

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
July 13, 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

Join by Phone: Dial 1-929-205-6099 Webinar ID: 975 3201 0616 Password: 349167

SUBMIT COMMENTS/QUESTIONS:

E-mail in advance or during the meeting to: [**comments@uppermoreland.org**](mailto: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. Lavallo; Commissioner Kevin Spearing and Commissioner Kip McFatridge; Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsier, 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 – June 15, 2020 (attachment)**
- VII. Old Business:**
 - A. Betz & Lukens Stormwater Improvements (attachment)
 - B. Maryland/Commerce/Blair Mill Road Improvements – Phase I (attachments)
 - C. 2018 ARLE Grant for Traffic Signal Upgrades on Blair Mill/Horsham Roads – Out-for-Bid Options (attachment)
- VIII. Land Development/Subdivision**
 - A. 551 N. York Road (Fairhill Commons) Land Development Resubmission (attachments)
 - B. 4121 Blair Mill Road Subdivision (attachments)
- IX. New Business:**
 - A. Carson Simpson Farm Streambank Stabilization Project - Discussion led by Jim Hersh, Township Engineer (attachment)
 - B. Consider an amendment to the zoning ordinance regulating movie theater use in the Township (attachment)
- X. Presentations**

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- XI. Acceptance and Approval of the following monthly reports for June (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
 - 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**
- XIII. Redevelopment**
- XIV. Visitor Comments**
- XV. Commissioner Comments**
- XVI. Adjournment**

UPPER MORELAND TOWNSHIP
Community Development Committee
June 15, 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** – May 11, 2020: The meeting minutes were unanimously approved as submitted.
- VII. **Old Business:**
 - A. Fair Oaks Park Basin design recommendations provided by Mr. Hersh:
 - Commissioner Lockard inquired about planting additional trees. Kimberli Flanders, RLA, McCloskey & Faber, stated that in the summary, 29 trees will be removed and 50 shade trees will be planted, which does not include ornamental varieties.
 - Dr. Lynnette Saunders, Chair of the Environmental Advisory Council, commended the plan for including native plantings, recommended a broader range of Oak trees, and requested to review the final plan before groundbreaking.
 - Dr. Saunders suggested using trees that do not damage pavements near the playground. Ms. Flanders replied that substitutions will be made depending on availability.
 - The Committee recommends to move for action at the July 6, 2020 Board of Commissioners Regular Meeting to authorize an advertisement of the Fair Oaks Basin Design.
 - B. ARLE Grant recommendations provided by Anton Kuhner, Township Transportation Engineer and Dave Elsier, Director, Public Works:
 - Mr. Kuhner explained that PennDOT has voided the Township's 2018 Green Light Go Grant awarded for upgrades at York Road, and Davisville Road and Easton Roads, for operation signals at the train station. Mr. Kuhner stated that another grant application will be resubmitted this year.
 - Commissioner Spearing commented on relocation of the light standard on Davisville and Byberry Roads. Mr. Kuhner replied that the pole was moved as part of the YMCA work.
 - Commissioner Spearing inquired about paving along Byberry Road. Mr. Kuhner replied that most of McMahan Associates' traffic improvement work is contained on Davisville Road.

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- Mr. Kuhner stated that the Township currently has County Transportation Program Grant funding for the right turn lane on Davisville Road and to replace the light standard on the southeast corner. The pedestrian crossing improvement would still require funding.
 - Karen Straub, a resident, commented pedestrian safety concerns along Terwood Road and Pennypack Road to the train station. Mr. Purtell replied that he discussed the site with McMahon Associates and there is a 3-to 4-foot-wide macadam path installed according to the Highway Occupancy Permit from Terwood Road past the YMCA. The Committee discussed the walkway dimensions and the terms between the residents and developer.
 - The Committee agreed that Mr. Kuhner will resubmit the ARLE grant application for traffic signal improvements at the Davisville Road and York Road intersection and have it submitted by no later than July 1, 2020.
- C. Montco 2040 Wayfinding and Signage Project – Discussion led by Matt Candland:
- Mr. Candland discussed the formation of a Steering Committee.
 - Commissioner Lavalley suggested asking members from the Revitalization Task Force who were involved in developing the original 2040 Comprehensive Plan.
 - Commissioner Spearing inquired about excavation and evacuation plans. Commissioner Lavalley replied that the Wayfinding and Signage Plan is a design document rather than a construction document that details excavation and evacuation plans.
 - Commissioner Scull commented that the Historical Commission should be involved in the Committee.
 - The Committee recommends to move forward for action to the July 6, 2020 Board of Commissioners Regular Meeting, a list of appointments on the Wayfinding and Signage Steering Committee that will enable a timely submission of the grant application.

VIII. **Land Development/Subdivision** - nothing to report.

IX. **New Business:**

- A. Carson Simpson Farm Streambank Stabilization Project - Discussion led by Jim Hersh, Township Engineer:
- Mr. Candland explained that the YMCA has requested to make a payment in lieu of performing the required streambank stabilization improvements to an area near the bridge on the Farm property.
 - Dr. Saunders inquired on the availability of the plans. Commissioners Spearing and Lavalley stated that the plans will be prepared and provided for comments.
 - Mr. Hersh stated that he will prepare a design proposal and cost estimate for review at the July 13, 2020 Committee Meeting.

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

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

- A. Code Enforcement Department Reports:
- Commissioner McFatrige inquired on the status of the Federal Housing project. Mr. Purtell stated that he has been in contact with the construction contractor and the design of the site is progressing toward submitting a Land Development Application.
- B. Public Works Department Report and Recycling Report:

UPPER MORELAND TOWNSHIP
Community Development Committee
June 15, 2020 - Meeting Minutes

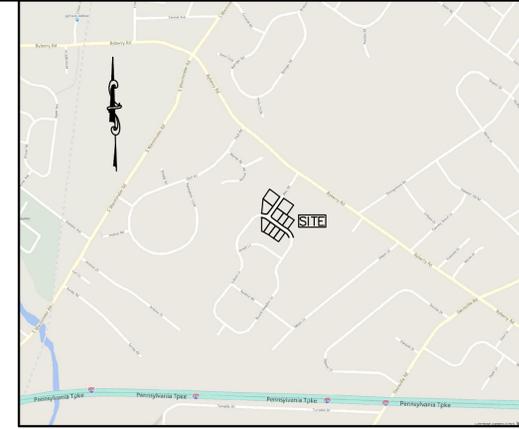
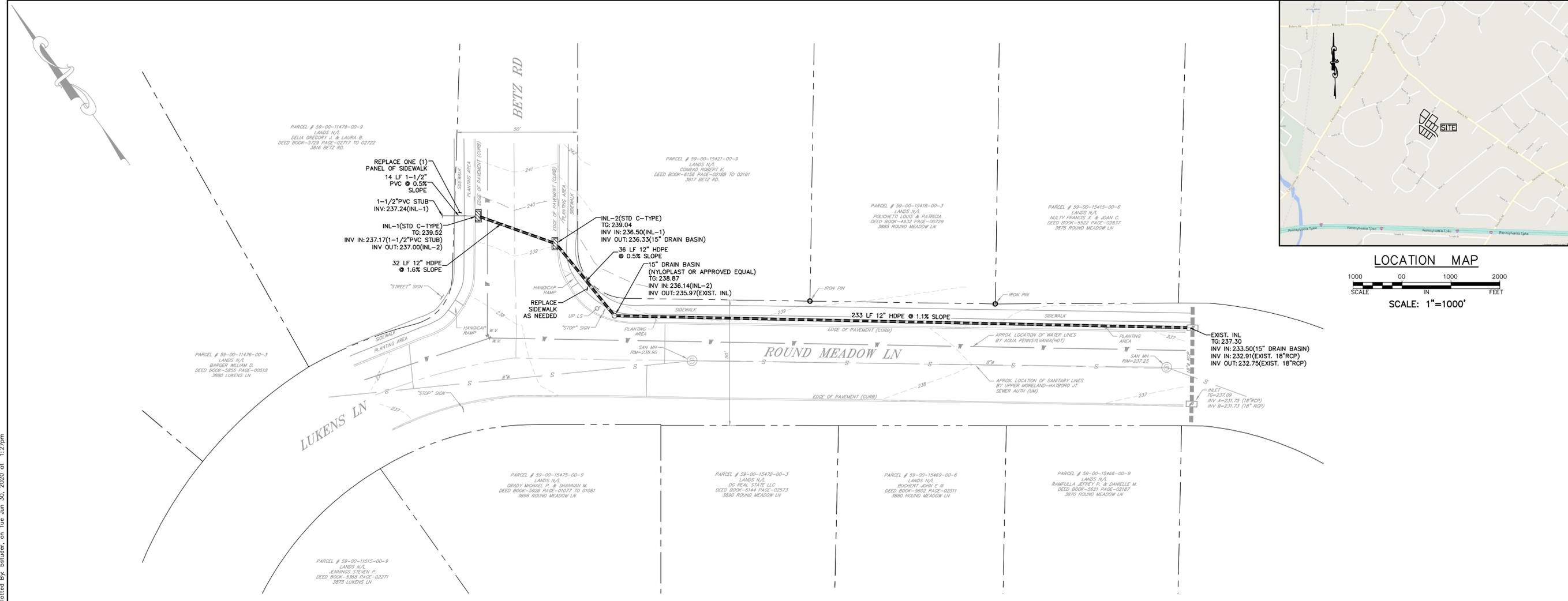
- Mr. Elsier stated that road paving and milling will begin on June 16, 2020, starting at Warminster Road. Hatboro Borough will paint temporary stand and stop bars after the milling is completed with paving to follow within a day or two. A schedule will be posted on the website.
 - Commissioner McFatrige inquired on seasonal workers for paving work. Mr. Elsier stated that by using the automated trash trucks, 4-5 laborers are available to assist the paving crew.
 - Commissioner Spearing commented that there is a stormwater inlet located on Parkside Avenue near Sycamore Avenue, which the Township plans to remedy.
 - Commissioner Whiting commended the Department's employees for their hard work and endurance during the COVID-19 crisis.
 - Michelle, a resident of 303 Overlook Avenue, inquired if the streetlight at the intersection at Overlook Avenue and Division Avenue can be positioned as to not project into her backyard. Mr. Elsier stated that he will make adjustments to the light.
 - Commissioner Spearing inquired about yard waste collections. Mr. Elsier and Mr. Candland discussed details of improvements to the leaf composting site and options to collect and process materials more efficiently.
- C. Engineer's Report:
- Commissioner Spearing inquired about the schedule for Betz & Lukens, stormwater improvements. Mr. Hersh will have a follow up at the July 13, 2020 Committee Meeting.
- D. Landscape Architect's Report - nothing to report.
- E. Traffic Engineer's Report - Mr. Kuhner provided the following updates:
- Analysis, plans and estimates are being prepared for 2020 Capital Improvement projects on Blair Mill Road, Maryland Road and Commerce Avenue.
 - Submission of the Montco 2040 Grant for Warminster Road was not successful, needs more information going forward with preparing the current 2040 Montco Grants in regard to the Signage and Wayfinding plan.
 - Department of Community and Economic Development (DCED) extended their grant application deadline from July 31, 2020 to September 30, 2020.
 - Commissioner Spearing inquired about outstanding issues regarding reassignment of specific traffic lights. Mr. Kuhner replied that PennDOT handled the design and construction, cameras are installed, work has been completed and awaiting PennDOT's closeout. Mr. Kuhner will follow up with Public Works for suggestions on changing signal equipment.
 - Commissioner Spearing inquired about coordination of Blair Mill Road and Easton Road with Horsham Township. Mr. Kuhner replied that a meeting was held with Horsham regarding updating the concept plan and whether to consider a joint application. Mr. Kuhner stated that Horsham is working with a grant and moving forward with their improvements.
 - Commissioner Lockard inquired about rejection of the Green Light Go grant application. Mr. Kuhner replied that the Davisville Road and Byberry Road design costs can be recouped from PennDOT, will be ready to submit again, and the project should still follow ARLE guidelines.
- F. Upper Moreland School District – Construction/Other Items:
- Commissioners Whiting and Spearing stated that the new superintendent starts August 15, 2020.
- G. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property - nothing to report.

