ramps should be shown on the plans at the York Road (S.R. 0263) driveway.

ADA access has been provided from York Road into the site. Detailed ADA plans will be part of the HOP plans for the intersection with York Road.

6. The "Little League Fields" sign located along York Road (S.R. 0263) at the driveway must be approved by PennDOT with the applicant's HOP application. We may provide additional comments regarding this sign at that time. The applicant should provide additional wayfinding signage internal to the site directing visitors of the little league field to the appropriate parking area(s).

Acknowledged.

7. Since York Road (S.R. 0263) is part of the State highway system, the applicant will be required to secure a Highway Occupancy Permit (HOP) from PennDOT if any modifications are made to the site frontage within the state right-of-way along York Road (S.R. 0263). The applicant should provide the Township and McMahon with copies of the HOP plans, comments, and response letters between the applicant and PennDOT, and invited to all meetings between the two parties.

Acknowledged.



8. The proposed development will be subject to the Township's Transportation Impact Fee of \$1,904 per "new" afternoon peak hour trip in accordance with the Township's Transportation Impact Fee Ordinance. Based on ITE Land Use Code 225 (Off-Campus Student Apartment – Over ½ mile from Campus) published in Trip Generation, Tenth Edition, the proposed development will generate approximately 80 "new" trips during the weekday afternoon peak hour. The project's Site Access Assessment indicates the existing ice rink use generated approximately 48 weekday afternoon peak hour trips. Therefore, the net "new" trips which would be assessed the Township's impact fee is 32 afternoon peak hour trips, resulting in a total Transportation Impact Fee of \$60,928.

Acknowledged.

Should you require additional information or wish to discuss the enclosed documents, please do not hesitate to contact our office.

Respectfully submitted,

C2C Design Group

Brian S. Focht

Brian S. Focht, PE
Principal



“Engineering and Surveying Solutions from Concept to Construction”

Phone: 610-860-6050

37 East Penn Avenue, Wernersville, PA 19565

Fax: 610-860-6051

July 24, 2020

Upper Moreland Township

117 Park Ave

Willow Grove, PA 19090

RE: Waiver Request - REVISED

Fairhill Commons - Wintersport

Upper Moreland Township, Montgomery County, Pennsylvania

C2C Design Group Project Reference: CTC-UMT-01

Dear Planning Commission,

Previously and in response to several of the review comments offered by the Township staff and other review agencies, the following waivers are requested from the requirements of the Upper Moreland Township Subdivision and Land Development Ordinance (SALDO), and from the Upper Moreland Township Stormwater Management Ordinance (SWM – Chapter 287), as indicated below.

Please note that this Waiver Request Letter supersedes the previously submitted Waiver Request Letter, and represents all waivers being requested for this project, to date.

SALDO

1. **SECTION 300-15.B(1)(b)[1] & SECTION 300-15.B(1)(b)[3]: Residential Streets –** Residential Streets shall have a minimum right-of-way width of 50 feet and a paved width of 30 feet. The applicant is proposing that the existing Fairhill Street have a right-of-way width of 45 feet and a paved width of 28 feet. The applicant is also proposing that the existing York Road (S.R. 0263) have a minimum right-of-way width of 60 feet along the site frontage. This is consistent with discussions during the zoning and conditional use processes.
2. **SECTION 300-17.D: Parking Areas (Open Space)** – No less than 20 feet of open space shall be provided between the curbline of any parking area and the outside wall of the dwelling unit in residential areas. The applicant is proposing to provide a 10-foot wide strip of open space at this location. This is consistent with discussions during the Zoning and Conditional Use processes.





3. **SECTION 300-17.I: Parking Areas (Aisle Width)** – Parking lot dimensions shall be no less than those listed in (the Section's) following table: Two-Way Aisle Width = 25 feet. The applicant is proposing to provide a 24-foot wide aisle width.
4. **SECTION 300-18.E: Sidewalks** – Sidewalks shall have a maximum running slope of 5%. The existing slope of Fairhill Street exceeds 5%. The applicant requests a waiver of this Section to exceed a 5% running slope for sidewalks proposed in areas that exceed 5% in its existing condition.
5. **SECTION 300-19.A(7): Concrete Curbs** – Concrete curbs should be constructed with a minimum 8-inch reveal. The applicant proposes all curbs interior to the site to have 6-inch reveal. This is consistent with the building code requirements.
6. **SECTION 300-34.D(4): Forest Preservation** – No more than 30% of a Forest can be cleared or developed; 70% or more shall be retained and maintained as open space. The applicant has gone on a site visit with Township staff and determined that this small area of vegetation does meet the definition of a Forest based on the number and size of trees located within. The applicant proposed to remove all Forested areas within the property limits.
7. **SECTION 300-43.B(2): Softening Buffer** – A softening buffer is required along all property lines adjacent to the southern property lines, specific to this project. The applicant requests to be waived of this requirement for portions along the proposed driveway connection to York Road. A fence is being proposed in lieu of the required 67 shrubs.
8. **SECTION 300-43.B(2)(d):** Within the buffer area, no man-made slopes shall be steeper than one foot in height for each four feet in width (25%). The applicant proposes slopes up to 33%.
9. **SECTION 300-43.C(2): Screen Buffer** – A screen buffer is required adjacent to the eastern and western property lines, specific to this project. The applicant requests to be waived of this requirement for portions along the proposed driveway connection to York Road.
10. **SECTION 300-43.C(3)(b):** The buffer plantings are required to be located within 20' of the property line. The applicant in proposing buffer plantings approximately 35' from the property line at the top of the retaining wall. The trees at this location will provide for the optimal screening.
11. **SECTION 300-43.C(4)(b):** Walls, fences and/or earth berms may be used in combination with evergreen plant material, subject to the approval of the Upper Moreland Township Board of Commissioners. Details and elevations of fences and walls are to be provided to the Township Engineer and Township Landscape Architect for review. The applicant proposes fences in area with retaining walls.
12. **SECTION 300-43.D(1)(a): Shade Trees** – One (1) shade tree is required for every 6 parking spaces and 6 shrubs for every two (2) parking spaces facing residential. This results in 44 shade trees required. The applicant proposed the install 29 shade trees, based on the site topography and the large underground stormwater management facility required in the parking lot limiting planting opportunities. There is also a requirement for 78 shrubs and the applicant is only proposing a total of 40 shrubs.
13. **SECTION 300-43.D(1)(b): Parking Lot Landscaping** – A minimum of 10% of any parking facility over 5,000 square feet in gross area, shall be devoted to landscaping. The applicant proposed 8% of the gross parking lot to be devoted to landscaping, based on the site topography and the large underground stormwater management facility required in the parking lot limiting planting opportunities.



14. **SECTION 300-43.D(1)(d): Parking Lot Landscaping** – A planting island is to be a minimum of 15 feet wide and 20 feet long. A minimum of one single trunk tree is to be placed in each island. For each double row of parking, two trees are required. The applicant proposed 15-foot x 18-foot islands with landscaping.
15. **SECTION 300-43.D(1)(e): Parking Lot Island Irrigation** – Parking islands less than 300 square feet will require permanently installed irrigation. The applicant proposed 15-foot x 18-foot islands that are less than the required 300 square feet and therefore would require irrigation. The applicant requests relief from providing the irrigation system in these islands.
16. **SECTION 300-43.D(2)(c): Maximum Parking Spaces in a Row** – A maximum of six (6) parking spaces in a row is permitted without a 15-foot wide landscape island. The applicant proposes as many as 18 spaces without a landscape island.
17. **SECTION 300-43.G(1)(b): Individual Lot Landscaping-** One (1) shade tree per unit is required, totaling 132 shade trees required for this development. The applicant proposes less than 1 tree per unit. Based on the site configuration, stormwater facilities and utilities, the applicant is proposing less than the total minimum number of shade trees required.
18. **SECTION 300-44.A(1):** Heritage trees are to be preserved. The condition of all heritage trees is to be assessed by an A-certified professional arborist acceptable to the township. The arborist's report is to be submitted to the township landscape architect for review. Such report is to include a summary of tree health and any recommendations regarding maintenance of such tree during and after construction. The applicant proposes to remove all heritage trees.
19. **SECTION 300-44.A(2):** A minimum of 25% of existing woodland areas are to be preserved on each development. The applicant proposes to remove all woodland areas.
20. **SECTION 300-45.A:** Replacement trees are required. There are 173 replacement trees required, a fee in lieu of which is being proposed by the applicant.
21. **SECTION 300-50.B:** A Preliminary Plan is required for all subdivision and land development projects in the Township. The applicant is proposing to request a preliminary/final approval process to expedite the project timeline. All requirements of the preliminary plan will be provided.
22. **SECTION 300-52.C(1):** Within 400 feet of any part of the land being subdivided, the plan shall depict all existing features including roadways, utilities, sidewalks, curbs, waterways, etc. The proposed project does not include any land being subdivided. The applicant requests a partial waiver of this Section to *not* show existing features within 400 feet of the property on the plan. As an alternative, the applicant will provide an aerial exhibit depicting storm sewer features within 400 feet of the property.

SWM – Chapter 287

1. **SECTION 287-18.Y(6)(a):** Minimum pipe size for storm sewer design is 18 inches. The applicant requests a waiver of this Section in order to use 12-inch pipe at a specific location. The storm sewer pipe between MH-27 and MH-28, between MH-28 and MH-29, and between MH-29 and I-30 are all proposed as 12-inch HDPE pipe. This pipe run serves as the outlet from Underground Bed #1, and provides outlet control for rate reduction.



Fairhill Commons – Wintersport
Waiver Request (Revised)
July 24, 2020

2. **SECTION 287-18(k):** Dewatering time for a Stormwater BMP should be longer than 24 hours, but less than 72 hours. Due to the infiltration rates and the underground basin design, the Underground Bed will dewater in 1.23 Hours, faster than the 24 hours required.

If you have any questions, comments, or concerns related to the waivers requested herein, please contact me at 610-860-6050 Ext. 102, or by email at bfocht@c2cdg.com.

Respectfully submitted,

C2C Design Group

Brian S. Focht

Brian S. Focht, P.E.
Principal



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Fax: 610-860-6051

July 24, 2020

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Ave.
Willow Grove, PA 19090

RE: Fairhill Commons – McCloskey & Faber, P.C. Review
Upper Moreland Township, Montgomery County, PA
C2C Design Group Project No. CTC-UMT-01

Dear Mr. Purtell,

We have received a review letter from Upper Moreland-Hatboro Joint Sewer Authority dated June 25, 2020, regarding the above referenced project. We have reviewed the comments and updated our project submittals, where appropriate. Please find the following revised submission items for your review:

- Final Plan, dated 3/20/2020; Revised 7/24/2020 (16 Sheets)

In order to facilitate the review of the enclosed documents, we offer the following itemized responses (**in bold**) to the comments provided. Only the comments soliciting a response are listed.

1. The pipe lengths and slopes shown in the Profiles and Schedule on Sheet PR-1 do not agree with each other for Pipe Runs MH5 to MH3, MH6 to MH5, MH7 to MH6 and MH8 to MH6.

The profiles and pipe schedule have been revised to be consistent.



2. Note #7 on Sheet TI-1 states that “all sanitary sewer mains shown on the plan will be owned and maintained by the” Authority. The Authority at this time has not agree to take dedication of the on-site sewer system.

The intent of this note is to offer the line for dedication to the Authority. Should the Authority decide to not take dedication of the sewer mains shown, then this note can be modified prior to plan recording.

Should you require additional information or wish to discuss the enclosed documents, please do not hesitate to contact our office.

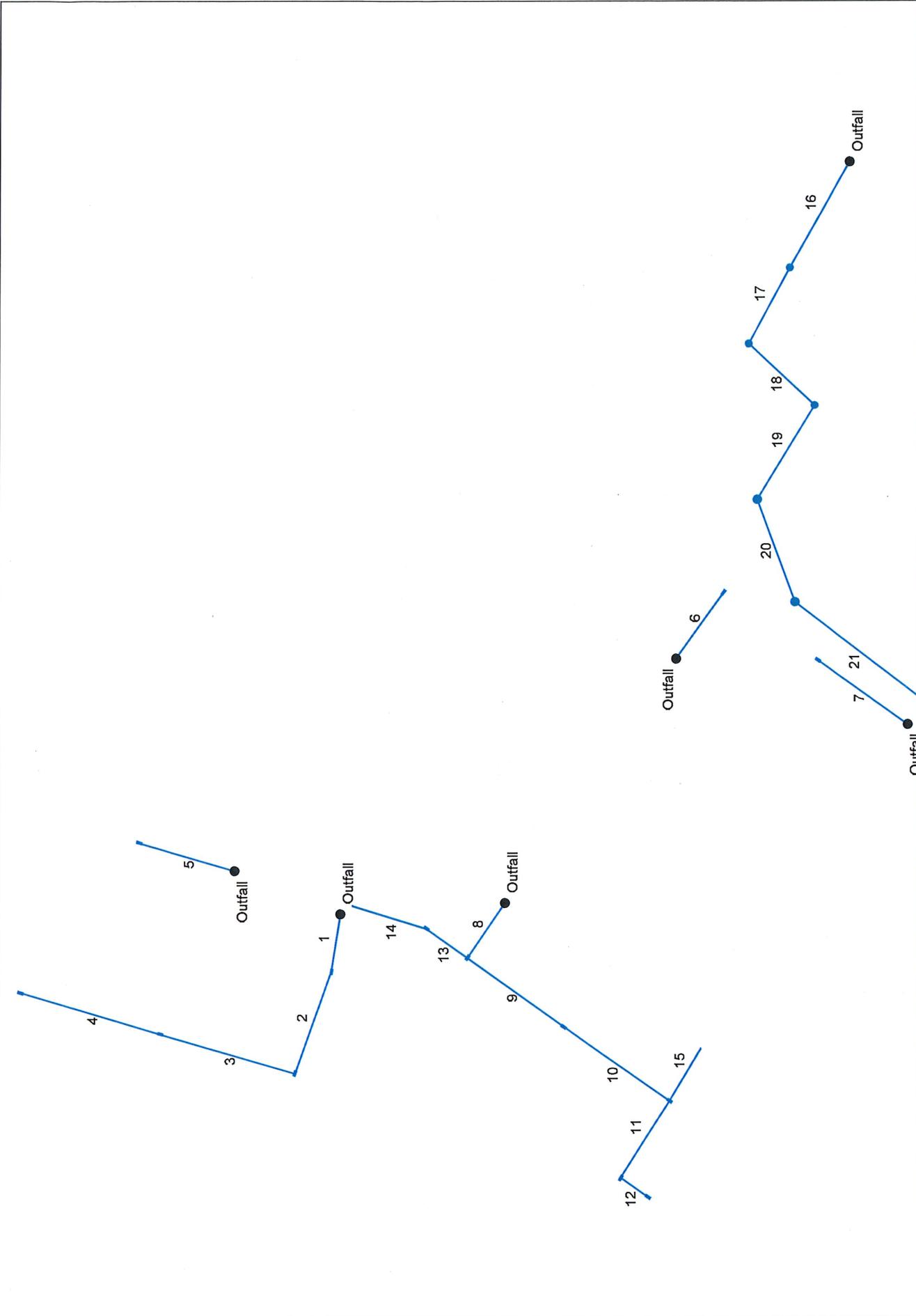
Respectfully submitted,

C2C Design Group

Brian S. Focht

Brian S. Focht, PE
Principal

Hydraflow Storm Sewers Extension for Autodesk® AutoCAD® Civil 3D® Plan



Project File: CTC-UMT-01 230 Fairhill - Wintersport-onsite.stm	Number of lines: 21	Date: 7/22/2020
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Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	I-7D(2' SUMP)	Grate	298.50	Rect	4.00	2.00	18	Cir	293.00	18	Cir	293.20
2	I-7C (2' SUMP)	Grate	298.50	Rect	4.00	2.00	18	Cir	294.00	18	Cir	294.20
3	I-7B (2' SUMP)	Grate	298.50	Rect	4.00	2.00	18	Cir	295.00	18	Cir	295.20
4	I-7A (2' SUMP)	Grate	298.75	Rect	4.00	2.00	18	Cir	296.00	18	Cir	295.20
5	I-8 (2' SUMP)	Grate	298.10	Rect	4.00	2.00	18	Cir	295.10	18	Cir	295.10
6	I-16 (2' SUMP)	Grate	298.10	Rect	4.00	2.00	18	Cir	295.10	18	Cir	295.10
7	I-12A (2' SUMP)	Grate	298.75	Rect	4.00	2.00	18	Cir	295.10	18	Cir	292.00
8	I-5 (2' SUMP)	Grate	298.10	Rect	4.00	2.00	18	Cir	292.00	18	Cir	292.00
9	I-4 (2' SUMP)	Grate	298.10	Rect	4.00	2.00	18	Cir	292.00	18	Cir	292.00
10	I-3 (2' SUMP)	Grate	297.65	Rect	4.00	2.00	18	Cir	292.00	18	Cir	292.00
11	I-2 (2' SUMP)	Combination	295.41	Rect	4.00	2.00	18	Cir	292.29	18	Cir	292.39
12	I-1 (2' SUMP)	Combination	295.47	Rect	4.00	2.00	18	Cir	292.50	18	Cir	292.00
13	I-6 (2' SUMP)	Grate	298.10	Rect	4.00	2.00	18	Cir	292.00	18	Cir	292.00
14	UGB to I-6	Grate	298.10	Cir	0.00	0.00	18	Cir	292.00	18	Cir	292.00
15	UGb1	Grate	297.65	Cir	0.00	0.00	18	Cir	292.00	18	Cir	292.00
16	I-32	Grate	259.35	Cir	4.00	4.00	18	Cir	255.91	18	Cir	256.11
17	I-31	Grate	263.34	Cir	4.00	4.00	18	Cir	259.73	18	Cir	260.56
18	I-30	Grate	267.16	Cir	4.00	4.00	18	Cir	261.78	12	Cir	264.50
19	MH-29	Manhole	272.73	Cir	5.00	5.00	12	Cir	268.52	12	Cir	269.45
20	MH-28 (DROP)	Manhole	299.71	Cir	5.00	5.00	12	Cir	278.00	12	Cir	288.00
21	MH-27	Manhole	298.93	Cir	5.00	5.00	12	Cir	292.00	12	Cir	288.00

Storm Sewer Tabulation

Station	Line To Line	Len (ft)	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
			Incr	Total		Incr	Total	Inlet (min)	Syst (min)					Slope (%)	Size (in)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	37.125	0.05	0.39	0.53	0.03	0.25	6.0	7.4	9.1	2.31	13.20	1.34	18	1.35	292.50	293.00	294.35	294.36	294.84	298.50	I-7D to UGB1
2	1	69.305	0.11	0.34	0.68	0.07	0.23	6.0	6.9	9.2	2.10	12.22	2.51	18	1.15	293.20	294.00	294.38	294.55	298.50	298.50	I-7C to I-7D
3	2	90.599	0.13	0.23	0.68	0.09	0.15	6.0	6.5	9.3	1.43	10.69	3.72	18	0.88	294.20	295.00	294.57	295.45	298.50	298.50	I-7B to I-7C
4	3	93.797	0.10	0.10	0.65	0.07	0.07	6.0	6.0	9.5	0.62	10.51	2.89	18	0.85	295.20	296.00	295.45	296.29	298.50	298.75	I-7A to I-7B
5	End	64.094	0.34	0.34	0.70	0.24	0.24	6.0	6.0	9.5	2.26	14.90	4.30	18	1.72	294.00	295.10	294.46	295.67	298.25	298.10	I-8 TO I-9
6	End	52.480	0.17	0.17	0.87	0.15	0.15	6.0	6.0	9.5	1.40	21.65	2.09	18	3.62	293.20	295.10	294.35	295.54	294.84	298.10	I-16 to UGB1
7	End	71.054	0.11	0.11	0.47	0.05	0.05	6.0	6.0	9.5	0.49	18.60	1.37	18	2.67	293.20	295.10	294.35	295.36	294.84	298.75	I-12A to UGB1
8	End	42.763	0.15	0.46	0.97	0.15	0.44	6.0	30.2	5.3	2.35	0.00	1.33	18	0.00	292.00	292.00	294.35	294.37	298.10	298.10	I-5 TO I-13
9	8	76.500	0.06	0.16	0.99	0.06	0.16	6.0	27.8	5.6	0.88	0.00	0.50	18	0.00	292.00	292.00	294.41	294.41	298.10	298.10	I-4 TO I-5
10	9	82.839	0.04	0.10	0.99	0.04	0.10	6.0	23.9	6.0	0.59	0.00	0.34	18	0.00	292.00	292.00	294.42	294.42	298.10	297.65	I-3 TO I-4
11	10	58.355	0.01	0.02	0.99	0.01	0.02	6.0	12.7	7.8	0.15	8.02	0.09	18	0.50	292.00	292.29	294.42	294.42	297.65	295.41	I-2 TO I-3
12	11	21.340	0.01	0.01	0.99	0.01	0.01	6.0	6.0	9.5	0.09	8.17	0.05	18	0.52	292.39	292.50	294.42	294.42	295.41	295.47	I-1 TO I-2
13	8	32.744	0.04	0.15	0.99	0.04	0.14	6.0	7.6	9.0	1.23	0.00	0.69	18	0.00	292.00	292.00	294.41	294.41	298.10	298.10	I-5 TO I-6
14	13	49.872	0.11	0.11	0.88	0.10	0.10	6.0	6.0	9.5	0.92	0.00	0.52	18	0.00	292.00	292.00	294.42	294.42	298.10	298.10	I-6 TO UGB1
15	10	39.000	0.04	0.04	0.99	0.04	0.04	6.0	6.0	9.5	0.38	0.00	0.21	18	0.00	292.00	292.00	294.42	294.42	297.65	297.65	I-3 TO UGB1
16	End	77.912	0.07	0.96	0.88	0.06	0.76	6.0	6.8	9.3	10.68	12.29	6.42	18	1.17	255.00	255.91	256.47	257.16	257.13	259.35	I-32 TO EW-33
17	16	55.629	0.59	0.89	0.72	0.42	0.70	6.0	6.6	9.3	10.14	29.02	7.10	18	6.51	256.11	259.73	257.16	260.96	259.35	263.34	I-31 TO I-32
18	17	58.205	0.30	0.30	0.92	0.28	0.28	6.0	6.5	9.3	6.21	16.47	6.92	18	2.10	260.56	261.78	261.20	262.74	263.34	267.16	I-30 TO I-31
19	18	70.560	0.00	0.00	0.00	0.00	0.00	6.0	6.3	0.0	3.63	9.21	8.17	12	5.70	264.50	268.52	264.94	269.33	267.16	272.73	MH-29 TO I-30
20	19	70.191	0.00	0.00	0.00	0.00	0.00	6.0	6.2	0.0	3.63	13.46	9.93	12	12.18	269.45	278.00	269.80	278.81	272.73	299.71	MH-28 TO MH-29
21	20	103.510	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	3.63	7.58	7.43	12	3.86	288.00	292.00	288.49	292.81	299.71	298.93	MH-27 TO MH-28

Project File: CTC-UMT-01 230 Fairhill - Wintersport-onsite.stm

Number of lines: 21

Run Date: 7/22/2020

NOTES: Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period = Yrs. 100 ; c = cir e = ellip b = box

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter						Inlet		Byp Line No		
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)		Spread (ft)	Depth (ft)
1	I-7D(2' SUMP)	0.25	0.00	0.25	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.10	1.91	0.10	1.91	0.0	Off
2	I-7C(2' SUMP)	0.71	0.00	0.71	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.15	4.28	0.15	4.28	0.0	Off
3	I-7B(2' SUMP)	0.84	0.00	0.84	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.16	4.84	0.16	4.84	0.0	Off
4	I-7A(2' SUMP)	0.62	0.00	0.62	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.14	3.85	0.14	3.85	0.0	Off
5	I-8(2' SUMP)	2.26	0.00	2.26	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.26	9.84	0.26	9.84	0.0	Off
6	I-16(2' SUMP)	1.40	0.00	1.40	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.20	7.03	0.20	7.03	0.0	Off
7	I-12A(2' SUMP)	0.49	0.00	0.49	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.12	3.23	0.12	3.23	0.0	Off
8	I-5(2' SUMP)	1.38	0.00	1.38	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.20	6.95	0.20	6.95	0.0	Off
9	I-4(2' SUMP)	0.56	0.00	0.56	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.13	3.60	0.13	3.60	0.0	Off
10	I-3(2' SUMP)	0.38	0.00	0.38	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.11	2.63	0.11	2.63	0.0	Off
11	I-2(2' SUMP)	0.09	0.00	0.09	0.00	Comb	4.0	5.31	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.05	1.09	0.05	1.09	0.0	Off
12	I-1(2' SUMP)	0.09	0.00	0.09	0.00	Comb	4.0	5.31	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.05	1.09	0.05	1.09	0.0	Off
13	I-6(2' SUMP)	0.38	0.00	0.38	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.11	2.63	0.11	2.63	0.0	Off
14	UGB to I-6	0.92	0.00	0.92	0.00	Grate	0.0	0.00	3.10	1.55	2.00	Seg	2.00	0.050	0.020	0.000	0.19	6.74	0.19	6.74	0.0	Off
15	UGb1	0.38	0.00	0.38	0.00	Grate	0.0	0.00	3.10	1.55	2.00	Seg	2.00	0.050	0.020	0.013	0.13	3.49	0.13	3.49	0.0	Off
16	I-32	0.58	0.00	0.58	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.13	3.70	0.13	3.70	0.0	Off
17	I-31	4.03	0.00	4.03	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.35	14.72	0.35	14.72	0.0	Off
18	I-30	2.62	0.00	2.62	0.00	Grate	0.0	0.00	8.00	4.00	2.00	Sag	2.00	0.050	0.020	0.000	0.28	10.91	0.28	10.91	0.0	Off
19	MH-29	0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
20	MH-28 (DROP)	0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
21	MH-27	3.63*	0.00	0.00	3.63	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off

Project File: CTC-UMT-01 230 Fairhill - Wintersport-onsite.stm

Number of lines: 21

Run Date: 7/22/2020

NOTES: Inlet N-Values = 0.016; Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period = 100 Yrs. ; * Indicates Known Q added. All curb inlets are throat.