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- H. Environmental Advisory Council {EAC} - Mr. Schaible reported on behalf of Dr. Lynnette Saunders, Chair:
- 50 copies of "Natures Best Hope" were purchased and will be donated to the Library, Commissioners and public.
 - The Council could be easier to search on the Township website and perhaps they can create a Facebook page.
 - The Council plans to partner with the School District and possibly with surrounding townships to assist with their EACs, hire animal control, and educate on relevant topics.
 - Information is being entered into the "Sustainable Cities" website and the Council needs assistance from Township personnel to complete some of the questions.
- I. Pennsylvania Review Advisory Council:
- Commissioner Lavalley stated that subcommittee meetings continue via conference calls to review the 2015 Code and the changes implemented in 2018 to move forward a potential adoption of the updated ICC Codes in the Commonwealth of Pennsylvania. A public meeting is tentative for July.
- J. Upper Moreland Historical Commission - Mr. Schaible reported on behalf of Sue Worth-LaManna:
- Focus has been on the mineral springs in conjunction with the Historical Association as progress continues towards the SEPTA Railroad Station project and completion of the latest part of the banner project.
 - Commissioner McFatridge commented that SEPTA confirmed with the Township that they are not located near the mineral springs.
 - Commissioner Scull suggested that the mineral springs be placed on the Township's Inventory of Historic Places by the Historical Commission, and inquired if the Ordinance needs to be amended since it is located within a park. Commissioner Spearing suggested that a monument could eventually be placed in the park.
 - Dr. Saunders commented the mineral springs should be highlighted and preserved.
- XII. **Other Items** - nothing to report.
- XIII. **Redevelopment** - nothing to report.
- XIV. **Visitor Comments** - nothing to report.
- XV. **Commissioner Comments:**
- Commissioner Spearing commented in favor of education, reform, awareness and community involvement regarding the recent national Police force issues.
 - Commissioner Whiting welcomed the new Police Chief, Andy Block, and commented on working in conjunction with the Police and community partnership, adjunct intervention and review of policies.
 - Commissioner McFatridge commented that the new Chief of Police is planning ideas for community involvement with the Police Department.
- XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:15 p.m.

Respectfully submitted by Kathleen Kristire.

C:\MUNICIPAL\2019\1911002-LUKENS & BETZ Storm Sewer Improvements\Design\CAD\Production Drawings\1911002_GRD.dwg Layout: GRD & UTIL Plan and Prof Plotted By: baluder, on Tue Jun 30, 2020 at 1:27pm



GILMORE & ASSOCIATES, INC.
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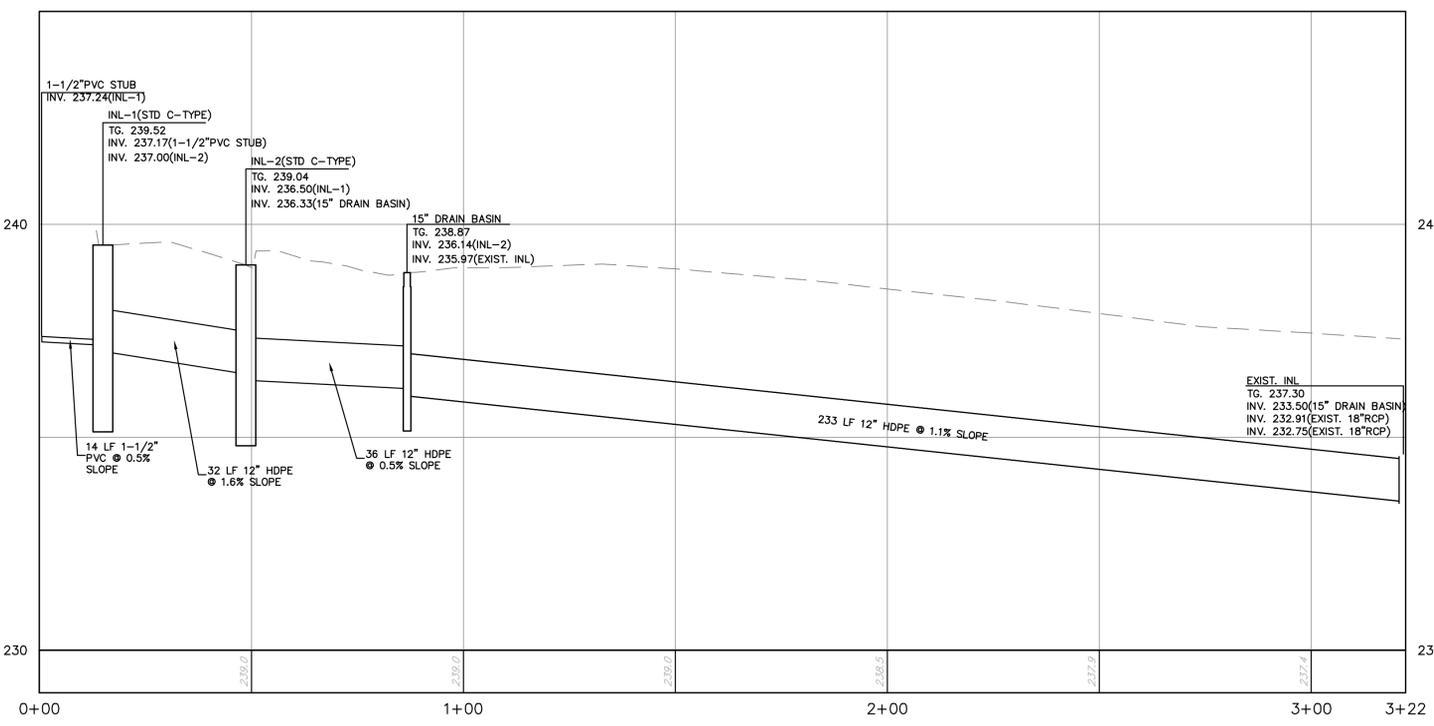
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SERIAL # 20193172721

MEMBER NAME	LAST RESPONSE RECEIVED THROUGH PA ONE CALL
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COMCAST CABLE	CLEAR - NO FACILITIES * 11/13/2019 21:06:32
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PECCO ENERGY	CONFLICT, LINES NEARBY, DIRECT CONTACT TO FOLLOW BY FACILITY OWNER * 11/14/2019 10:17:48
UNITI FIBER	INSUFFICIENT INFORMATION, DO NOT DIG. * 11/14/2019 10:17:40
UPPER MORELAND-HATBORO JT SEWER AUTH	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR * 11/18/2019 07:40:26
UPPER MORELAND TOWNSHIP	CLEAR - NO FACILITIES * 11/14/2019 09:31:45



PROPOSED STORM PROFILE
STATION 0+00 TO 3+22
SCALE: HORIZ 1"=20'
VERT 1"=2'

G&A

LAND DEVELOPMENT PLAN
GRADING, DRAINAGE & UTILITY PLAN
AND PROPOSED STORM PROFILE
BETZ ROAD STORM SEWER

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

TAX MAP PARCEL NO.: 2019-11002
MUNICIPAL FILE NO.:

OWNER: UPPER MORELAND TOWNSHIP
WILLOW GROVE PA 19080
(215) 659-3100

DATE: 06/30/2020
SCALE: 1"=20'

DESIGNED BY: BMS
DRAWN BY: BMS
CHECKED BY: JWH

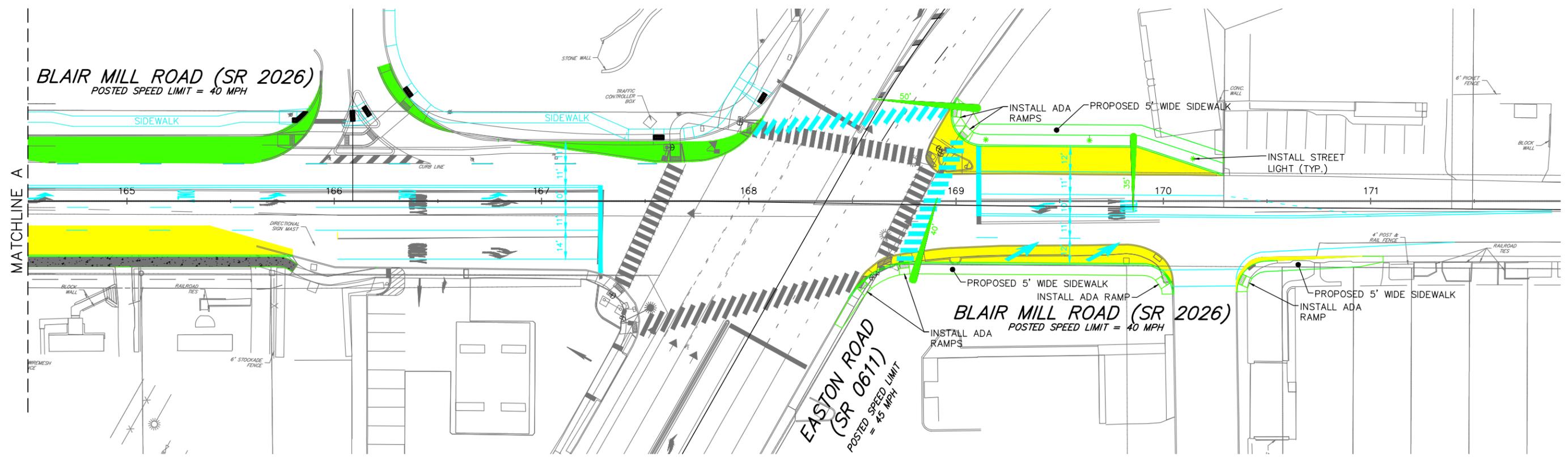
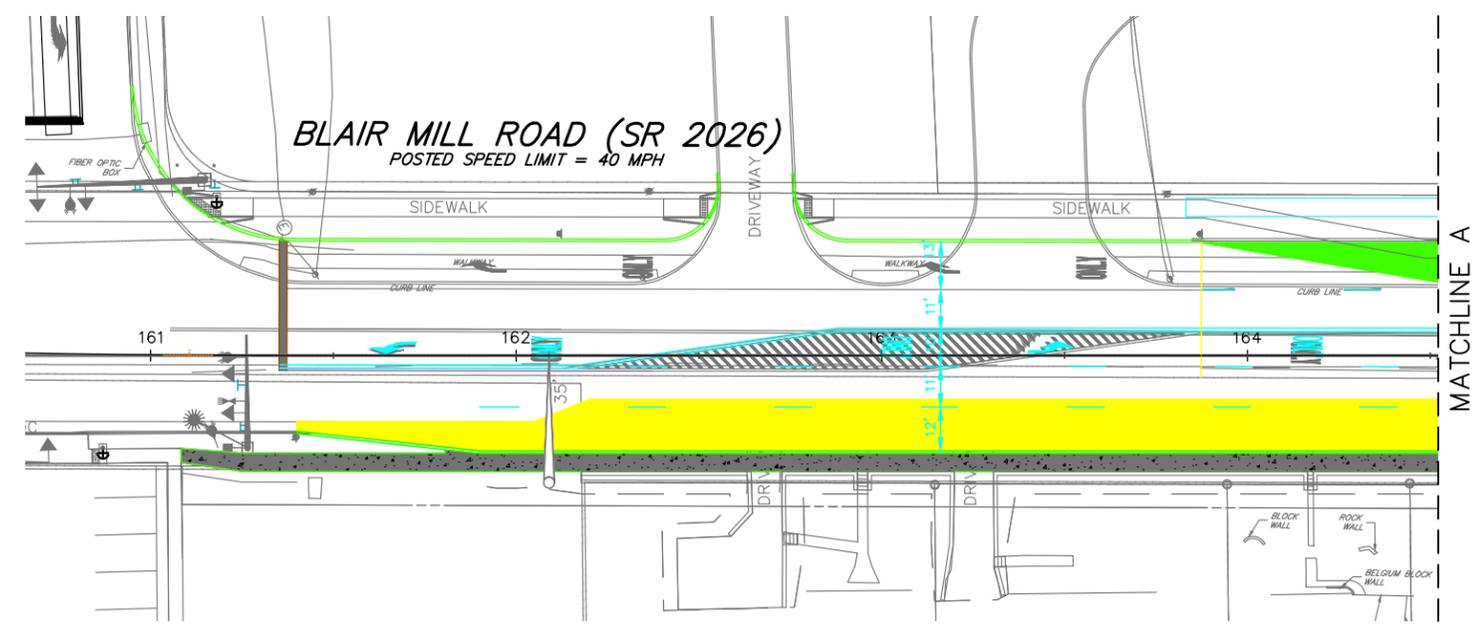
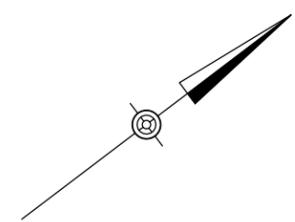
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NO.	DATE	DESCRIPTION

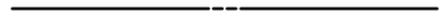
SHEET NO.:
1 OF 2

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	2026	-	1 OF 1
REVISION NUMBER	REVISIONS	DATE	BY	

WIDENING ALONG BLAIR MILL ROAD



LEGEND

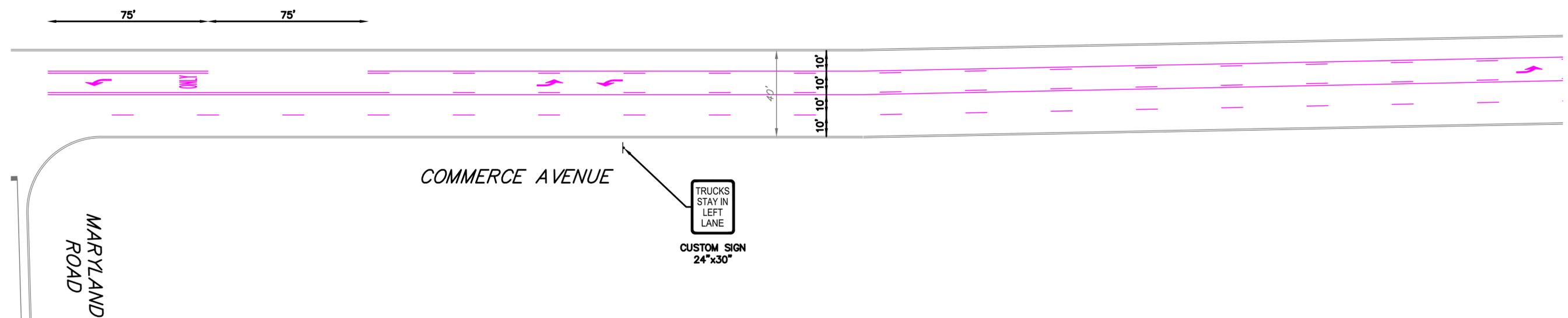
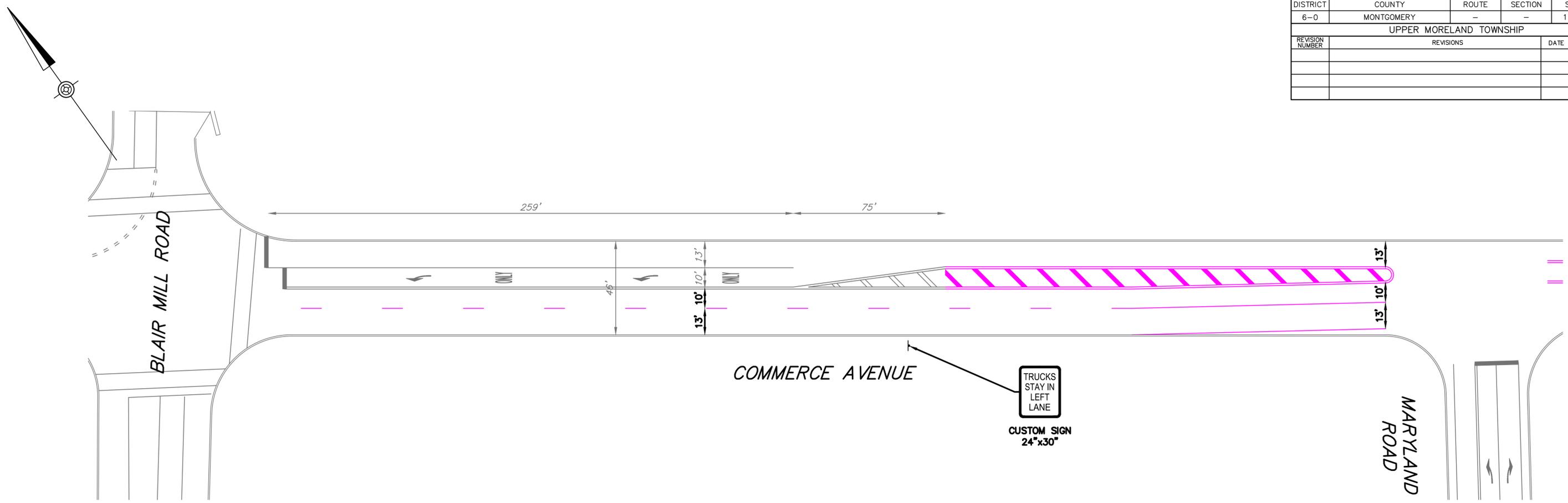
	PROPOSED BITUMINOUS PAVEMENT WIDENING - UPPER MORELAND PROJECT
	PROPOSED BITUMINOUS PAVEMENT WIDENING - HORSHAM PROJECT
	PROPOSED SIDEWALK
	PROPOSED LEGAL RIGHT-OF-WAY LINE
	PROPOSED LIMIT OF DISTURBANCE

NOTES:

1. THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY.
2. THE POSTED SPEED LIMIT ALONG SR 2026 IS 40 MPH.
3. BASE DRAWING TOPOGRAPHIC SURVEY WAS TAKEN FROM SURVEY DRAWINGS PROVIDED BY MICHAEL BAKER INTERNATIONAL AND SIGNAL PERMIT PLANS PREPARED BY TRAFFIC PLANNING AND DESIGN, INC. FUTURE WIDENING, CURB AND SIDEWALK WITHIN HORSHAM TOWNSHIP WERE TAKEN FROM A PRELIMINARY DRAWING PREPARED BY MICHAEL BAKER INTERNATIONAL.



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	-	-	1 OF 2
UPPER MORELAND TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



- LEGEND:**
- PROPOSED PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - REMOVE CONCRETE/PLANT GRASS
 - PROPOSED NEW PAVEMENT MARKINGS
 - PROPOSED NEW CURB
 - EXISTING PAVEMENT MARKINGS
 - EXISTING CURBING