Hydraulic Grade Line Computations

Line Size (in)	Q (cfs)	Downstream						Len						Upstream						Check		JL coeff (K)	Minor loss (ft)
		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	ft	Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Energy loss (ft)			
1	2.31	292.50	294.35	1.50	1.77	1.31	0.03	294.38	0.041	37.125	293.00	294.36	1.36	1.69	1.37	0.03	294.39	0.036	0.039	0.014	0.50	0.01	
2	2.10	293.20	294.38	1.18	0.58	1.41	0.20	294.58	0.000	69.305	294.00	294.55 j	0.55**	0.58	3.61	0.20	294.75	0.000	0.000	n/a	1.50	n/a	
3	1.43	294.20	294.57	0.37*	0.34	4.21	0.16	294.73	0.000	90.599	295.00	295.45	0.45**	0.44	3.23	0.16	295.61	0.000	0.000	n/a	0.50	n/a	
4	0.62	295.20	295.45	0.25	0.19	3.22	0.10	295.55	0.000	93.797	296.00	296.29	0.29**	0.24	2.56	0.10	296.39	0.000	0.000	n/a	1.00	n/a	
5	2.26	294.00	294.46	0.46	0.46	4.92	0.21	294.67	0.000	64.094	295.10	295.67	0.57**	0.61	3.69	0.21	295.88	0.000	0.000	n/a	1.00	0.21	
6	1.40	293.20	294.35	1.15	0.44	0.97	0.16	294.51	0.000	52.480	295.10	295.54 j	0.44**	0.44	3.21	0.16	295.70	0.000	0.000	n/a	1.00	n/a	
7	0.49	293.20	294.35	1.15	0.20	0.34	0.09	294.44	0.000	71.054	295.10	295.36 j	0.26**	0.20	2.41	0.09	295.45	0.000	0.000	n/a	1.00	n/a	
8	2.35	292.00	294.35	1.50	1.77	1.33	0.03	294.38	0.043	42.763	292.00	294.37	1.50	1.77	1.33	0.03	294.40	0.043	0.043	0.018	1.50	0.04	
9	0.88	292.00	294.41	1.50	1.77	0.50	0.00	294.41	0.006	76.500	292.00	294.41	1.50	1.77	0.50	0.00	294.42	0.006	0.006	0.005	0.50	0.00	
10	0.59	292.00	294.42	1.50	1.77	0.34	0.00	294.42	0.003	82.839	292.00	294.42	1.50	1.77	0.34	0.00	294.42	0.003	0.003	0.002	1.50	0.00	
11	0.15	292.00	294.42	1.50	1.77	0.09	0.00	294.42	0.000	58.355	292.29	294.42	1.50	1.77	0.09	0.00	294.42	0.000	0.000	0.000	1.50	0.00	
12	0.09	292.39	294.42	1.50	1.77	0.05	0.00	294.42	0.000	21.340	292.50	294.42	1.50	1.77	0.05	0.00	294.42	0.000	0.000	0.000	1.00	0.00	
13	1.23	292.00	294.41	1.50	1.77	0.69	0.01	294.42	0.012	32.744	292.00	294.41	1.50	1.77	0.69	0.01	294.42	0.012	0.012	0.004	0.54	0.00	
14	0.92	292.00	294.42	1.50	1.77	0.52	0.00	294.42	0.007	49.872	292.00	294.42	1.50	1.77	0.52	0.00	294.42	0.007	0.007	0.003	1.00	0.00	
15	0.38	292.00	294.42	1.50	1.77	0.21	0.00	294.42	0.001	39.000	292.00	294.42	1.50	1.77	0.21	0.00	294.42	0.001	0.001	0.000	1.00	0.00	
16	10.68	255.00	256.47	1.47	1.58	6.07	0.71	257.18	0.000	77.912	255.91	257.16 j	1.25**	1.58	6.77	0.71	257.88	0.000	0.000	n/a	0.50	0.36	
17	10.14	256.11	257.16	1.05	1.33	7.65	0.67	257.83	0.000	55.629	259.73	260.96	1.23**	1.55	6.56	0.67	261.62	0.000	0.000	n/a	1.46	0.98	
18	6.21	260.56	261.20	0.64*	0.72	8.66	0.42	261.62	0.000	58.205	261.78	262.74	0.96**	1.20	5.18	0.42	263.16	0.000	0.000	n/a	1.48	0.62	
19	3.63	264.50	264.94	0.44*	0.33	11.03	0.44	265.38	0.000	70.560	268.52	269.33	0.81**	0.68	5.31	0.44	269.77	0.000	0.000	n/a	0.82	n/a	
20	3.63	269.45	269.80	0.35*	0.25	14.55	0.44	270.24	0.000	70.191	278.00	278.81	0.81**	0.68	5.31	0.44	279.25	0.000	0.000	n/a	0.59	n/a	
21	3.63	288.00	288.49	0.49*	0.38	9.55	0.44	288.93	0.000	103.510	292.00	292.81	0.81**	0.68	5.31	0.44	293.25	0.000	0.000	n/a	1.00	n/a	

Project File: CTC-UMT-01 230 Fairhill - Wintersport-onsite.stm

Number of lines: 21

Run Date: 7/22/2020

Notes: * depth assumed; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

**Upper Moreland Township
APPLICATION FOR APPROVAL OF PLAN**

Submission date: _____ Application number _____

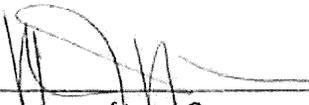
To the Board of Commissioners of Upper Moreland Township:

The undersigned hereby makes application for approval of a plan type as indicated below, under the provisions of the Code of Upper Moreland Township, Chapter 300, *Subdivision and Land Development*, and any supplements and amendments thereto.

Furthermore, the applicant hereby waives the requirement under Act 247, as amended, that the Subdivision and/or Land Development plan be acted upon within ninety (90) days from date of submission.



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: Vehicle Storage & Car Prep. 2255 Wyandotte Road

A. Plan Type:

Minor Subdivision

Minor Land Development

Preliminary Major Subdivision

Preliminary Major Land Development

Final Major Subdivision

Final Major Land Development

Preliminary Major SD&LD

Final Major SD&LD

B. Plan Identification

Plan Dated: Sept. 30, 2019

Charles E. Shoemaker, Inc.
c/o Richard A. Stoneback
Engineer: _____

Plan Proposes: Brief narrative of the proposed activity. Commercial/Industrial/Institutional applications to include building square footage and specific uses; Residential applications to include number of lots and amount of dwelling unit types:

Paving of automobile storage area, landscaping, fence, and improvements to existing building for a new car prep & detailing.

C. Property Identification:

Address/Location 2255 Wyandotte Road

(Continued on next page)

Checklist for Final Subdivision & Land Development Review

Township of Upper Moreland

Submission Date: July 2, 2020

For JLLJ-WR LLC, Robert Lewis

Parcel No. _____ Block # 046B Unit # 015
59-00-19417-009

Owner or Authorized Agent
4437 E. Street Rd, Trevose, PA 19053 215-364-3980
 Address & Telephone No.

Item	Yes	No	N/A or Incomplete
1. Subdivision Name or Title	✓		
2. Municipality Name	✓		
3. North Point	✓		
4. Scale (Min. 50' Horizontal)	✓		
5. Date	✓		
6. Location Map	✓		
7. Sheet Size Either 15" x 18", 18" x 30", 24" x 36"	✓		
8. Sheets Numbered To Show Relationship To Total Sheets Comprising the Submission	✓		
9. Name and Address of Owner or Authorized Agent	✓		
10. Name and Address of Registered Engineer, Surveyor or Architect	✓		
11. Datum Reference	✓		
12. Tabulation of Zoning Requirements	✓		
13. Indication of Deed Restrictions Affecting the Subdivision of the Property	✓		
14. Types of Soil Based on USDA Soil Survey	✓		
15. Contours at 2' Vertical Intervals	✓		
16. Existing Water Courses, 100 yr. Flood Plain	✓		
17. Existing Tree Masses	✓		
18. Other Significant Natural Features	✓		
19. Tract Boundaries with Bearings & Distances, Tract Acreage	✓		
20. Zoning Boundaries	✓		
21. Permanent Reference Monuments	✓		
22. Names of all Abutting Owners	✓		
23. Existing Streets; R/W and Cartway, Curbs and Sidewalks	✓		
24. Existing Adjoining Property Lines, Existing Easements Widths and Identification of Purposes	✓		
25. Existing Buildings to be Retained or Demolished	✓		
26. Existing Sanitary Sewers	✓		

Item	Yes	No	N/A or Incomplete
27. Existing Storm Drains	✓		
28. Existing Water Lines, Fire Hydrants	✓		
29. Other Existing Utilities	✓		
30. Names and Route Numbers of Existing Streets	✓		
31. Building Setback Lines	✓		
32. Location and Width of Drives	✓		
33. Layout of Streets with Bearings and Distances, Stations Corresponding to Street Profiles			n/a
34. Proposed Widths of all Streets, Ult. R/W and Cartway, Curbs and Sidewalks			n/a
35. Widths, Purpose and Locations of all Easements			n/a
36. Indication of any Lands to be Dedicated for Public Use			n/a
37. Names of Proposed Streets			n/a
38. Development Details for Entire Subdivision			n/a
39. Location, Sizes, Design Information for Proposed Sanitary Sewers	✓		
40. Location, Sizes, Design Information for Proposed Storm Sewers	✓		
41. Location, Sizes of Proposed Water Lines, Fire Hydrants	✓		
42. If Public Sewers Are Not Available; Location of On-Site Sewage Disposal			n/a
43. If Public Water Service Is Not Available; Location of Wells			n/a
44. Street Profiles			n/a
45. Sanitary Sewer Profiles	✓		
46. Storm Sewer Profiles	✓		
47. Location and Sizes of all Proposed Buildings	✓		
48. Proposed Finished Contours	✓		
49. Erosion and Sediment Control Plan	✓		
50. Proposed Landscaping, Street Trees	✓		
51. Number and Sizes of All Proposed Lots			n/a
52. Construction Details for All Proposed Improvements	✓		
53. Evidence of Permits or Approvals from Agencies with Jurisdiction; Highway Departments, D.E.R., Public Utilities, S.C.S., Etc.	✓		
54. Complete Drainage Calculations	✓		
55. Typical Street Paving Cross Sections	✓		
56. Signature Block for Owner/Equitable	✓		
57. Signature Blocks for Township Secretary, Township Engineer, and Township Board of Commissioners	✓		

**AGREEMENT FOR THE USE OF TOWNSHIP PROFESSIONAL SERVICES
FOR A LAND DEVELOPMENT PROPOSAL**

THIS AGREEMENT made this 23RD day of DECEMBER, 2019, by and between UPPER MORELAND TOWNSHIP, Montgomery County, Pennsylvania (hereinafter referred to as "Township"), and JLH-WR, LLC (FAULKNER), with a mailing address of 4437 STREET RD. TRAPEE PA 19053 (hereinafter referred to as "Developer") regarding the services of the UPPER MORELAND TOWNSHIP PROFESSIONAL STAFF, including but not limited to its Solicitor, Engineer, Landscape Architect, Revitalization Coordinator, and Traffic consultant, (hereinafter referred to as "Professional Staff", and

WITNESSETH:

WHEREAS, the Developer is the applicant and/or legal or equitable owner of certain real estate bearing Tax Parcel Number # 59-00 1447-009 located or described and consisting of acreage as follows: 2255 WYANDOTTE RD.

on which the Developer proposes: DETAIL STORAGE

WHEREAS, the Developer has presented to the Township concept or "sketch" plans for a proposed Subdivision, Land Development, Building Development or other plans for the use of their land for review by the Township, or has indicated a desire to apply for a building, use or other permit from the Township (hereinafter collectively referred to as the "Development"); and

WHEREAS, the Developer seeks advice, or comments from the Township as to the feasibility of such plans or concepts to subdivide, develop, use, build, or request approval of any such plans to make use of its property, which proposals are hereby incorporated by reference and made a part hereof; and

WHEREAS, the Developer has requested the Township to review said plans and/or other requests which review will require Township Professional Staff to expend time, effort, professional judgment, analysis, or review, and the Developer recognizes and agrees that these land development costs and expenses of the Professional Staff shall be paid by Developer,

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township agree that the Township does hereby authorize and direct the Township's Professional Staff to review the concepts, proposals, application and plans and to make such recommendations and to advise the Township as to the same, as required by the Township pursuant to its ordinances or codes.