425 COMMERCE DRIVE
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 FAX: (215) 283-9447

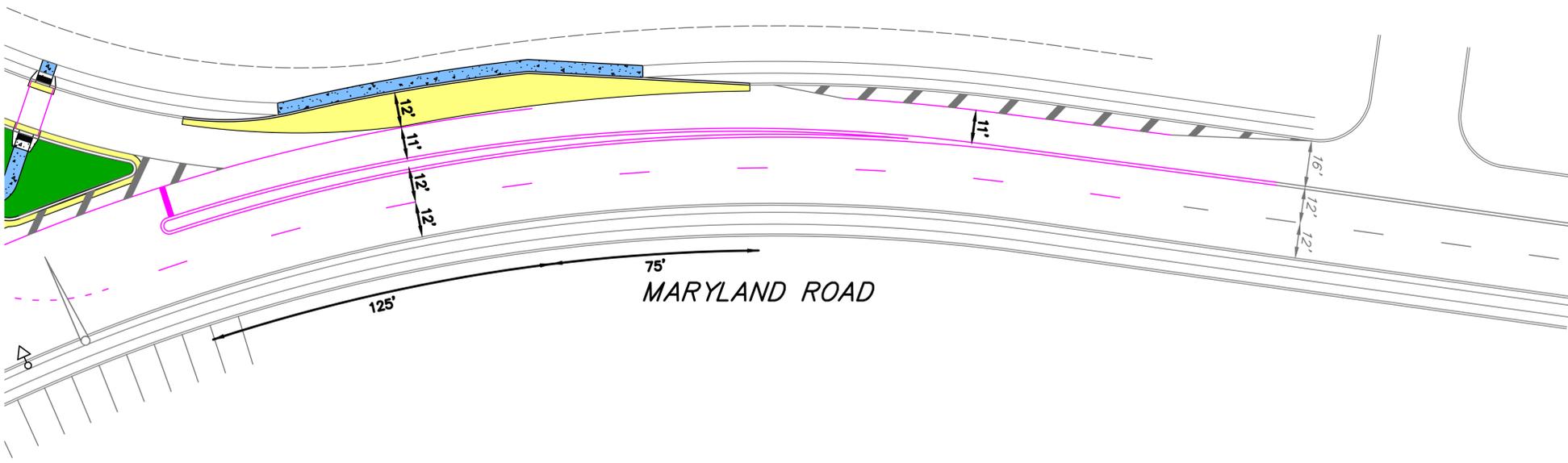
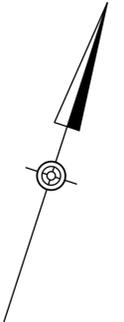
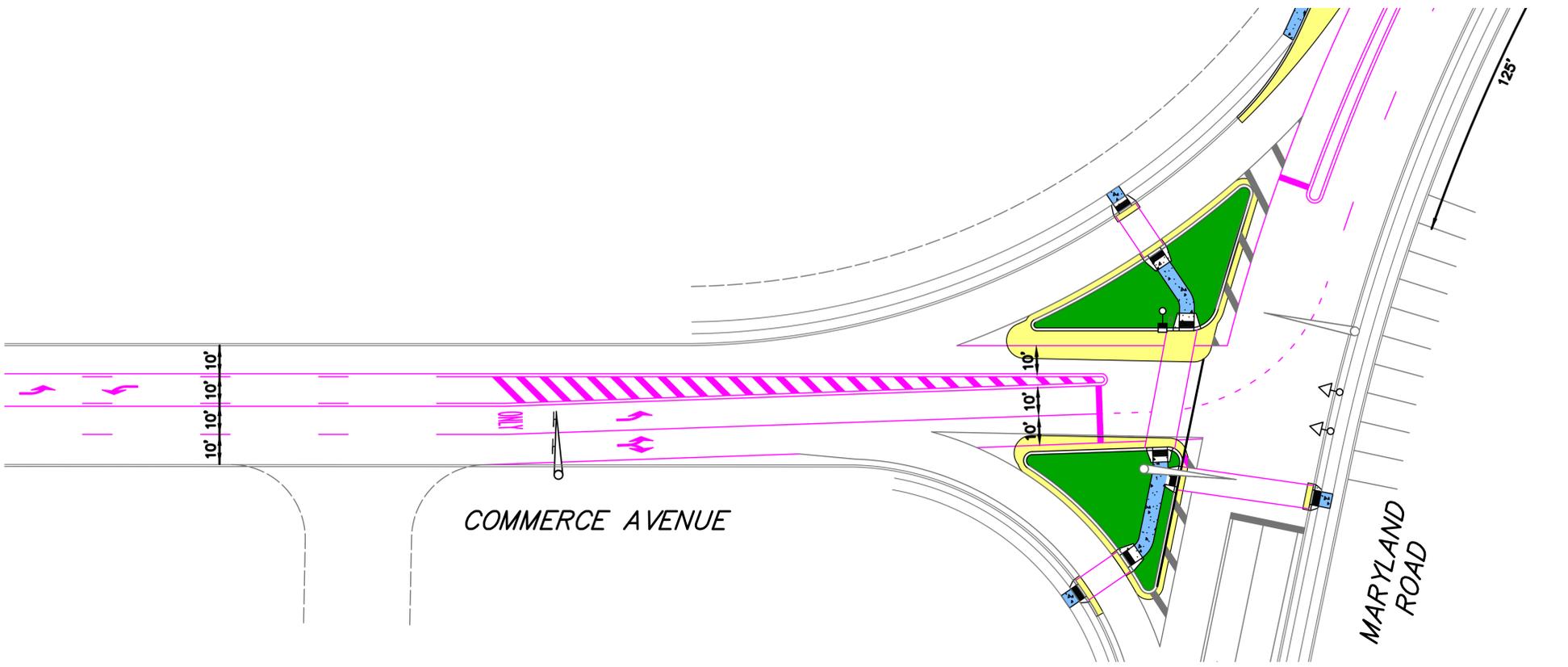
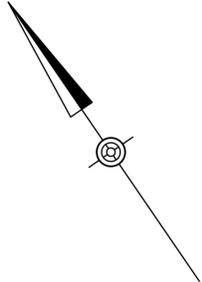
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TOWNSHIP OF UPPER MORELAND
 117 PARK AVENUE
 WILLOW GROVE, PA 19090

PAVEMENT MARKING RESTRIPING ON
 COMMERCE AVENUE AND MARYLAND ROAD
 UPPER MORELAND TOWNSHIP MONTGOMERY COUNTY

CONCEPTUAL DESIGN EXHIBIT

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	-	-	2 OF 2
UPPER MORELAND TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



- LEGEND:**
- PROPOSED PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - REMOVE CONCRETE/PLANT GRASS
 - PROPOSED NEW PAVEMENT MARKINGS
 - PROPOSED NEW CURB
 - EXISTING PAVEMENT MARKINGS
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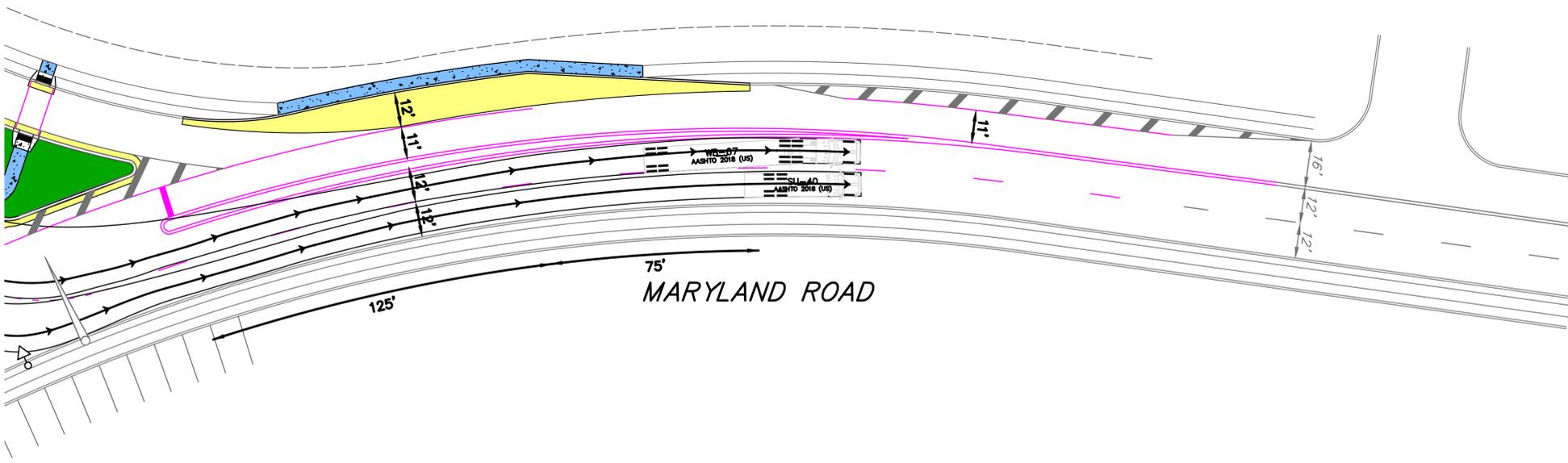
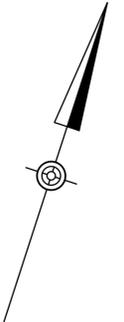
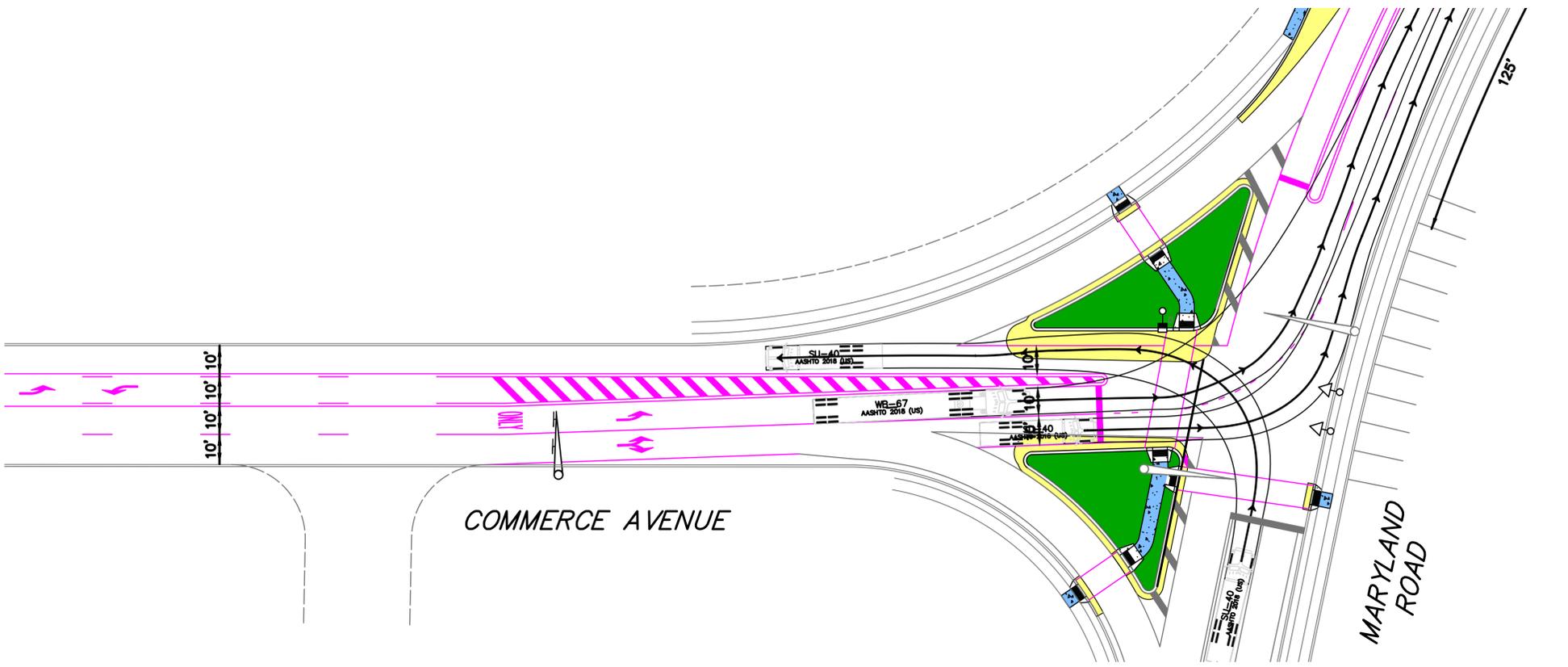
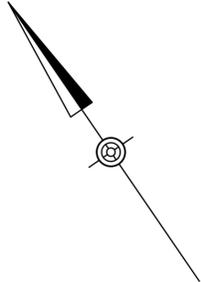
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TOWNSHIP OF UPPER MORELAND
 117 PARK AVENUE
 WILLOW GROVE, PA 19090

PAVEMENT MARKING RESTRIPIING ON
 COMMERCE AVENUE AND MARYLAND ROAD
 UPPER MORELAND TOWNSHIP
 MONTGOMERY COUNTY

CONCEPTUAL DESIGN EXHIBIT

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	-	-	2 OF 2
UPPER MORELAND TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



- LEGEND:**
- PROPOSED PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - REMOVE CONCRETE/PLANT GRASS
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 DATE: 6-10-20

TOWNSHIP OF UPPER MORELAND
 117 PARK AVENUE
 WILLOW GROVE, PA 19090

PAVEMENT MARKING RESTRIPIING ON
 COMMERCE AVENUE AND MARYLAND ROAD
 UPPER MORELAND TOWNSHIP
 MONTGOMERY COUNTY

CONCEPTUAL DESIGN EXHIBIT



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

PRINCIPALS

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

ASSOCIATES

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

MEMORANDUM

TO: Board of Commissioners
Upper Moreland Township

FROM: Anton Kuhner, P.E.