2. The Developer hereby agrees that Developer shall pay the following:

(a) the charges and fees of the Professional Staff for review of and/or preparation of plans, proposal, ordinance amendments, or other comments; and

(b) administrative costs and expenses which the Township may incur by reason of this Agreement. All charges and fees shall be paid within thirty (30) days of billing by the Township, or in advance by the Developer as required by the Township and in accordance with paragraph 3 set forth herein.

3. The Developer hereby agrees to deposit with the Township the sum of Twenty-Five Hundred Dollars (\$2500) as a security deposit for the payment of all costs and expenses, charges and fees as set forth in paragraph 2 above, within five (5) days of the date of this Agreement. It is agreed and understood by the parties that neither the Township, nor its Professional Staff shall commence processing their review of the plans or proposals until the security deposit has been deposited with the Township. **Developer hereby waives any and all claim under the Municipalities Planning Code (MPC) with respect to deemed approvals or other deadlines in following this informal process.** In the event the balance of the escrow account at any time shall be below fifty percent (50%) of the original escrow deposit, and it appears to the Township that costs will be in excess of the remaining balance, the Township shall require an additional escrow deposit sufficient to restore the account balance to the original escrow amount. This additional escrow amount shall be paid by the Developer when requested and no further review of the proposed development will occur until receipt of such payment by the Township.

4. In the event that the Township shall expend or become liable for the cost of services of its Professional Staff related to the Development in an amount in excess of the deposit required in paragraph 3 hereof, Developer agrees to promptly deposit such additional sums with the Township as necessary. Developer shall be provided with a detailed statement of account from the Township upon request.

5. It is further agreed by the Township and the Developer that this Agreement pertains to services performed outside of the normal subdivision, land development and building permit review process and if the Developer elects to file a formal application the Developer shall pay all professional fees required for the review and inspection of the Development during the plan or permit review, construction, alteration, or other work as shall be required by the Township.

Intending to be legally bound, as of the date of this Agreement, the Developer or his authorized agent has signed below:

Attest: David G. Oyler
Corporation Secretary

Witness: [Signature]

DEVELOPER:

By: _____
President

or

If an Individual or Partnership:

By: [Signature]
Print Name: THOMAS JYLE

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: _____
 Municipality: Upper Moreland Township
 Proposal Name: Vehicle Storage & Car Prep. - 2255 Wyandotte Rd. 
 Applicant Name: JJLH-WR LLC
 Address: 4437 E. Street Road
 City/State/Zip: Trevoze, PA 19053
 Phone: 215-364-3980
 Email: rlewis@faulknertobesure.com

Applicant's Representative: Charles E. Shoemaker, Inc.
 Address: c/o Richard A. Stoneback, 1007 Edge Hill Rd.
 City/State/Zip: Abington, PA 19001
 Business Phone (required): 215-887-2165
 Business Email (required): rstoneback@ceshoemaker.com

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan: Type of Submission:

- Tentative (Sketch) New Proposal
- Preliminary / Final Resubmission*

* *A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: S - Small limited Industrial District
 Special Exception Granted Yes No
 Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) _____
59-00-19417-009

Location *(address or frontage)* 2255 Wyandotte Road
 Nearest Cross Street SR 611
 Total Tract Area 3.71 Ac.
 Total Tract Area Impacted By Development 3.71 Ac.

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						none

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: _____
Paving of exist. vehicle storage area, landscaping, fence, and improvements to exist. bldg for car prep & detailing



July 23, 2020

File No. 20-07018

Paul Purtell, Code Enforcement Director
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Reference: 2255 Wyandotte Road
Land Development
TMP No. 59-00-19417-00-9 (Block 46B, Unit 15)

Dear Paul:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the submitted land development plans for the above-referenced project. Upon review, we offer the following comments for consideration by Upper Moreland Township.

I. Submission

- A. Preliminary/Final Land Development Plans for 2255 Wyandotte Road prepared by Charles E. Shoemaker, Inc. dated July 1, 2020, consisting of Sheets 1 to 14 of 14.
- B. Post Construction Stormwater Management Narrative & Erosion Control Narrative for 2255 Wyandotte Road, prepared by Charles E. Shoemaker, Inc., dated July 1, 2020.
- C. Landscape and Lighting Plans for 2255 Wyandotte Road prepared by InFocus Planning, dated July 1, 2020, consisting of Sheets 1 to 2 of 2.
- D. Drainage Area Plans for 2255 Wyandotte Road prepared by Charles E. Shoemaker, Inc. dated July 1, 2020, consisting of Sheets 1 to 2 of 2.

II. General Information

The 3.7 acre subject property is located at 2255 Wyandotte Road within the Township's S – Small Limited Industrial Zoning District. The parcel currently contains two existing buildings with surrounding stone parking areas. The Applicant is proposing to remove a majority of the existing buildings and restore a portion of one of the existing buildings to remain. Additional improvements include the construction of a paved parking lot and additional paved vehicle storage area with curb fencing, landscape, lighting and other associated improvements. To handle the increase in runoff from the proposed improvements, the Applicant is proposing to install an underground detention basin and associated stormwater structures. The site will be serviced by public water and sewer.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

III. Review Comments

A. Zoning Ordinance

1. §350-112.B – The portion of the property which abuts the Pennsylvania Turnpike shall be considered a front yard. The plan must be revised to show a 25-foot front yard setback along this property line.
2. §350-112.D – We note the existing building to remain is located 25.3 feet from the rear property line and is an existing non-conformity which is not increased by this proposal.
3. §350-112.F – We note the existing building to remain is within 200 feet of the R-3 Residential Zoning district. The building is an existing non-conformity which is not increased by this proposal and is noted in the zoning table.

The plan also notes that the proposed parking lot is within 100 feet of the Residential District and is an existing non-conformity. The ordinance specifies that no parking area may be closer than 100 feet to any residential tract. The nearest residential tract appears to be approximately 135 feet south of the parking lot and is not a violation of this requirement. The note regarding this existing non-conformity should be removed from the plan.

4. §350-178.A.(1) – The proposed parking spaces along the west side of the car detailing parking lot appear to only be 17 feet in length and must be revised to provide the required 18 foot length.
5. §350-178.C – The plan must specify the location of the waste disposal dumpsters for the proposed use. Vehicle circulation plans must be provided as necessary to demonstrate adequate access throughout the parking lot.

B. Subdivision and Land Development Ordinance (SALDO)

We have identified the following issues with respect to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development Ordinance (Chapter 300):

1. §300-14.G - The Board of Commissioners (Board) may grant modification to the requirements of this ordinance provided the Applicant proves undue hardship. Any waivers should be formally requested from the Township unless the plans are revised to address all comments of this letter relative to the SALDO and Stormwater Ordinances. The Record Plan should list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.
2. §300.17.I – The Employee Parking area and the access drive to the Vehicle Storage Area only provides a 24 foot wide aisle and must be revised to provide a 25 foot wide aisle or a waiver requested.
3. §300-25 – The Applicant will be required to secure the necessary Erosion and Sediment Control and NPDES permits from the Montgomery County Conservation District for the proposed earth disturbance on site. The Township should be copied on all correspondence with MCCD. We offer the following comments with respect to the Erosion & Sediment Control Plan:

- a. The Limits of Disturbance must be extended along Wyandotte Road to include the full extent of the sanitary lateral installation.
 - b. The Compost Filter Sock or some other form of sediment runoff protection should be provided in front of flared end section FES1 to prevent sediment runoff from this location.
 - c. The 24" Compost Filter Sock along the northern property line curves up the proposed slope and will interfere with the proposed grading. The Compost Filter Sock should be relocated to run along the northern property line to the corner to avoid any conflicts with the proposed grading.
 - d. The Compost Filter Sock should be extended along the southern property line to prevent sediment runoff onto the Pennsylvania Railroad property and to avoid conflicts with the proposed grading.
 - e. Erosion control matting should be provided for the 3:1 slopes adjacent to the eastern side of the parking area.
 - f. The legend includes a line type for silt fence and the plan provides notes for silt fence rock filters; however, no silt fence is proposed on the plan. The plan should be revised to specify maintenance procedures for the 24" silt sock and legend revised appropriately.
 - g. The Sequence of Construction makes mention of retaining walls, wetland enhancement areas and the construction of building pads which do not appear to apply to this project. The Sequence of Construction should be reviewed and revised as necessary.
 - h. The Additional Erosion and Sediment Control Plan Notes include notes regarding sediment traps and stream crossings which do not appear to apply to this project. These notes should be reviewed and revised as necessary.
4. §300-26 – The plans shall be submitted to the Upper Moreland – Hatboro Joint Sewer Authority for review. Also, the required PA DEP Planning Module Application must be submitted to the Authority for review and signature.
 5. §300-27 – The plans should be submitted to Aqua PA for review and a copy of the agreement with Aqua PA provided upon receipt.
 6. §300-32 - We defer to the Township's Fire Marshal for review and approval of the plans. Approval from the Fire Marshal is required prior to recording of the plan. A truck circulation plan should also be added to the plans to ensure emergency vehicles can safely navigate the site.
 7. §300-34.D.(2) – The plan must identify any floodplain area within the site. If no floodplain area exists, a note must be added stating that the site is located within Zone X, outside of the 0.2% annual chance flood hazard areas.
 8. §300-36 – The plan should be revised to note if there are any wetlands present onsite.
 9. §300-39 – We defer review of the plans with respect to the landscaping requirements of the Ordinance to McCloskey & Faber.

10. §300-52.C.(1) – A plan showing existing features and surrounding information within 400 feet of the site must be provided, or a waiver requested. It is noted that an aerial map of the surrounding area has been provided on Sheet 3.
11. §300-52.C.(2) – The location of the existing sanitary sewer laterals, water services and any other underground utility for the existing buildings must be provided on the plan. The soil boundary line and soil types must also be provided on the plan.
12. §300-52.E.(3) – If it is the Applicants intent for this to be a preliminary/final submission, a waiver must be requested from the preliminary plan submission requirement.
13. The proposed pavement for the access drive and trench restoration shall be constructed in accordance with Township Specification provided in §295-18 through §295-22. Details for paving within the Township right-of-way shall be provided on the plan.

C. Stormwater Management Ordinance

We have identified the following issues with the proposed plan with respect to the requirements and provisions of the current Upper Moreland Township Stormwater Management Ordinance (Chapter 287):

1. §287-13.B(2) – The following items must be provided on the plans:
 - a. A blanket easement for all stormwater management facilities to provide ingress to and egress from a public right-of-way.
 - b. A statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township or Conservation District for approval.
 - c. A Stormwater Certification signature block should be added to the cover sheet.
2. §287-18.G – The grading adjacent to Inlet 5 should be revised as it appears a portion of the area within the drainage boundary will not flow to the inlet based on the current grading configuration.
3. §287-18.K – Storage facilities should drain the volume control and rate control capacities over a period not less than 24 hours and not more than 72 hours. The dewatering time of the underground basin is calculated to be 147 hours. We note the design is intended to be in compliance with PADEP Managed Release Concept (MRC). It is recommended that the applicant request a waiver from this requirement.
4. §287-18.Y(6)(l) – Inlet 3 is a sumped inlet and appears to be a standard inlet box. This inlet box should be enlarged to accommodate the proposed snout. The type and size of Inlet 1 must be noted on the plan as well.
5. §287-22 – The proposed vehicle cleaning facility is considered a potential hotspot in accordance with §287-6.C(2)(a) which prohibits groundwater recharge of the untreated stormwater runoff. In addition, the Stormwater Management report noted that a groundwater investigation revealed the presence of solvent contamination if the far southeastern portion of the site. While the investigation report notes that the contamination likely originates offsite, it advised against the infiltration of stormwater. It is recommended that a waiver from the groundwater recharge requirement be requested.

6. §287-23.A.(2)(b) – When calculating the volume control requirement associated with the proposed site improvements, 100% of existing impervious area shall be considered meadow in good condition. The worksheet on page A-67 includes the gravel area in calculating the volume control requirement. The gravel onsite has been compacted from years of vehicle traffic and storage and is considered an impervious surface. The volume calculations must be revised to consider the gravel area as meadow.
7. §287-31.C.(2) – The Post Construction Stormwater Management Plan must indicate the maintenance and ownership of the stormwater facilities will be the responsibility of the property owner.
8. §287-31.C.(4) – A statement, signed by the landowner, acknowledging that the stormwater facilities and BMPs are fixtures that cannot be altered or removed without prior approval by the Township must be provided on the Post Construction Stormwater Management Plan.
9. The Pond Report for the 30-inch Pipe System must be provided in the Post Construction Stormwater Management Report to verify how the outlet structure was modeled.
10. Due to the impervious liner surrounding the underground basin, the 12” deep area of stone beneath the pipe system will not infiltrate into the subsoils and will ultimately reduce the capacity of the basin. It is recommended that a small diameter underdrain be provided at the bottom of the system to slowly drain this captured stormwater. Alternatively, the 12” area could be removed from the routings.
11. The Post Construction Stormwater Management Report notes that Liberty Environmental, Inc. completed a groundwater investigation of the site. A copy of the report must be submitted for review to verify the extent of contamination.
12. The Soils List on the plan and in the report do not list the depths to limiting factors such as bedrock or seasonal high-water table. These depths must be provided on the Soils List to determine if they could impact the underground detention basin.
13. The plan must address if vehicles will be washed at this location and how any runoff from the washing operations will be handled. PA DEP recommends that runoff from the cleaning of vehicles be directed to a well vegetated area.
14. The Underground Basin #1 Section ‘B-B’ Detail notes that the basin be lined with an impervious liner. A note must be added to the plan requiring the submission of shop drawings for the impervious liner for review by the Township Engineer. It is recommended that minimum specifications for the impervious liner be provided on the detail.
15. The front, side and plan views of Outlet Structure OS#1 shown in the detail on Sheet 13 do not appear to be consistent in identifying the location of the orifice and weir openings in relation to the jellyfish filter and the outlet pipe. The detail must be revised to clearly show if both orifices and weir openings drain through the jellyfish filter or if orifice/weir bypasses the filter at the higher elevations.
16. The detail for the Jellyfish JF4 specifies a minimum angle of 62° between flow in and flow out. The proposed layout shown on the plan does not appear to provide the minimum required angle. The design engineer must review the layout of the Jellyfish filter in relation to the outlet structure to ensure it will function in accordance with the manufacturer’s specifications.

17. Junction Box J3 is proposed to receive a 24" HDPE pipe on the shorter end of the structure. Due to the thickness of the 24" HDPE pipe, it is too large to connect to the box on this side. It is recommended that a large inlet box be specified at this location.

D. General Comments

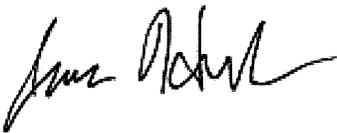
1. The edge of pavement along the northern area of the site is directly adjacent to the existing billboard. It is recommended that some type of protective barrier be provided to prevent any damage to the support structure of the billboard.
2. A detail is provided for the signage at the accessible parking spaces. The location of the signage must be shown on the Site Development Plan.
3. The Existing Features/Demolition Plan shows the location of several monitoring wells. The plan must address if these wells are still active for testing or if they have been sealed. If they are still active, they must be shown on the Grading & Utility Plan and the grading must be revised as necessary to provide access to these wells.
4. Spot elevations must be provided at the corners of the ADA parking spaces to demonstrate compliance with ADA regulations.
5. There is an existing 8" CMP along the eastern property line which may be impacted by the proposed grading. The purpose of this pipe must be clarified and grading around the invert of the pipe must be provided as necessary.
6. There appears to be a detention area along the eastern property line at FES 1. The Landscape Plan and Details (LP-1) notes seeding in this area as a BMP Floor Mix. Spot elevations and notations must be provided as necessary in this area to clarify the grading towards FES-1.
7. The plan shows a proposed 267 contour extending from the site onto Wyandotte Road, adjacent to an existing 267 contour on the road. Based on the Existing Features/ Demolition Plan, there appears to be a discrepancy between two existing 267 contours. The existing roadway elevations in this area must be clarified to ensure the proposed improvements do not create any low spots on or along the roadway.
8. The plan proposes to fill approximately 1 foot around the base of the billboard. The design engineer should review the billboard support structure to ensure this additional fill does not impact the integrity of the structure.
9. The proposed fence is shown to be installed over the underground detention basin. There is only approximately 2 feet of cover over the basin at this location and the fence posts may extend through the impervious cover and into the stone envelope. The embedment depth for the fence posts must be clarified to ensure they do not conflict with the basin.
10. Note 9 of the Construction Details (Sheet 11) specifies that roof drains shall be connected to the storm sewer system. Any roof drain connections must be shown on the plans.
11. The following details must be provided on the plans:
 - a. A detail for the fence surrounding the Vehicle Storage Area.
 - b. Snout installation detail.

- c. A detail for the HDPE access riser with manhole lid.
 - d. Light pole base detail.
12. The Typical Site Parking, Driveway, Concrete Curb and Concrete Walking Section includes an alternate paving specification of 1-1/2" wearing course over 1-1/2" binder course. This alternative pavement specification may not be sufficient to support garbage trucks and emergency vehicles. It is recommended that this alternate paving specification be removed or revised.
 13. It does not appear that the grates for the trench drain are bicycle safe grates. It is recommended that a bicycle safe grate be specified for the trench drain.
 14. A detail for Soil Amendment & Restoration is provided on Sheet 14. It is noted that the Critical Stages of Construction note on Sheet 12 indicates that soil amendment shall be provided for all vegetated areas onsite; however, the areas of soil amendment should be clearly identified on the plans.
 15. The foot-candle footprint for the light along the western property line extends onto the adjacent property (N/F Rushland Limited Partnership). This light must be relocated or shielded to prevent light spillover onto the adjacent property.
 16. The Applicant is responsible for all other required approvals, permits, etc. (i.e. MCPC, MCCD, PADEP, PennDOT, Municipal Authority, Fire Marshal, etc.) Copies of these permits or approvals shall be forwarded to the Township.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

If you have any questions regarding the above, please contact this office.

Sincerely,



James J. Hersh, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JJH/tmw/sl

cc: Matthew Candland, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Kim Flanders, RLA, McCloskey & Faber, PC
Chad Dixon, P.E., McMahon & Associates
Richard Stoneback, Charles E. Shoemaker, Inc.
JLH_WR LLC, Robert Lewis, Applicant
Erik Garton, P.E., Vice President, Gilmore & Associates, Inc.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

August 4, 2020

Mr. Paul E. Purtell
Director, Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Reference: First Landscape Plan Review for **2255 Wyandotte Road**, Upper Moreland Township, Montgomery County, PA, M&F No. 215

Dear Mr. Purtell:

We are in receipt of a Landscape Plan and Landscape Details as part of a sixteen-page land development submission. The landscape design was prepared by Rachel Sclan Vahey, RLA of InFocus Planning in conjunction with Charles E. Shoemaker, Inc., Project Civil Engineer. The submission was received by our office on July 7, 2020. Existing site conditions were observed on January 30, 2020. This is the first landscape plan review.

The applicant proposes to install a paved vehicle storage area and to renovate a portion of an existing building (all other existing structures to be removed or were previously removed) to be used for car preparation and detailing. A parking lot is proposed in association with the building. The 3.7 acre site is located in the Small Limited Industrial District.

We offer the following comments and recommendations:

GENERAL REQUIREMENTS (Article 5, Section 300-40)

1. All required plant material shall be planted prior to the issuance of a use and occupancy permit. (Section 300-40 D.) A note stating this is to be added to the plan.
2. For clarification, General Landscape Note 5 should be adjusted to reference the correct plan sheet.

LANDSCAPE PLAN REQUIREMENTS (Article 5, Section 300-42)

1. The location map is to be revised to show zoning district designations for the site and adjacent properties. (Section 300-42 A.)

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
2255 Wyandotte Road
August 4, 2020
Page 2

2. The building should be labeled on the Landscape Plan. (Section 300-42 C.)
3. Location of trash receptacles are to be shown and/or labeled on the Landscape Plan. (Section 300-42 E.)
4. The proposed fence should be labeled on the Landscape Plan. (Section 300-42 F.) We recommend for clarity that existing and proposed fence lines are depicted with an appropriate fence linetype for improved readability.
5. Location of **all** above and underground utilities are to be clearly indicated and labeled on the Landscape Plans to demonstrate that landscaping and utilities will not be in conflict with one another. (Section 300-42. G.) It appears that an adjustment to the location of some of the proposed trees may be necessary.
6. Location, common name, and caliper of all trees twenty-four (24) inches in caliper or greater measured twelve inches above the ground are to be shown on the plan. (Section 300-42 I.)
7. A detailed landscape cost estimate is to be included with the final landscape plan submission for determination of the escrow fund. The estimate is to include the guarantee as well as the labor, material, installation and maintenance cost. (Section 300-42 Q.) Estimate is to identify Shade tree caliper size and minimum height for Ornamental trees, Evergreen trees, and shrubs at the time of planting that meet or exceed minimum required sizes. It is to be sent to the Township Engineer with a copy to this office.
8. Location of Tree Protection Fence and a detail for installation are to be indicated on the Landscape Plan. (Section 300-42 R.) In addition, Tree Protection Fence is to be indicated on the Grading Plan and Erosion Control Plan so the appropriate Contractor is aware of the requirements.
9. Trees should be located no closer than 5 feet horizontally from any underground utility. (General comment) The plan should be revised accordingly.
10. The permanent seeding specifications should match between the Erosion Control Plan and the Landscape Plan. (General comment)
11. For clarity, we recommend that the development property lines are a bolder line weight. (General comment)

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
2255 Wyandotte Road
August 4, 2020
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PLANTING REQUIREMENTS (Article 5, Section 300-43)

A. Screen Buffer (Section 300-43, C.)

1. Screen buffers are required to screen all truck loading, outside storage areas, mechanical equipment and trash receptacles from view from streets and all abutting land uses. (Section 300-43 C. (2) (b)) Additional screening may be necessary once, in particular, trash receptacle location has been provided.
2. *"Walls, fences and/or earth berms may be used in combination with evergreen plant material, subject to the approval of the Upper Moreland Township Board of Commissioners. Details and elevations of fences and walls are to be provided to the Township Engineer and Township Landscape Architect for review."* (Section 300-43 C (4) (b)) More detailed information regarding the proposed screen fence type surrounding the proposed vehicle storage is to be provided.
3. Proposed landscape screen buffer is to be extended to provide coverage east of the building.
4. Due to the existing overhead utility wires, we recommend use of Norway Spruce trees only where adequate space is available to permit future growth of trees without conflict with the overhead wires.

B. Parking Area Landscaping (Section 300-43, D.)

1. *"When parking areas are located within 150 feet from ... any residential district, the perimeter of the parking area that is adjacent to ... residentially zoned property shall be softened by a continuous low hedge composed of evergreen shrubs (24 inches minimum height at installation) around the outside perimeter facing the ... residential property."* (Section 300-43, D. (1) (f)) The landscape design is to be revised accordingly for the parking area east of the building.
2. For the purposes of this review, we are viewing the proposed paved parking vehicle storage area as outside storage which would not fall under the Parking Area Landscaping requirements. Comments relative to the required Perimeter buffers as required for storage are included above.
3. A parking area is proposed east of the building. It appears that the following **waivers** may be necessary for relief from Parking Area Landscaping requirements as noted below.
 - **Section 300-43 D. (1) (b):** A minimum of 10% of any parking facility over 5,000 square feet in gross area, outside curb to outside curb, shall be devoted

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
2255 Wyandotte Road
August 4, 2020
Page 4

to landscaping.