DATE: July 9, 2020

RE: **2018 ARLE Grant**
Blair Mill Road (S.R. 2026) and Horsham Road
Traffic Signal Improvements
McMahon Project No. 819990.3A

McMahon is providing this memo as an update for the above project and to recommend to proceed with preparation of bid documents and advertisement \bidding of the project. The Township received a 2018 ARLE grant award in the amount of \$105,600 for traffic signal improvements at the intersection of Blair Mill Road and Horsham Road. As per the project award, the scope of improvements includes the following:

- Installation of video and radar dilemma zone detection.
- Installation of emergency pre-emption
- Installation of pedestrian man-hand countdown signals.
- Preparation of plans for permitting and construction

The preparation of the traffic signal permit plan has been completed and a submission to PennDOT was made in March 2020. There are minor comments to address from PennDOT and the bid specifications and construction plans can be prepared for the project. In reviewing the intersection, there are some additional items that are recommended to be included in the bid:

- Installation of a new pole mounted controller. The existing controller can be modified for the grant items, but the controller is older and is in need for eventual replacement.
- Installation of new conduit in the roadway. The existing conduit is older and smaller in size. It was intended to install new wiring in the existing conduit. The condition of the conduit may limit the ability to install the wiring.

Attached is a cost estimate for the project, including the additional items. It is recommended that the bid package be prepared to include the additional items. The bid can be evaluated for inclusion of the additional items after the actual project costs are received.

Please review the attached information and we look forward to discussing the project with the Board at the next meeting.

AKK

I:\eng\UPPERMO1\806056 - General Traffic Services\Correspondence\Out\Township\ARLE bid memo 7_9_20.docx

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
0931-0001	Post Mounted Signs, Type B	SF	7	\$ 40.00	\$ 280.00
0951-4014	Traffic Signal Support, 14' Pedestal	EA	2	\$ 3,500.00	\$ 7,000.00
0954-0012	2 Inch Conduit	LF	25	\$ 4.50	\$ 112.50
0954-0151	Trench and Backfill, Type I	LF	95	\$ 25.00	\$ 2,375.00
0954-0152	Trench and Backfill, Type II	LF	6	\$ 55.00	\$ 330.00
0954-0201	Signal Cable, 14 AWG, 3 Conductor	LF	1060	\$ 3.50	\$ 3,710.00
0954-0202	Signal Cable, 14 AWG, 5 Conductor	LF	2035	\$ 4.50	\$ 9,157.50
0955-3208	Vehicular Signal Head, Three 12" Sections	EA	2	\$ 900.00	\$ 1,800.00
4955-3722	LED Countdown Pedestrian Signal Head, Type A, Steady Countdown	EA	8	\$ 650.00	\$ 5,200.00
9000-0001	Dilemma Zone Radar Detection System, Two Approaches	EA	1	\$ 16,500.00	\$ 16,500.00
9000-0002	Emergency Preemption System, Four Approaches	EA	5	\$ 3,000.00	\$ 15,000.00
9000-0003	Video Detection System, Two Approaches	EA	1	\$ 16,000.00	\$ 16,000.00
9000-0004	Conduit Connection to Existing Foundation	EA	2	\$ 1,000.00	\$ 2,000.00
9000-0006	Junction Box, 17X30	EA	1	\$ 1,000.00	\$ 1,000.00
				SUBTOTAL=	\$ 80,465.00
				<i>Maintenance and Protection of Traffic During Construction</i>	<i>3%</i> \$ 2,400.00
				<i>Mobilization</i>	<i>2%</i> \$ 1,600.00
				SUBTOTAL with Mobilization and MPT	\$ 84,465.00
				<i>Contingency</i>	<i>5%</i> \$ 4,200.00
				SUBTOTAL with Mobilization, MPT & Contingency =	\$ 88,665.00
Alternates					
9000-0005	Controller Assembly, Type 2 Mounting	EA	1	\$ 20,000.00	\$ 20,000.00
0954-0153	Trench and Backfill, Type III	LF	220	\$ 75.00	\$ 16,500.00
0954-0013	3 Inch Conduit	LF	395	\$ 6.50	\$ 2,567.50
				Alternate Totals	\$ 39,067.50
				<i>Grant Request Estimated Construction Total</i>	<i>\$ 92,000.00</i>
				<i>Grant Request Estimated Engineering, Permitting and Bidding</i>	<i>\$ 9,000.00</i>
				<i>Grant Request Estimated Construction Inspection</i>	<i>\$ 5,500.00</i>
				Received Grant Amount	\$ 106,500.00

NOTES:

- Item 9000-0002 *Emergency Preemption System Four Approaches* to be measured by the number of detector units; advance wireless preemption detector proposed for Westbound Horsham Road.
- New conduit HUB to be specified as incidental for Item 9000-0005 *Controller Assembly, Type 2 Mounting*.



SENT VIA ELECTRONIC MAIL TO MCANDLAND@UPPERMORELAND.ORG

April 15, 2020

Mr. Matthew Candland, Manager
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Re: Act 537, Application for Exemption
Fairhill Commons
DEP Code No. 1-46009-204-E
Upper Moreland Township
Montgomery County

RECEIVED
JUN 15 2020
UPPER MORELAND
CODE ENFORCEMENT

Dear Mr. Candland:

The Department of Environmental Protection (“DEP”) has received the above referenced subdivision plan. This letter confirms DEP’s determination that the above referenced project is exempt from the requirement to revise the Official Plan for new land development. This determination is based in part on municipal and other sign-offs. The proposed development is located at 230 Fairhill Street in Upper Moreland Township, Montgomery County.

This project proposes 132 apartments in 4 buildings on 6 acres. A clubhouse and pool are also proposed and will be for resident use only.

The project will be connected to the Upper Moreland Township collection system and will generate 29,450 gallons of sewage per day to be treated at the Upper Moreland-Hatboro Joint Sewer Authority’s Wastewater Treatment Facility. One building will connect to the public sewer in York Road and 3 buildings will connect to the public sewer in Fairhill Street.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board’s address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have any questions or concerns, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Mr. Peffer - Montgomery County Health Department (via e-mail)
Mr. Shaw - Montgomery County Planning Commission (via e-mail)
Ms. Buck - Montgomery County Conservation District (via e-mail)
Mr. Grybosky - C2C Design Group (via e-mail)
Mr. Genesio - College Town Communities (via e-mail)
Mr. Lindhult - Upper Moreland - Hatboro Joint Sewer Authority (via e-mail)
Planning Section
Re 30



DESIGN GROUP

"Engineering and Surveying Solutions from Concept to Construction"

Phone: 610-860-6050

37 E. Penn Avenue, Wernersville, PA 19565

Fax: 610-860-6051

June 12, 2020

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

RECEIVED
JUN 15 2020
UPPER MORELAND
CODE ENFORCEMENT

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 McCloskey & Faber, P.C., dated April 29, 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 6/12/2020 (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.

LANDSCAPE-RELATED WAIVER REQUESTS:

1. **Section 300-34. D. (4), Forest Preservation** *"No more than 30% of Forest may be cleared or developed; 70% or more shall be retained and maintained as open space."* The Applicant is proposing to remove 100% of the forest areas. **We defer to the Township.**

Acknowledged.

2. **Section 300-43. B. (2) (d), Softening buffer** *"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%. **No objection** based on the planting design as submitted.

Acknowledged.

3. **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 screen buffer requirements.

Acknowledged.

- 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.

Acknowledged.

- Additional design revisions are necessary including, but not necessarily limited to, proper application of perimeter screen buffer versus softening buffer requirements and information regarding the type and color of proposed fence is to be provided for further review.

Acknowledged.

4. **Section 300-43. D. 1. (a), Parking area landscaping** One shade tree is required for every six parking spaces. The Applicant has provided 29 of the required 44 trees. **No objection** based on the proposed planting design. We note that several Individual Lot landscape Shade trees are provided near parking areas.

Acknowledged.

5. **Section 300-43 D. (1) (b), Parking area landscaping** *"A minimum of 10% of any parking facility over 5,000 square feet in gross area, outside curb to outside curb, shall be devoted to landscaping."* Per the waiver request letter, the Applicant is proposing 8% parking area greenspace. Limitations as noted in the letter include the site topography and the large underground stormwater management facilities. Since the proposed parking areas are not a "sea" of parking, we have **no objection**.

Acknowledged.

6. **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."* Three 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 less than 15 feet in width. We have **no objection** to the waiver as requested pending satisfactory response to the comments below associated with the request for relief from Section 300-43 D. (1) (e).

Acknowledged.

7. **Section 300-43 D. (1) (e), Parking area landscaping** *"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."* Some of the parking lot islands which are less than 300 square feet in area are adjacent to larger greenspace areas. We would have **no objection** for parking lot islands with less than 300 square feet of greenspace, not adjacent to larger greenspace areas, if drought tolerant tree species are provided.

Acknowledged.

8. **Section 300-43.D.(2)(c), Parking area landscaping** Multiple dwelling use shall not have more than six parking spaces in a row without an island. The parking lot layout is not a "sea" of parking. (Waiver request letter includes incorrect Code reference.) **No objection.**

Acknowledged.

9. **Section 300-43.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 is opportunity to provide additional landscaping. We offer the following comments and recommendations:

- The waiver request letter indicates that the Applicant has proposed 79 of the minimum 132 required trees. However, the 79 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.

We will update the waiver request letter.

- Per Table 1, up to 50% of shade trees may be substituted with flowering trees, evergreen trees, or shrubs at a rate of two flowering trees (8' min ht), two evergreen trees (8' min ht), or 10 shrubs for every shade tree.

We have added more flowering trees, evergreen trees, and shrubs in lieu of shade trees.

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

The wall, slopes, and plantings have been revised .

- We strongly suggest building foundation landscaping is provided. At a minimum, we recommend appropriate landscape beds are provided to enhance each main building entrance.

At this time we are not showing specific foundation plantings, however we have indicated on the plans areas for possible planting beds.