- The calculations indicate that the minimum 10% greenspace has been provided. However, greenspace areas included in the calculation include areas outside “curb to curb” and therefore the calculations are to be revised. We reached out to the Project Landscape Architect to discuss this more specifically.
- **Section 300-43 D. (1) (d):** Planting islands are to be a minimum of 15 feet wide and 20 feet long. A minimum of one single trunked shade tree is to be placed in each island. *No objection.*
 - Proposed parking lot islands are less than 15 feet wide and a tree is not provided in one of the proposed islands. Parking islands are all adjacent to larger greenspace areas, and a tree is proposed near the “empty” island.
- **Section 300-43 D. (1) (e):** Shade trees located within any parking island which is less than 300 square feet measured from outside curb to outside curb will require permanently installed irrigation. *No objection.*
 - Proposed parking lot islands are adjacent to larger greenspace. And the trees proposed in the islands are reported to be drought tolerant.
- **Section 300-43 D. (2) (b):** A maximum of twelve (12) parking spaces in a row is permitted without a fifteen-foot-wide landscape island for the proposed use. *No objection.*
 - The proposed parking lot is not a “sea” of parking and parking islands are adjacent to larger green areas.

PRESERVATION AND PROTECTION OF EXISTING TREES (Article 5, Section 300-44)

1. Existing trees whose root area (dripline) has been encroached by more than 1/4 of the total area will not be considered to be preserved and must be replaced. (Section 300-44. B. (2)) Proposed disturbance within the dripline of trees near the common property line adjacent to lands of N/F Rushland Limited Partnership should be reduced. As currently graded, the trees would not count as preserved.

REPLACING TREES DESTROYED BY DEVELOPMENT (Article 5, Section 300-45)

1. Every tree that is alive and reasonably healthy with a trunk diameter of 8 inches up to 24 inches that is removed is to be replaced with one or more new shade trees of not less than 2 ½ inches in caliper. Every tree with a trunk diameter of 24 inches or greater that is

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
2255 Wyandotte Road
August 4, 2020
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removed is to be replaced by two new Shade trees of not less than 2 ½ inches in caliper. (Section 300-45 A.) The plan is to be revised accordingly.

RECOMMENDED PLANT LIST (Article 5, Section 300-47)

1. The Applicant should refer to Table 3 for minimum required percentage of native species for various applications. In order to review compliance, calculations are to be incorporated into a Landscape Compliance Chart.

The above Landscape Plan review is based on our review of the drawings submitted. It is recommended that the Applicant and their Landscape consultant review and address the recommendations listed in this letter, and, as appropriate, schedule a meeting with us to resolve any miscellaneous issues prior to resubmission to Upper Moreland Township, and resubmit the Landscape Drawings to Upper Moreland Township for further review or request and obtain waivers as appropriate. Further comments may be forthcoming following our review of the revised drawings addressing the above comments.

In order to help expedite the review process of the resubmission of the plan, we request the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the plans that are unrelated to the review comments, but impact the landscape, should also be identified in the response letter.

We trust that this landscape plan review letter responds to your request and satisfactorily addresses the landscape ordinance requirements that are apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Very truly yours,



James R. Faber, ASLA
Township Landscape Architect
JRF/ kjf

cc: Matt Candland, Township Manager, Upper Moreland Township (email)
David Elsier – Upper Moreland Township (email)
Jim Hersh, P.E. – Township Engineer (email)
Sean Kilkenny, Esq. and Alex Baumler – Township Solicitor (email)
Rick Stoneback, Project Engineer (email)
Rachel Vahey, Project Landscape Architect (email)
JLH_WR LLC, Applicant (email via CES)



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Mark A. Roth, P.E.
John R. Wichner, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

July 29, 2020

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Traffic Review #1**
2255 Wyandotte Road
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 820568.11

Dear Paul:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our initial traffic engineering review of the proposed site modifications located at 2255 Wyandotte Road in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted plans, the site modifications will consist of paving a portion of the existing site to be used for vehicle storage, installing fencing around the new paved area, and modifications to the existing building to provide space for vehicle preparation and detailing. Access to the site will continue to be provided via a full-movement driveway to Wyandotte Road.

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

1. Minor Land Development Plans – 2255 Wyandotte Road, prepared by Charles E. Shoemaker, Inc., dated July 1, 2020.

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

1. According to **Section 300-17.I** of the **Subdivision and Land Development Ordinance**, a minimum parking aisle width of 25 feet is required for two-way traffic. The plans currently show a 24-foot wide parking aisle to the east of the vehicle preparation building, thereby not satisfying the ordinance requirement. The plans should be revised to show a minimum 25-foot wide parking aisle in this area, or a waiver must be requested from this ordinance requirement.
2. According to **Section 300-43.D(2)(b)** of the **Subdivision and Land Development Ordinance**, no more than 12 parking spaces may be provided in a row without provision of a 15-foot wide landscaped

island. The plans currently show 15 parking spaces in a row without a landscaped island on the northern side of the vehicle preparation building, thereby not satisfying the ordinance requirement. The plans should be revised to show no more than 12 parking spaces in this row, or a waiver must be requested from this ordinance requirement.

3. The applicant should provide turning templates demonstrating the ability of trash trucks, emergency vehicles, and the largest expected delivery truck to maneuver through the entire site.
4. The proposed curb on the northern side of the driveway leading to Wyandotte Road should be extended to the eastern property line.
5. A stop sign and stop bar should be shown on the plans on the driveway approach to Wyandotte Road.
6. ADA ramps should be shown on the plans in the immediate vicinity of the proposed ADA parking spaces.
7. The proposed development will be subject to the Township's Transportation Impact Fee of \$1,904 per "new" afternoon peak hour trip in accordance with the Township's *Transportation Impact Fee Ordinance*. The applicant should provide additional details on the expected use(s) of the site, as well as on the existing use(s) of the site in order to determine if the proposed site modifications will be subject to the transportation impact fee.

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

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

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

BMJ

cc: Matthew Candland, Township Manager
James Hersh, P.E., Township Engineer

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

July 16, 2020

Mr. Paul Purtell, Director, Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #20-0126-001
Plan Name: Vehicle Storage & Car Prep
(1 lot consisting of approximately 3.71 acres)
Situate: 2255 Wyandotte Road (Cross Street: Easton Road)
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 7, 2020. We forward this letter as a report of our review.

BACKGROUND

The applicant, JIL-WR-LLC, is proposing improvements to the site with the intent to use the property for a new car prep and detailing facility. The proposal includes the demolition of existing buildings and the rehabilitation of one approximately 5,000 square foot existing industrial building. Other site improvements include the removal of existing pavement and concrete, new pavement for automobile storage and a 35-space parking lot, new fencing, landscaping, and new stormwater management system.

The site is located between the Pennsylvania Turnpike and the Pennsylvania Railroad in the S-Small Limited Industrial Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Business Area" future land use category. Business Areas are concentrations of employment-oriented land use, often located near highway interchanges. *Upper Moreland 2040*, the township's comprehensive plan, categorizes the area as an Employment Center, within which industrial uses are recommended.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

EMERGENCY ACCESS

Located at the end of Wyandotte Road, the site currently has one access point from Easton Road. The adjacent property, west of the proposed land development site, is accessed from Welsh Road. There is an existing fence which the applicant proposes to replace.

There does not appear to be a vehicular access between the two properties, which could pose a challenge for emergency vehicles accessing the site in the case of an emergency. We recommend providing access through the adjacent property for emergency vehicles to enter from Welsh Road. In order to provide access without radically changing the roadway design, we suggest that the applicant consider providing a gate in the proposed new fence, which could be opened by emergency responders. If a gate is provided, the key could be secured in a lockbox to be accessed by emergency responders.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for development within the industrial districts.

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the township.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (20-0126-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Community Planner
cwarner@montcopa.org, 610-278-3755

c: J LH-WR-LLC, Applicant
Charles E. Shoemaker, Applicant's Engineer

Gerald Foley, Chair, Township Advisory Planning Agency
Matt Candland, Manager, Upper Moreland Township

Attachments: Reduced Copy of Applicant's Proposed Site Plan
Aerial Image of Site



Vehicle Storage & Car Prep
MCPC #200126001

Montgomery
County
Planning
Commission

0 50 100 200 Feet



Montgomery County
Planning Commission
Administration Center - Planning Commission
1000 Walnut Street, Suite 200
P.O. Box 200, Norristown, PA 19380-0200
(610) 278-3722 (T) (610) 278-3741
www.montgomeryplanning.com

Aerial photographs provided by ViewStep



Commissioners Report

For the period of: 2020-07-01 to 2020-07-31 23:59:59

Date Printed: 08/05/2020

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	0	\$0.00	\$0.00
Bulk Pick Up	55	55	\$0.00	\$1,190.00
Trailer	2	2	\$0.00	\$80.00
Plumbing	14	13	\$39,630.00	\$1,083.00
Garage Sale	0	0	\$0.00	\$0.00
Public Works	6	7	\$17,848.00	\$217.00
Building	68	52	\$842,591.06	\$15,185.50
Commercial Zoning Use	5	5	\$0.00	\$375.00
Fire	57	25	\$37,333.00	\$1,699.00
Miscellaneous	1	2	\$0.00	\$200.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	1	\$0.00	\$115.00
Well	0	0	\$0.00	\$0.00
Electrical	22	22	\$156,393.12	\$4,119.50
Mechanical	18	13	\$141,926.38	\$2,724.00
Totals:	252	197	\$1,235,721.56	\$26,988.00

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	1	\$150.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	5	3	\$600.00
General Contractor	2	3	\$375.00
Sign Contractor	1	0	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$75.00
Totals:	10	7	\$1,275.00

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	1	0	\$75.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	1	0	\$75.00

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	1	0	\$75.00
General Contractor	15	0	\$75.00
Sign Contractor	0	0	\$0.00



Upper Moreland
Township
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Willow Grove, PA
19090

Commissioners Report

For the period of: 2020-07-01 to 2020-07-31 23:59:59
Date Printed: 08/05/2020

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	4	0	\$0.00
Totals:	20	0	\$150.00

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections:	104
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	0	\$0.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Totals:	0	0	\$0.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	1	\$325.00
Public Hearing	2	\$1,150.00
Totals:	3	\$1,475.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	6
Exterior Maintenance	7
High Grass	4
Work Without Permit	9
Totals:	26

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



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Date Printed: 08/05/2020

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

Total Revenue Collected: \$29,888.00



Commissioners Report

For the period of: 2019-07-01 to 2019-07-31 23:59:59

Date Printed: 08/05/2020

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	4	\$346,686.00	\$243.00
Bulk Pick Up	50	49	\$0.00	\$1,023.00
Trailer	0	0	\$0.00	\$0.00
Plumbing	13	17	\$189,545.00	\$1,997.50
Garage Sale	4	3	\$0.00	\$40.00
Public Works	61	57	\$15,134.00	\$2,287.00
Building	76	90	\$1,776,649.49	\$31,263.00
Commercial Zoning Use	6	13	\$0.00	\$975.00
Fire	60	36	\$73,030.00	\$3,388.50
Miscellaneous	1	1	\$0.00	\$100.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	1	2	\$0.00	\$170.00
Well	0	0	\$0.00	\$0.00
Electrical	25	34	\$176,409.00	\$6,673.50
Mechanical	15	15	\$207,588.43	\$4,072.00
Totals:	313	321	\$2,785,041.92	\$52,232.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	1	\$75.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	1	2	\$225.00
General Contractor	7	5	\$900.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	8	8	\$1,200.00

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	1	0	\$75.00
General Contractor	15	0	\$75.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$75.00
Totals:	17	0	\$225.00

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	2	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	6	0	\$0.00
Sign Contractor	0	0	\$0.00



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Commissioners Report

For the period of: 2019-07-01 to 2019-07-31 23:59:59

Date Printed: 08/05/2020

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	9	0	\$0.00

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections: 112

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	4	1	\$250.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Totals:	4	1	\$250.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	1	\$325.00
Public Hearing	0	\$0.00
Totals:	1	\$325.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	1
Misc	5
Exterior Maintenance	9
High Grass	7
Work Without Permit	2
Totals:	24

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



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Date Printed: 08/05/2020

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

Total Revenue Collected: \$54,007.50

To: Public Works Committee

From: David Elsier, Director of Public Works

Date July 2020

Re: **UMPW DEPARTMENTAL REPORT**



PUBLIC WORKS DIRECTOR'S NOTES

- Oversaw all day-to-day operations of the Public Works Department
- Repaired potholes throughout the Township.
- Reported street lights that are not working.
- Contacted Penn Dot about pothole concerns on all state roads within the Township.
- Reported traffic and street lights that needed attention.
- Responded to e-mails and phone calls from residents with questions or problems.
- Completed various reports and schedules to help with operations of the Public Works Department.
- Participated in a Zoom meeting to discuss a 6 month extension for the Recycling contract
- Completed the paving of all roads except for New and Goodwin(County Line to Stewart)
- Complete List of Roads to be paved:

STREET	MEASUREMENT	SQ. YDS.
Park (Easton (SR611) - Moreland(SR63)	1,080' x 24'	2,880
Silver (Moreland (SR63) - Woodland)	750' x 24'	2,000
Valley View (Woodcrest-Greenhill)	725' x 30'	2,417
Woodcrest (Greenhill – Edgehil(SR2044)	721' x 30'	2,403
Fair Oaks (Blair Mill (SR2026) - Lynn	1,286' x 30'	4,287
Carton (Lynn - Dead End)	581' x 30'	1,937
Lynne (Blair Mill (SR2026) - Fair Oaks)	1,118' x 30'	3,727
Beechwood (Fitzwatertown(SR2038) - Cul de Sac)	1,365' x 30'	4,550
Fairhill (York (SR263) - Parking Lot)	392' x 24'	1,045
Reed (York (SR263) - Bear Blvd.)	267' x 30'	890
Dogwood (Bartram - Cul de Sac)	479' x 30'	1,597
Laurel (Bartram - Cul de Sac)	292' x 30'	973
Russell (Fitzwatertown(SR2038) - Woodhill)	1,878' x 30'	6,260
Woodhill (Fitzwatertown(SR2038) - Russel)	1,218' x 30'	4,060
Winding Davisville (SR2042) - Deadendl)	1,976' x 30'	6,587
Short (Byberry(SR2009)-Winding	358' x 30'	1,193
Jasper (Winding-Deadend)	422' x 30'	1,407
Overlook (Greyhorse-Edgehill(SR2044)	600' x 30'	2,000
Goodwin (Countyline-High)	915' x 30'	3,050
Huntingdon (Edgehill(SR2044) to Creek)	1,730' x 20'	3,844
Windmill (Greyhorse - Red Barn)	956' x 30'	3,187
Brenden Circle (Terwood (SR2033) - Dead End)	1,443' x 30'	4,810
Militia (Pioneer - Cul de Sac)	114' x 30'	380
Pioneer (Byberry(SR2009) – Davisville(SR2042)	3,800' x 24'	10,133
Warminster(Byberry(SR2009)-County Line)	3,641 x16	6,473
Grant (Lincoln-Ellis)	200x24	533

- **Vehicle Maintenance** - Township mechanics maintained all Township vehicles and equipment.
- **Storm Water Maintenance** - Township staff continues to inspect and repair all storm water inlets.

SANITATION DIVISION

July

During the month of June 2020, our Sanitation Division picked up 652 tons of compacted trash.

Since the last report period we had 30 bulk pick-ups. For the same period in 2019 we collected 20 bulk items

We collected 131 tons of yard waste since the last report period. For the same period in 2019, we collected 346 tons of yard waste.

We collected 19 electronic items (E-cycling) since the last report period. For the same period in 2019, we collected 23 electronic items.



**Public Works Department
July '2020**

**Summary of materials handled by Sanitation Division
(in tons)**

Single Stream	219	
Curbside Yard Waste	131	
<hr/>		
Total Recycling Tonnage	350	
Trash Tonnage	652	
Tipping Fee Cost Avoidance	\$ 19,705	\$56.30
Cost of Single Stream Recycling	\$ 14,785	\$65.51
Percent of Waste Recycled	35%	

<u>Materials</u>	<u>Glass/Pastic/</u>			<u>Single</u>	<u>Yard Wate</u>	<u>Trash</u>	<u>% Recycled</u>
	<u>Cans</u>	<u>Paper</u>					
2019	0	0	161	346	611	31%	
2020	0	0	219	131	652	35%	

	2019	2020
Bulk Metal Items	20	30
E-Cycling Items	23	19



PROJECT	WORK PERFORMED LAST PERIOD (July 14 th to August 10 th)	WORK TO BE PERFORMED THIS PERIOD (August 10 th to September 14 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"> No work completed this period 	<ul style="list-style-type: none"> Monitor project status and perform work as necessary.
2. Misc. Consulting Services	<ul style="list-style-type: none"> Miscellaneous coordination with Township Staff, Consultants and Commissioners. 	<ul style="list-style-type: none"> Complete any miscellaneous items requested by the Township.
3. Fair Oaks Basin	<ul style="list-style-type: none"> Finalize construction drawings and specifications. Stake property lines to identify encroachments from adjacent properties. 	<ul style="list-style-type: none"> Put project out to bid. Revise NPDES Plans as necessary per MCCDs review.
4. Mason's Mill Park	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Project is in 18-month maintenance period.
5. Betz & Lukens Drainage Improvements	<ul style="list-style-type: none"> Finalize plans per CDC comments received on July 13th. 	<ul style="list-style-type: none"> Coordinate with Public Works regarding work schedule for Fall.
PRIVATE DEVELOPMENT PROJECTS		
1. Fairhill Commons	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Project is on CDC Agenda for August 10th.
2. 2700 Turnpike Dr. (Acme Box)	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
3. Jaguar Land Rover Dealership	<ul style="list-style-type: none"> Construction Observation 	<ul style="list-style-type: none"> Continue construction observation as needed.
4. 28 N. York Road	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
5. Federation Housing (432-512 Davisville Road)	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.

PROJECT	WORK PERFORMED LAST PERIOD (July 14 th to August 10 th)	WORK TO BE PERFORMED THIS PERIOD (August 10 th to September 14 th)
6. 1845 Byberry Road	<ul style="list-style-type: none"> Review revised plan and coordinate with Applicant and M&F regarding riparian restoration area. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
7. 3140 Pennypack Road	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Monitory project and perform work as needed. Plan is recorded, remove project from list next month.
8. 4121 Blair Mill Road – Minor Subdivision	<ul style="list-style-type: none"> Coordination with Solicitor & Applicant's Engineer regarding approval resolution. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
9. 2255 Wyandotte Road	<ul style="list-style-type: none"> Complete and issue land development review letter. 	<ul style="list-style-type: none"> Project is on CDC Agenda for August 10th.
CONSTRUCTION PROJECTS		
1. 4205 Shoemaker Road	<ul style="list-style-type: none"> No work occurred this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as necessary.
2. 2405 Maryland Road Appts.	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as necessary.
3. Willow Grove Day Camp YMCA	<ul style="list-style-type: none"> Coordination and observation regarding escrow reduction and punch list. 	<ul style="list-style-type: none"> Construction observation and monitor project status and perform work as needed.
4. Station @ Willow Grove (Petrucci)	<ul style="list-style-type: none"> No work occurred this period. 	<ul style="list-style-type: none"> Project is in 18-month maintenance period, which is set to expire in June 2021.
5. Lightbridge Academy	<ul style="list-style-type: none"> Issue review letter on final as-built survey. Coordination with contractor regarding start of 18-month maintenance period. 	<ul style="list-style-type: none"> Move project to 18-month maintenance period once revised as-built is approved and M&F find landscaping to be acceptable.
6. Blair Mill Village Self Storage	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as necessary.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

Date: August 04, 2020 (prior report dated 07/01/2020)

Subject: Township Landscape Architect's Monthly Status Report

Project: Upper Moreland Township, Montgomery County, PA
M&F Project No. 215

From: James R. Faber, ASLA

The following is a summary of our work during the previous month and pending work that we anticipate in the coming months. Developments with no activity for the previous months and/or are not on-going are included in our "Township Landscape Architect – Application Reviews and Field Work Schedule" spreadsheet (unless otherwise directed).

A. Landscape Architectural Plan and Field Reviews:

1. 551 N. York Road (Fairhill Commons)
 - a. Receive revised land development submission on July 30, 2020; General coordination regarding same.
 - b. General coordination with Project Engineer regarding application of screen buffer requirements and request for clarification of waiver requests.
 - c. Prepare and issue 2nd Landscape Plan Review on July 8, 2020.
 - d. General coordination and preparation for virtual meeting with Project Landscape Architect and Project Engineer held on July 28, 2020 including receipt and informal review of progress landscape plan. General coordination and follow up regarding same.
 - e. Receive revised digital land development submission from Township on July 30, 2020.
 - f. **Pending:** Prepare and issue 3rd Landscape Plan Review.

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

August 04, 2020

Page 2

2. 2321 Blair Mill Road – Lightbridge Academy LD16-10
 - a. Prepare and issue on July 2, 2020 a markup of landscape plan as punch list to depict site observations on June 24, 2020.
 - b. General coordination with Township Engineer regarding status of landscape installation as a follow up from June 24, 2020 site observations.

3. YMCA – 3400 Davisville Road
 - a. General coordination with Township Engineer on July 6, 2020 regarding quantities of acceptable landscape related escrow release based on June 26, 2020 site visit.
 - b. Prepare and issue mark up of landscape plan on July 9, 2020 to Applicant's representatives to include June 26, 2020 site observations to serve as landscape installation review punch list. General coordination with Project Engineer regarding same.

4. 1845 Byberry Road
 - a. On-going coordination with Township Traffic Engineer and Township Engineer regarding application of sight distances at driveways.
 - b. Receive Progress plans for informal review from Project Engineer on July 2, 2020, July 10, 2020, and July 20, 2020. Review and provide comments regarding same (includes preparation of plan markup to coincide with comment).

5. 2405 Maryland Road (Willow Pointe apartments)
 - a. Site visit on July 2, 2020 to observe installed landscaping associated with Building 3 and follow up on previous landscape punch list for Buildings 1 and 2; General coordination and follow up from site visit.
 - b. Prepare and issue on July 13, 2020 marked up copy of landscape plan with observations from site visit (particularly Phase 3 planting review) with additional notes and photos for discussion; General coordination and follow up with Owner's Construction Representative regarding same.

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

August 04, 2020

Page 3

6. 4205 Shoemaker Road
 - a. General coordination with Applicant and Township Director of Code Enforcement regarding status of follow up from November 2019 site review.
 - b. Prepare for and attend site meeting on July 15, 2020 with Applicant to review outstanding landscape related punch list items; General coordination and follow up from site meeting.

7. 2255 Wyandotte Road
 - a. Receive PDF land development submission from Township on July 7, 2020. General coordination regarding same.
 - b. Prepare 1st Landscape Plan Review (in progress).
 - c. **Pending:** Finalize and issue 1st Landscape Plan Review (due August 4, 2020).

- A. Davisville and Byberry Road improvements:
 1. General coordination regarding landscape improvements at corner (Bommentre) property.
 2. Prepare revisions to landscape design and Opinion of Probable Cost based on email and markup from resident's attorney; and issue revised PDFs on July 23, 2020.

- B. Fair Oaks Park – Landscape Design:
 1. **Pending:** Prepare landscape design revisions as may be necessary to coincide with revisions to civil engineering design resulting from possible agency reviews.