- 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.

Acknowledged.

10. Section 300-44 A. (1), Heritage trees Heritage trees are to be preserved. The development will result in the removal of fourteen (14) Heritage trees. **No objection** based on the following.

- Copies of the Arborist reports dated February 13, 2020 and February 20, 2020 prepared by Youngscape were received by our office from the Project Landscape Architect on March 3, 2020. We recommend that the two reports are combined into one report, and that Heritage trees (36" and greater) are differentiated from trees observed at 24 – 36". This combined report should be submitted to the Township with subsequent land development submissions.

The reports have been combined by Youngscape and are included with this submission.

- Of the fourteen trees, six (6) were reported in *Poor* condition, two (2) were reported in *Fair* condition, two (2) were reported in *Fair to Good* condition, and four (4) were reported in *Good* condition. Of the four *Good* condition trees, three of these trees are located along the slope between the proposed development and the Little League property, which will be disturbed in order to expand parking.

The area described above as belonging to the Little League is actually owned by our client by their right to half of the vacated right-of-way.

11. **Section 300-44 A. (2), Woodland preservation** *A minimum of 25% of existing woodland areas are to be preserved on each development.* The Applicant is proposing to remove all woodland of the woodland areas. **We defer to the Township.**

Acknowledged.

ADDITIONAL POTENTIAL LANDSCAPE-RELATED WAIVERS

1. **Section 300-45. A.** – relief from the full required replacement trees. ***We defer to the Township.***

- According to the “Replacing Trees Destroyed by Development” chart, the quantity of minimum 2-1/2” caliper replacement trees is 109, and the quantity of minimum 4” caliper replacement trees is 59.

Acknowledged.

- The calculations for minimum replacement trees consider the declined conditions as reported in the Arborist report, which is acceptable. For instance, trees reported in *Poor* condition were not included in the calculations.

Acknowledged.

- For ease of reference, the “Replacing Trees Destroyed by Development” chart is revised to separate the minimum quantity of 2-1/2” minimum caliper replacement trees and of 4” minimum caliper replacement trees.

Acknowledged.

- We recommend further separation of replacement tree quantities for the proposed development and the tree removals associated with the Little League parking lot expansion.

The area described above as belonging to the Little League is actually owned by our client by their right to half of the vacated right-of-way.

- If planting of required replacement trees is deemed not practical on site, these trees may be planted on lands owned by the Township or within the Township as they direct. (Section 300-45 D.(1)) The remaining requirements may be provided by an offering of trees or fee-in-lieu to the Township based on the cost of the number of trees not planted within the site. (Section 300-48.)

Acknowledged.**GENERAL REQUIREMENTS (Article 5, Section 300-40)**

12. 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.

The above note has been added to the Landscape & Lighting plan. See note#24.

13. Minimum height for Shade trees is to be revised to meet the standards of the "American Standard for Nursery Stock" by AmericanHort, latest addition. (Section 300-40 E.) The minimum spread is to be adjusted in conjunction with the revisions to the minimum height. By copy of this letter, we request that the Project Landscape Architect contact this office regarding necessary adjustments to this information.

The notes on the Landscape & Lighting Plan have been updated to reflect the above comment.

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

1. A location map is to be included on the Landscape Plan. (Section 300-42 A.)

A location map has been included on the Landscape Plan.

2. Location of proposed lighting has been indicated. We recommend that the locations of proposed trees are reviewed and adjusted as necessary to reduce conflict with one another. (Section 300-42 F.)

The trees have been revised.

3. We recommend for ease of reference that the locations of proposed walls and fence are more clearly depicted on the Landscape Plan. (Section 300-42 F.)

The walls and fences have been more clearly depicted.

4. Location of **all** existing and proposed above and underground utilities are to be added to the Landscape Plans to demonstrate that landscaping and utilities will not be in conflict with one another. (Section 300-42 G.)

All utilities are now shown on the plan.

5. It is recommended that trees are located no closer than 5 feet horizontally from any underground utility. (General comment) We note, for instance, that a tree is

proposed near the entrance to the clubhouse, in close proximity to proposed water and sewer service laterals. If the location of the proposed service laterals cannot be adjusted, we recommend that the tree is relocated. Furthermore, it appears that adjustment to the location of proposed trees is necessary once proposed underground storm inlets and pipes are added to the Landscape Plan.

Tree locations have been revised to be no closer than 5 feet from utilities.

6. *"Location of all trees with trunks eight (8) inch in caliper or greater are to be shown on the plan. Existing trees in masses must be labeled with a quantity and caliper."* (Section 300-42 H.) The Existing Conditions and Demolition Plan information relative to identification of existing trees 8" and greater is to be revised per the site meeting on September 5, 2019.

The Existing Conditions and Demolition Plan has been updated.

7. *"Location, common name, and caliper of all trees twenty-four (24) inches in caliper or greater measured twelve inches above the ground"* is to be provided. (Section 300-42 I.) The Existing Conditions and Demolition Plan information is to be revised accordingly. Where applicable, trees 24" and greater trees which are included in the Arborist report, are numbered in plan view do not necessarily need to list the common name on the plan if an overall note is added to the plan that references the Arborist report.

See Arborists report.

8. *"Any existing tree having a trunk diameter over 36 inches is to be specifically labeled on the plan as a heritage tree."* (Section 300-42 I.) The Existing Conditions and Demolition Plan information is to be revised accordingly. It is recommended for ease of reference that the reported tree condition information (Good, Fair, Poor, etc.) is also clearly indicated on the plan.

The Existing Conditions and Demolition Plan has been updated.

9. 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 has been updated to indicate which shade trees are native.

10. Details for the planting of trees and shrubs have been provided. (Section 300-42 M.) It is recommended that a tree installation detail is provided for trees to be installed within steep slopes. Furthermore, we recommend that three stakes be installed for all trees.

A detail has been provided for plantings on steep slopes.

11. 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 detailed cost estimate will be provided with the Final Land Development Plan submission.

12. 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.

We have determined that the trees previously noted as to remain are not able to be saved so a tree protection fence is not needed.

13. Light level information is depicted with similar line weight as landscape design information and the overlapping information creates difficulty in reading the landscape design information. Either depiction of the light level information is to be adjusted to allow improved depiction of the landscape design, or a separate Lighting Plan is to be provided. Light locations are to remain on the Landscape Plan for reference.

We have removed the isometric footcandle lines and replaced them with a twenty-foot by twenty-foot illuminance grid plot.

14. Location of proposed trees should be reviewed and adjusted in order to increase visibility to existing and proposed signage.

The proposed trees have been adjusted accordingly.

15. An existing white vinyl fence runs along the south side of the development. A portion of the fence is situated on the adjacent apartment property, and a portion is located within the development property. It is assumed that the fence was installed and is being maintained by the Owner of the adjacent existing apartment property. It appears that the portion of the existing fence within the development property is intended to be removed. Information regarding whether the fence will be replaced does not appear to have been provided.

We are proposing to save the existing white vinyl fence and relocate it as indicated on the plans.

16. A note on the Existing Conditions and Demolition Plan indicates that all trees are to be removed unless otherwise noted. It is our understanding that all trees are to be removed. As such, notes in plan view and the Existing Tree Inventory which state otherwise are to be adjusted / eliminated.

The above-mentioned note has been eliminated.

PLANTING REQUIREMENTS (Article 5, Section 300-43)

A. Street Trees (Section 300-43, A.)

1. The planting design meets the minimum street tree requirements for Fairhill Street. However, the location for a portion of the street trees appears to be in conflict with a proposed wall. In order to maintain the intent of the street trees as currently located, the proposed wall is to be pulled back further from the street. An adjustment to proposed species appears necessary as well.

The wall has been relocated.

2. Street trees are required along access and/or private driveways serving residential developments serving 4 or more dwelling units.” (Section 300-43 A. (1) (d))

- The landscape design provides for the required perimeter buffer plantings along the driveway access. The minimum required street trees have not been provided.

Street trees have been added along the driveway.

- We would not be opposed to a waiver of perimeter buffers (Softening buffer to the south, and Screen buffer to the north) along the narrow property strip including the driveway access.

A waiver request for the above-mentioned buffer has been submitted.

- Once the minimum street trees along the driveway have been applied, appropriate shrub groupings should be provided between trees to enhance the driveway, counted toward meeting minimum Individual Lot landscaping requirements.

Shrubs have been added along the driveway.

B. Softening Buffer (Section 300-43, B.) and Screen Buffer (Section 300-43, C.)

3. A softening buffer is required along all property lines adjacent to the southern property lines (M-Multiple Dwelling zoning district and use). (Section 300-43 B. 2. (a) and 300a Table 1) A screen buffer is required adjacent to the eastern and western property lines (Commercial zoning districts / Commercial, Residential and Recreation use). (Section 300-43. C. 2. (a) and 300b Table 2).

The above-mentioned buffer areas are now depicted on the plan.

4. Application of perimeter property buffers as indicated in the Landscaping Requirements Chart does not appear to have been properly applied. The chart and plan are to be reviewed and revised accordingly.

Acknowledged.

5. Once properly applied, it is feasible that additional waivers for relief from the technical requirements associated with perimeter buffers may be necessary.

Acknowledged.

6. A wall and fence is proposed along a portion of the property perimeter where softening buffer is required. *"The buffer area ... may include an ornamental wall or fence. Any wall or fence shall be constructed in such a manner that it will not conflict with sight lines or conflict with the character of the abutting district. Details and elevations are to be provided to the Township Engineer and Township Landscape Architect for review."* (Section 300-43 B. 2. (b))

Details and elevations will be provided.

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

7. One Shade tree for every 6 parking spaces and 6 shrubs for every 2 parking spaces are required for this site around perimeter facing streets or residential districts. (300a Table 1) A minimum of 44 shade trees are required for the 264 parking spaces. The shrub requirement is limited to areas where parking spaces are facing streets or residential districts. The Landscaping Requirements chart and landscape design is to be revised accordingly.

We currently have 26 parking spaces facing a residential district.

8. Planter islands (unless specifically designed as part of a BMP structure) are to be crowned to a height of eight (8) inches above the average top of curb height. (Section 300-43 D. (1) (c)) This information should be added to the plan in the form of a detail.

A note has been added to both the curb detail on sheet DE-1 as well to the Landscape & Lighting Plan (Note #25).

D. 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.)

- 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))

Acknowledged.

- Ground cover plantings are required on slopes of three to one (33%) or greater. (Section 300-43 H.(2))

We have added groundcover to the area of steep slopes along Fairhill Road.

2. A groundcover planting detail has been provided. However, information regarding plant types is to be added to the plant schedule. The extent of the steep slope landscaping is to be graphically shown on the plan.

The plant schedule now shows groundcover information.

E. BMP Planting Requirements (Section 300-43, K.)

- The Landscaping Requirements chart and landscape design is to be revised to incorporate the minimum requirements of this section.

Acknowledged.

- The “Rain Garden Cross Section Typical Planting” chart on Sheet DE-2 includes proposed River Birch trees which do not appear to be indicated in plan view on the Landscape Plan. In addition, Pussy Willow shrubs are depicted in plan view, and not included in the plant schedule. Information is to be reviewed and adjusted.

The detail has been revised to eliminate the depicted tree. Additionally, the shrubs have been revised to indicate Winterberry Hollies in the rain garden. They are also part of the plant schedule.

- Depiction of the extent of Rain Garden seed mix as indicated on the Landscape Plan should match the information provided on Sheet DE-2.

They now match.

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

9. 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 Landscaping Requirements Chart. We recommend for ease of reference that the Landscaping Requirements Chart incorporate the proposed

quantities of plantings per each landscape requirement, as opposed to a total at the bottom of the chart.

Native trees have been identified on the plant schedule.

10. Deciduous shrubs are to be a minimum of 30" in height at installation. (Section 300-47 D.) The plant schedule is to be revised accordingly.

The plant schedule has been revised accordingly.

11. We recommend that shrubs are installed within continuous mulch beds for ease of maintenance. (General comment)

At this point, we prefer to have the shrubs mulched individually as indicated on the planting detail.

12. We recommend that the plant list is expanded to include the actual intended *spacing* of shrubs. Spacing of shrubs as depicted in plan view for the same species does not appear to match throughout the design. Adjustments to the locations appears necessary in plan view. Designed spacing for each shrub species proposed should be reviewed based on the mature size of the species, and intent of the design.

The spacing of the shrubs have been updated on the plant schedule.

13. We offer the following comments and recommendation relative to use and placement of tree species:

- Tree species with shallow lateral roots, including but not necessarily limited to Red Maple and Sugar Maple, are not appropriate near sidewalks and curbs.

The Maples have been replaced in areas close to the sidewalks and curbs.

- Low-branching form of Pin Oak trees placed adjacent to vehicular and pedestrian areas should be reconsidered.

Pin Oaks have been removed from areas adjacent to vehicular and pedestrian areas.

- We recommend the Applicant revise the parking lot island tree species from Red Sunset Red Maple to hardier species. We have observed that Red Maple trees in small parking lot islands adjacent to pavement have suffered summer stress from reflective heat, especially in drought conditions.

The Red Maples have been removed from the parking lot islands.



- Eastern Red Cedar is proposed as an Evergreen shrub, whereas this is considered an Evergreen tree species.

The Eastern Red Cedar has been eliminated from the plan.

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

Dan Bartolo

Dan Bartolo, RLA
Landscape Architect



June 11, 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]: 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 curblineline 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.
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(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.
11. **SECTION 300-43.D(1)(a): Shade Trees** – One (1) shade tree is required for every 6 parking spaces. 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.
12. **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.
13. **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 place in each island. For each double row of parking, two trees are required. The applicant proposed 15-foot x 18-foot islands with landscaping.
14. **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.
15. **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.



16. **SECTION 300-43.G(1)(b): Individual Lot Landscaping-** One (1) shade tree per unit is required, totaling 132 shades 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 a total minimum number of 79 shade trees.
17. **SECTION 300-44.A(1):** Heritage trees are to be preserved. The condition of all heritage trees is to be assessed by an is 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.
18. **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.
19. **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.

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

FAIRHILL COMMONS

**SIGHT DISTANCE
N. YORK ROAD AND WINTERSPORTS ARENA DRIVEWAY
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA**

MOVEMENT	DIRECTION	POSTED SPEED LIMIT	APPROX. GRADE (%)	SIGHT DISTANCE (FT)		
				MINIMUM	DESIRABLE	EXISTING
Entering	SB Looking Ahead	35 mph	-4.00	265	320	>1000
Exiting	WB Looking Left	35 mph	+2.75	241	440	675
	WB Looking Right		-4.00	265	350	>1000

May 15, 2020

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

RECEIVED
JUN 15 2020
UPPER MORELAND
CODE ENFORCEMENT

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.

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:

Automatic traffic recorder (ATR) counts were provided. However, manual turning movement counts and intersection analysis were not provided.

Because of the coronavirus pandemic, it is expected that the volume of traffic at the intersection of N. York Road (S.R. 0263) and Fairhill Street is lower than what is typical. Attempts to locate available traffic volumes for intersection have not been successful, to date. It is proposed to count the intersection during the morning and evening peak hours and increase the traffic volumes, based upon the previously conducted automatic traffic recorder counts (ATR). The turning percentages at the intersection would be maintained.



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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. Additionally, since it is already in the traffic flow, it was 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.

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:

Acknowledged.

Sight distance calculations were conducted. See the attached table.

Vehicle interaction with the adjacent driveways will be investigated.

It should be noted that there are other curb cuts, in close proximity, that are visible along the opposite side of N. York Road. The projected traffic volumes at the site driveway are low, with 32 vehicles (total, both directions) and 66 vehicles (total, both directions) during the morning and evening peak hours, respectively.



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

Sincerely,

A handwritten signature in black ink, appearing to read "Gregg Bogia", with a large, stylized flourish extending to the right.

Gregg Bogia, PE, PTOE
President

May 15, 2020

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

RE: **Traffic Review #3**
Fairhill Commons (551 N. York Road)
Upper Moreland Township, Montgomery County, PA
McMahon and Associates, Inc.



Dear Paul:

The following is a response to the comment letter prepared by McMahon and Associates, Inc. dated May 8, 2020, for the proposed Fairhill Commons development, in Upper Moreland Township.

McMahon and Associates, Inc. comments are in *italics*; BEI responses are in **bold**.

Waiver Requests

1. *The applicant is requesting a waiver from Section 300-15.B(1)(b)[1] of the Subdivision and Land Development Ordinance, requiring 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 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 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.*

BEI Response:

Acknowledged.

2. *The applicant is requesting a waiver from Section 300-17.D of the Subdivision and Land Development Ordinance, requiring a minimum of 20 feet of open space between the curblines 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.*

BEI Response:

Acknowledged.



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www.bogiaeng.com

3. *The applicant is requesting a waiver from 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.*

BEI Response:

Acknowledged.

4. *The applicant is requesting a waiver from 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.*

BEI Response:

Acknowledged.

5. *The applicant is requesting a waiver from Section 300-43.D(2)(f) 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.*

BEI Response:

Acknowledged.

Land Development Plans

6. *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.*

BEI Response:

Acknowledged.

7. *The applicant should 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).*

BEI Response:

Provision of a shared access with the site driveway on N. York Road (S.R. 0263) will be investigated.



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8. *According to Section 300-15.B of the Subdivision and Land Development Ordinance, York Road (S.R. 0263) is classified as a primary street and should have a minimum right-of-way width of 100 feet. The plans currently show a right-of-way width of approximately 60 feet along the site frontage of York Road (S.R. 0263), thereby not satisfying the ordinance requirement. The plans must be revised to show a minimum right-of-way width of 100 feet along the site frontage of York Road (S.R. 0263) or a waiver needs to be requested from this ordinance requirement.*

BEI Response:

See the waiver request prepared by the C2C Design Group.

9. *Sight distance measurements should be depicted on the plan at the full movement driveway along York Road (S.R. 0263) as required in Section 300-15.F(5) of the Subdivision and Land Development Ordinance.*

BEI Response:

See the attached table, for sight distance at the proposed site driveway on N. York Road (S.R. 0263).

10. *A note should be added to the plan which states "The area between the existing right-of-way and the ultimate right-of-way will be offered for dedication to the authority having jurisdiction over the roadway" as required in Section 300-15.C(3) of the Subdivision and Land Development Ordinance.*

BEI Response:

See plans prepared by the C2C Design Group.

11. *The applicant should provide a truck circulation plan demonstrating the ability of trash trucks, emergency vehicles, and the largest expected delivery truck to maneuver through the site.*

BEI Response:

See plans prepared by the C2C Design Group.

12. *The stop sign located on the parking lot drive aisle immediately to the south of the clubhouse at its intersection with the drive aisle leading to/from York Road (S.R. 0263) should be relocated so it is before the crosswalk.*

BEI Response:

See plans prepared by the C2C Design Group.

13. *A stop bar should be shown on the plans at the stop sign located on the driveway approach to York Road (S.R. 0263), as well as at all stop sign locations internal to the site.*

BEI Response:

See plans prepared by the C2C Design Group and their response letter.



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14. *ADA ramps should be shown on the plans at all locations where the proposed crosswalks meet the sidewalk throughout the site.*

BEI Response:

See plans prepared by the C2C Design Group.

15. *Crosswalks with ADA ramps should be shown across both access driveways, with proper connections to existing and proposed sidewalks.*

BEI Response:

See plans prepared by the C2C Design Group.

16. *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 McMahan with copies of the HOP plans, comments, and response letters between the applicant and PennDOT, and invited to all meetings between the two parties.*

BEI Response:

We will provide copies of the Highway Occupancy Permit plans and correspondence, as the project moves forward.

17. *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.*

BEI Response:

Acknowledged.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gregg Bogia". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gregg Bogia, PE, PTOE
President



May 16, 2019

Scott L. Sweigart
Design Group

Re: Water Availability
230 Fairhill Street/ Fairhill Commons
Upper Moreland Township, Montgomery County

RECEIVED
JUN 15 2020
UPPER MORELAND
CODE ENFORCEMENT

Dear Scott:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s ("Aqua") service territory. Service would be provided in accordance with Aqua's Rules and Regulations.

Service to this proposed project will be by service connections only from Aqua's existing mains in Fairhill Road and Old York Road. To obtain service, please contact Deanne L. Ciotti, Aqua's New Service Representative at 610-541-4160 for further information on the service application process and provide you with the appropriate service applications. Please be advised that this property is currently served by Aqua. If the existing service cannot continue to be used to serve the property, Aqua will require the applicant to pay for the abandonment of that service before new service is provided.

If an additional fire hydrant is required by the Borough for this project, it will be handled separately by this department under a standard a Fire Hydrant Agreement. The applicant will be responsible for the cost of that installation, including taxes. If it is required, please forward a drawing with the Borough approved hydrant location dimensioned in both directions showing all utility conflicts, if applicable.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-1025.

Sincerely,

A handwritten signature in cursive script, appearing to read "Maureen E. Marrone".