Distribution List (via Email):

Joseph A. Lavalle, V.P. Board of Commissioners, Ward 4
Kevin Spearing, Board of Commissioners, Ward 2
Kip McFtridge, Board of Commissioners, Ward 5
Matthew Candland, Township Manager
Vicky Sykes, Executive Assistant to Township Manager
Paul Purtell, Director of Code Enforcement
David Elsler, Director of Public Works
Sean Kilkenny, Esq., Solicitor
Alex Baumler, Kilkenny Law Office
Erik Garton, P.E., Gilmore & Associates
Marian Hull, U.R.S. Corporation
Jim Faber, ASLA, Township Landscape Architect

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Marian_Hull@URSCorp.com
jfaber@mcfcpe.com

Issue Date: August 4, 2020

UPPER MORELAND TOWNSHIP - TOWNSHIP LANDSCAPE ARCHITECT
APPLICATION REVIEWS AND FIELD WORK SCHEDULE

M&F No. 215

Project Name and Address	Landscape Plan Rev. Approval Date	Site Visit and/or Tree Count	Pre-Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
Landscape Plan Reviews in Progress or Not Approved										
1130 Easton Road - Pad site LD 15-28	LPR3 3/9/16	7/23/2015 & 8/4/2015								Development staff meeting: August 18, 2015 [Await revised plan submission (technical plan comments)]
551 N. York Road and 230 Fairhill St. Fairhill Commons	CU Review 11/25/19 LPR2 07/02/20	3/5/2019 Site visit 9/5/19 Tree count								Phone conference (Conditional Use): 3/26/19 Development staff meeting: 8/28/19 Development pre-submission meeting: 1/30/20 Virtual Development coordination meeting: 5/13/20 [Pending: Review revised plan submission]
432-514 Davisville Road - Conditional Use (Age Restricted Apartments)	CU review 11/05/19	11/5/19								
1800 Cathedral Road - Minor Subdivision	LPR1 11/06/19									
1845 Byberry Road (Atriumour)	LPR1 01/13/20									[Await revised plan submission]
2855 Wyandotte Road		1/30/20								[Pending: Prepare 1st Landscape Plan review - due 8/4/20]
Landscape Plan Approved - Awaiting Construction										
2700 Turnpike Drive - Acme Corrugated Box	LPR4 3/19/20	12/12/18								
28 N. York Road - Land Development Martin Harrison	LPR2 01/27/20	11/7/18								
240 Fitzwatertown Road (Walvern Inst) (Amended Phase II of Willow Crest Manor) LD 16-23	LPR2 6/16/17	5/17/16								Development Staff meeting: 5/20/16; Waiver review memo: 7/7/16; Email review of technical plan comments: 7/5/17 [Await formal response to technical plan comments - reviewed informally]
2200 Byberry Road - Carr and Duff Driveway	LPR3 7/19/19	5/23/19								

Project Name and Address	Landscape Plan Rev. Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
Project Under Construction - Landscape Installation NOT Approved										
2300 Easton Road - Verizon store (Formerly Ruby Tuesday restaurant)	LPR3 10/24/2016	9/1/16	12/21/16 KJF	n/a	6/12/19					[Await final request for escrow release associated with landscape installation.]
4205 Shoemaker Road - Minor Subdivision (Fox Lake Realty, LP)	LPR4 3/30/15	8/27/14	8/4/16 JRF		11/8/19 Plan markup					Tree removals started early June 2016 prior to M&F review. Removals halted by Typ. Staff. M&F contacted Applicant June 3rd to discuss. Site visit on 11/10/16 to review trees with Applicant prior to removal; Site visit on 7/15/20 to discuss outstanding punch list items.
Philadelphia Freedom Valley YMCA 3400 Davisville Road	1/17/17 CU and ZO LPR3 9/21/17 FINAL	1/12/2017 2/22/17	8/17/17 pre-demo 10/20/17 Pre-con	8/22, 8/24, 9/6/17 tree clearing 12/9/17 - 1st review 2/14/17 - memo	07/09/20 Plan markup ACTIVE					Field change request plans rec'd 2/16/18 Pre-installation meeting 3/27/19 [Pending; Follow up from 7/9/20 punch list from 6/26/2020 site visit]
2405 Maryland Road (Apartment complex)	LPR7 7/24/18 Amended Plan 12/10/2018	11/4/15	4/16/2018 Stage 2 (Demo)	6/1/18	7/13/2020 Ph. 3	5/27/20 ACTIVE				Development staff meeting: December 1, 2015 CU Review: July 5, 2017 Pool Amenity plans reviewed in March 2019 [Await response to Building 3 planting review]
2321 Blair Mill Road (Lightbridge Academy)	LPR3 10/11/16	3/30/16	2/21/19 no M&F rep		7/2/20 plan markup ACTIVE					Development staff meeting: 4/22/16 Waiver review memo: 7/7/16 [Await response to 7/2/20 punch list from 6/24/2020 site visit]
3855 Blair Mill Village East Apartments Community Center/Laundry/Storage	LPR2 5/30/19	10/18/18	7/9/19		5/22/20 ACTIVE					Six evergreen trees - rear property line - stake out: 1/16/20
900 S. York Road - Jaguar Land Rover	LPR4 8/26/19	9/25/19	9/25/19		2/4/20 2/19/20 ACTIVE					Waiver of land development
Project Under Guarantee - Landscape Installation Approved - in Guarantee Period										
Station at Willow Grove (Petrucchi / JERC Partners)	LPR3 3/7/18	8/28/17	4/6/18	4/9/18	10/21/19	10/10/19	11/1/19	7/1/21		[Await response to Review of landscaping prior to end of guarantee, Spring of 2021.] [Public Art Piece is approved - still to be installed.]
End of Guarantee Inspection Performed - Landscape Issues Remain										
2901 Blair Mill Road (Blair Mill Townhomes), Willow Crossing LD-06-7 Formerly Sabia Townhouses (Builder: Ed Moser)	10/3/12 Amended plan review	5/1/06	7/15/11		10/30/15 email		12/28/15	6/16/17	5/30/17 email	[Revisit site upon completion of punch list items.]
2440 Maryland Road (Fairfield Inn) Ajesh Patel LD14-2	LPR4 10/17/14	1/16/14	2/17/15	3/19/15	5/27/16	12/4/15		12/1/17	10/1/17	[Revisit site upon completion of punch list items.]



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UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY

PROJECT STATUS

August 6, 2020

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
Mark A. Roth, P.E.
John R. Wichner, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

DAVISVILLE ROAD YMCA

- YMCA access construction completed.
- Roadway and traffic signal improvements complete at Davisville and Terwood Road. Contractor addressing punchlist items.
- Roadway improvements at Davisville and Byberry currently in progress.

WARMINSTER ROAD BRIDGE RECONSTRUCTION

- Full reconstruction of bridge along Warminster Road by PennDOT.
- Construction moved to 2021 per Township coordination with PennDOT
- Full road closure is required. McMahon reviewing detour route for potential impacts.
- Pedestrian flashing warning device at Mill Road reviewed by McMahon. No further comments.

WILLOW GROVE TRAIN STATION RELOCATION

- Meeting held with SEPTA to discuss restarting project. SEPTA programming capital project for 2022-2023 budget.

ROUTE 611 BRIDGE OVER TURNPIKE RAMP

- Township and McMahon to coordinate with Montgomery County Planning Commission to add the project to the State TIP.
- Township officials met with PennDOT and MCPC staff on 9/14/18 to stress the importance of the project. Both agencies committed to support the project during the next TIP update which started in 2019.
- Montgomery County Planning Commission requested DVRPC to reallocate funds from the TIP to improvements at the Willow Grove Interchange. Request was denied by DVRPC.

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY
PROJECT STATUS
August 6, 2020

2015 GREEN LIGHT GO GRANT

- Approved for the installation of video detection at the intersections of Easton Road \ Blair Mill Road and Easton Road \ Fitzwatertown Road. Amount Requested - \$34,800. Township match \$34,800.
- Township approved an increase to the project cost for the intersection improvements in the amount of \$5,204.76. The project costs include approximately \$9,000 in contingency items for conduit replacement, etc.
- Video Detection installed at intersections. Awaiting Project Close-out by PennDOT.

BYBERRY ROAD AND DAVISVILLE ROAD

- Awarded Green Light Go Grant for traffic signal improvements at the intersection. Grant Award - \$252,520. Township match - \$63,130. – Due to Covid-19, PennDOT has pulled the Green Light Go funding from the project. **The Township can complete design and seek reimbursement for design services.**
- Awarded Montgomery County Transportation Program (CTP) funding for \$31,565 to be applied to Green Light Go match requirement. **County determining allocation of CTP funding due to cancellation of GLG funding.**
- Awarded PennDOT MTF for right-turn lane on Davisville Road in the amount of \$390,000.
- PennDOT comments addressed on HOP. Awaiting property owner coordination for permit.
- McCloskey and Faber prepared landscaping plans.
- Coordination meeting with utility companies held 10/9/19. **PECO design complete for relocations. PECO looking to schedule work**
- Property Owner Coordination on going. Letters sent to Property Owners by Township in January 2020. **Responses received from 5 of the 6 property owners, with four signatures received. Follow-up with remaining property owners ongoing.**
- Coordination with PennDOT for execution of agreement. **Agreement awaiting PennDOT signature.** Environmental Documentation completed and submitted to PennDOT 4/8/2020.

BLAIR MILL ROAD

- Coordination with Horsham Township for proposed improvements at the intersections of Blair Mill Road at Witmer Road \ Commerce Road and Easton Road. Horsham Township received \$3 million award from PennDOT MTF.
- McMahon developed concept plan for widening along Blair Mill Road at Easton Road to lengthen existing right turn lane to new traffic signal at Gibraltar Road and adding sidewalk along the southern side to connect to existing sidewalk.
- Horsham Township preference is to not add additional widening to their project.
- UMT to consider other grant opportunities to pursue separately.
- Upper Moreland contacted residents adjacent to proposed improvements.

EASTON ROAD (PA 611) AND MILL ROAD/SYCAMORE ROAD

- McMahon submitted formal request to PennDOT to prohibit large trucks from turning right from NB Easton Road to Mill Road.
- **Signing plan and alternate route analysis submitted to PennDOT for review 8/3/2020.**

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY
PROJECT STATUS
August 6, 2020

2018 ARLE SUBMISSION – BLAIR MILL ROAD AND HORSHAM ROAD

- Signal upgrades (pedestrian signals, APS, emergency pre-emption, video detection).
- Grant Request - \$106,500. No Township match.
- Construction anticipated for Fall 2020.
- **Comments received from PennDOT August 5, 2020.**
- **Project to be placed out for public advertisement.**

WELSH ROAD ADAPTIVE TRAFFIC SIGNAL SYSTEM

- Joint municipal project between Upper Dublin Township, Horsham Township, Abington Township, Upper Moreland Township to upgrade 17 intersections to adaptive operation. Upper Moreland Township maintains Blair Mill Road and Computer Road intersections.
- Rhythm Engineering INSync System selected. Design engineer revised recommendation to the Econolite Edaptive system.

2020 ARLE SUBMISSION

- Submitted 2018 GLG award for York Road Signal upgrades (Signal coordination from Davisville to Easton, rail crossing coordination, addition of pedestrian crossing on western leg of intersection with Davisville Road).
- Grant Request - \$288,750. Township match \$40,000

MONTCO CTP GRANT SUBMISSION

- Maryland Road and Commerce Avenue intersection improvements.
- Grant Request - \$354,685. Township match \$204,685.
- Grant Submitted 7/31/2020. Announcements likely in Fall 2020.

ACME CORRUGATED BOX COMPANY – 2700 TURNPIKE DRIVE

- Last review letter issued 3/19/2020

FAIRHILL COMMONS – 551 N. YORK ROAD

- Last land development review letter issued 7/8/2020
- TIS Scoping Application review letter issued 7/29/2020
- Revised land development plans under review

28-30 YORK ROAD

- Last review letter issued 12/17/19

JERC SENIOR HOUSING: 432 – 512 DAVISVILLE ROAD

- Last review letter issued 11/4/19
- Staff meeting scheduled for 8/10/2020

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY
PROJECT STATUS
August 6, 2020

1880 CATHEDRAL ROAD

- Last review letter issued 12/4/19

1845 BYBERRY ROAD

- Last review letter issued 1/15/2020

3140 PENNYPACK ROAD SUBDIVISION

- Last review letter issued 2/4/2020

4121 BLAIR MILL ROAD SUBDIVISION

- Last review letter issued 3/11/2020.

2255 WYANDOTTE ROAD

- Last review letter issued 7/29/2020

2020 GRANT SCHEDULE

- DCED Multimodal Transportation Fund – July 31, 2020 – **revised to September 30, 2020**
- PennDOT Multimodal Transportation Fund – Fall 2020

August 2020 Report to the CDC from the EAC

The EAC met on Aug. 5, 2020 by Zoom. We evaluated our cleanup of the small wetland in the dog park. Although we were able to remove a great deal of the invasive species present, we decided we needed to continue the work this fall. Hopefully it will be cooler then and there won't be as much regrowth of the invasives.

We also discussed ways to make the EAC more visible to the Upper Moreland community. We decided to have a more eye-catching display on our kiosk in the library. We will also try sending out a newsletter every now and then to our email list. We would also like to have a Facebook page, such as the one Abington EAC has.

It was brought up that there are a number of companies in the township that spray yards for mosquitoes. However, it is obvious that they are not following label instructions, which state that no spraying should occur when winds are above 10 mph or when rain is imminent. They also start spraying when people and pets are out in yards next door, or house windows are open. Is there anything we could do to require them to follow label directions and to notify people next door before spraying?

The EAC would still like to see some sort of shade tree commission in the township when possible.

On Sept. 5th the EAC will have a table in Masons Mill Park with lots of information about stormwater, rain gardens, native plants, Bird Town, etc. We will be there from 10:30 am to 1:00 pm. Social distancing and masks will be required. We will also be giving away copies of the book, Nature's Best Hope by Doug Tallamy.