Maureen E Marrone
New Business Administration

FAIRHILL COMMONS

**SIGHT DISTANCE
N. YORK ROAD AND WINTERSPORTS ARENA DRIVEWAY
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA**

MOVEMENT	DIRECTION	POSTED SPEED LIMIT	APPROX. GRADE (%)	SIGHT DISTANCE (FT)		
				MINIMUM	DESIRABLE	EXISTING
Entering	SB Looking Ahead	35 mph	-4.00	265	320	>1000
Exiting	WB Looking Left	35 mph	+2.75	241	440	675
	WB Looking Right		-4.00	265	350	>1000

RECEIVED
JUN 15 2020
UPPER MORELAND
CODE ENFORCEMENT



DESIGN GROUP

"Engineering and Surveying Solutions from Concept to Construction"

Phone: 610-860-6050

37 E. Penn Avenue, Wernersville, PA 19565

Fax: 610-860-6051

June 12, 2020

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

RE: Fairhill Commons – Gilmore & Associates, Inc. Review
Upper Moreland Township, Montgomery County, PA
C2C Design Group Project No. CTC-UMT-01

RECEIVED
JUN 15 2020
UPPER MORELAND
CODE ENFORCEMENT

Dear Mr. Purtell,

We have received a review letter from Gilmore & Associates, Inc., dated May 11, 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:

- Preliminary Land Development Plan; dated 03/20/2020; revised 06/12/2020 (Full Size - 16 Sheets)
- Truck Turning Plan; dated 03/26/2020 (Full Size - 1 Sheet)
- PCSM Narrative, dated 4/06/2020; revised 06/12/2020
- Drainage Area Map, dated 4/02/2020; revised 06/12/2020 (3 Sheets)
- Heritage Tree Report; dated 06/10/2020
- Revised Waiver Request Letter
- BEI Response Letter to McMahon and Associate's, Inc.'s Review Letter
- BEI Sight Distance Table
- BEI Response Letter to Horner and Cantor Associates's Review Letter
- DEP Approval Letter Regarding Sewage Planning Exemption; dated 04/15/2020
- Will-serve Letter from AQUA PA; dated 05/16/2019
- R-Tank System Drawings Prepared by ACF Environmental; dated 06/04/2020 (11x17 - 10 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.

III. Reference Documentation

C. Upper Moreland Township Conditional Use #CU19-0010 for premises 230 Fairhill Street, dated June 17, 2020, granting Conditional Use approval for the proposed 3-story mid-rise apartment buildings, subject to the following conditions:

5. The approved use shall be designated as a "Student Home" use, and shall be operated in accordance with the following definition:

"A living arrangement for a number of students unrelated by blood, marriage, or legal adoption attending or planning to attend either undergraduate or graduate programs at local colleges or universities or who are on a semester or summer break for studies at local colleges or universities or any combination of such persons. "Student Homes" shall not include fraternities or sororities which are nationally recognized and/or chartered. Furthermore, the term does not apply to property owned or operated by an accredited educational institution."

The proposed use "Student Home" shall be stated on the Record Plan.

Stated on Sheet No. TI-1 within Note 2, Intent of Plan.

6. Applicant shall allow Little League patrons to use its parking from May-August of each year.

We defer to the Township Solicitor to determine if an agreement is necessary between the Little League and Applicant to memorialize this condition.

Acknowledged.

7. Applicant shall pour the concrete for the foundation walls to the expansion joints and provide an architectural masonry finish.

We defer to the Township's Code Enforcement Department to ensure this condition is met during the building permit review process.

Acknowledged.

8. Applicant shall limit the building height of each building to 3 stories.

Listed as such in Zoning Table on Sheet No. TI-1.

12. Applicant shall comply with all applicable federal, state, and local codes, regulations, and requirements regarding construction of the Project.

Acknowledged.

13. Applicant shall provide wayfinding amenities on York Road directing visitors to the Little League field, in compliance with applicable state and Township regulations, subject to PennDOT approval.

We recommend that the location of the required wayfinding signs along with associated details be added to the land development plan set.

Provided.

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.

Acknowledged.

17. Applicant shall pay a transportation impact fee in the amount determined by the Board of Commissioners in consideration of the determinations made by McMahon and Associates and Applicant's engineer, Bogia Engineering, Inc.

We defer to McMahon Associates for calculation of the required Traffic Impact Fee.

Acknowledged.

IV. Review Comments

B. Waivers Requested

6. §300-43.B(2)(d) – To permit man-made slopes of 3:1 within the buffer area, where a maximum slope of 4:1 is allowed.

We have no objection to this request. The Applicant will be required to stabilize 3:1 slopes with erosion control matting during construction.

Acknowledged.

C. Subdivision & Land Development Ordinance (Chapter 300)

We have identified the following issues with the proposed plan in regards to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development (SALDO) Ordinance:

1. Sheet 1 should be revised to note Conditional Use Approval CU19-0010, and the conditions of Approvals CU19-0100 and CU19-0042 should be listed on Sheet 1.

Revised.

2. §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 list of waivers on Sheet 1, should be revised to list the waiver requested from §300-17.1, and to include a brief description for each waiver as to why it's being requested.

A revised waiver request letter is included with this response. The waiver list on Sheet No. TI-1 is revised to include the requested waiver of Section 300-17.I, and to include a brief description of each waiver being requested.

3. §300-15.1(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, a formal waiver request to not dedicate additional right-of-way along York Road would be necessary.

A revised waiver request letter is included with this response, and includes a waiver request for a 60-foot right-of-way for York Road.

4. §300-15.F – The required, available, and proposed sight distances should be depicted for the proposed driveway entrances in accordance with PA Code Chapter 441.

Shown.

7. §300-18.D – Crosswalks not less than 10 feet in width shall be provided. The onsite crosswalks should be revised. Additionally, crosswalks should be proposed across the Fairhill Street and York Road driveways.

Crosswalk widths are revised, and additional locations proposed.

8. §300-18.E – Sidewalks shall have a maximum running slope of 5% and the sidewalk along Fairhill Street exceeds a maximum allowable slope 5% in some locations. The plans should be revised, or a partial waiver should be requested. Given the existing slope of Fairhill Street exceeds 5%, we would have no objection to a partial waiver request.

A revised waiver request letter is included with this response, and includes a waiver request for sidewalk exceeding 5% in certain locations.

9. §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. We offer the following comments with respect to the Erosion & Sediment Control Plan:
 - a. The limit of disturbance shall encompass the entire driveway improvements and utility installation within York Road.
 - b. Silt sock should be provided across the entire frontage along Fairhill Street, except in the area of the rock construction entrance.
 - c. Inlet filter protection shall be provided for inlets IC-7A to IC-7D along the rear of Building 2.

- d. The sequence should include a note stating the Township and Township Engineer should be notified 48 hours prior to the start of construction.
- e. The acreage of the Limit of Disturbance (LOD) should be noted on the plan.
- f. Compost filter sock should be proposed around the temporary topsoil stockpile.
- g. A pumped water filter bag detail should be added to the plans.
- h. The sequence of Construction should be revised to include all site improvements, including paving, building construction, improvements within Fairhill Street, etc.

The noted comments above are incorporated into the ESC plan, details as notes, as applicable.

10. §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.

A copy of the approval letter from DEP is included with this response.

11. §300-27 – The plans shall be submitted to AQUA PA for review and a copy of the agreement with AQUA PA provided upon receipt.

A copy of the agreement will be provided upon receipt. Based on our discussions with AQUA PA, no plans are required to be submitted until service is being requested. Our contact at AQUA PA is Deanna Ciotti, who is the Business Administrator. A will-serve letter from AQUA PA, date May 16, 2019, is included with this response and revised submission.

12. §300-30 – Proposed monumentation shall be depicted on the plans on right-of-way lines at corners, angle points, beginning and end of curves, and at all property corners. If no existing monumentation is found, it shall be installed in accordance with this section. All existing monumentation associated with the common lot line that is to be extinguished should be noted for removal or abandonment on the existing features plan. Any proposed property markers shall be installed and certified by a Professional Land Surveyor licensed in the Pennsylvania and a note stating this requirement should be added to the plan.

Provided.

14. §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 bound should be clearly listed 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.

15. §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 per unit, to be \$66,000.00.

Acknowledged.

17. §300-52.B – The plans appear to propose the consolidation of the two subject parcels; however, Sheet 1 notes that the parcels are owned by two different owners. Documentation should be provided showing that the Applicant is the owner of both properties, and the plans should be revised to note the proposed consolidation. The Existing Features and Demolition Plan, Sheet 2, should be revised to note that the common lot line is to be extinguished.

The Applicant is an equitable owner of the Wintersport Ice Rink property. Ownership will take place prior to plan recording so both parcels will be under one ownership.

18. §300-52.C(1) – The plans should depict all existing features within 400 feet of the subject property, including roadways, utilities, sidewalks, curbs, waterways, etc. The plans should be revised to meet the requirements of this section, or a waiver requested. We would support a partial waiver from this section conditioned upon the Applicant providing an aerial photograph plan depicting all storm sewer appurtenances within 400 feet of the property.

A revised waiver request letter is included with this response, and includes a waiver request of this Section.

19. §300-52.C(2) – The plans should be revised to show the existing legal right-of-way and proposed ultimate right-of-way for Fairhill Road and York Road. Areas within the right-of-way that are to be dedicated to the governing body having jurisdiction should be noted on the plans.

Right-of-ways are updated. Note 11 on Sheet No. TI-1 addresses street dedication.

20. §300-52.D(5) – The plan should show all proposed utility connections including gas and electric services. The size and material of the existing gas main within the right-of-way should be noted.

Shown.

21. §300-53.C – The plans to be recorded should also include the Layout Plan, Sheet 3.

Noted to be included.

22. §300-53.C(4) – All applicable signature blocks should be added to the plan in accordance with this section.

Provided.

23. §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. A note stating this requirement should be added to the plan.

Note added.

24. Curb ramps should be proposed at all on-site crosswalks and at the driveway intersections along York Road and Fairhill Street to provide pedestrian access. In addition, enlarged grading details should be provided for all curb ramps and accessible parking locations showing slopes, elevations, etc. at all corners and tie-in locations to confirm the minimum design requirements are met.

Curb ramps are proposed at all required locations. Enlarged plans showing curb ramp details will be provided under separate cover.

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

Added.

26. The Dumpster Enclosure Detail on Sheet 13 notes a 24'x15' concrete dumpster pad which is inconsistent with the dumpster pad sizes depicted on the plans. The detail should be revised to correlate with the plans and to note the depth and specifications of the concrete.

Detail is updated.

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

Note updated.

28. Sheet 1 should be revised to specifically note the variances granted per Zoning Hearing Board Decision & Order Nos. 19-18 and 19-35, as well as the dates of the hearings and any conditions therein.

Zoning Decision Order Numbers, dates and details added to Sheet No. TI-1.

29. Per the waiver request later dated March 27, 2020, section §300-17.I should be added to the List of Requested Waivers on Sheet 1. Additionally, the list should be revised to briefly note what each waiver is being requested for, similarly to the waiver request letter.

A revised waiver request letter is included with this response, and includes a waiver request of this Section. The waivers being requested, and associated details of each, are shown on Sheet No. TI-1.

30. Note 11 should be revised to note the dedication of the York Road right-of-way in addition to the Fairhill Street right-of-way. Both areas of dedication should be shown on the plans.

Note 11 is updated.

31. Note 12 on 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.

"Green Items" are shown and associated details are provided.

32. The contact information for the Bucks County Water & Sewer Authority should be removed from the Cover Sheet.

Removed.

33. The plan view on the Cover Sheet should be added to the sheet.

Added.

34. The proposed retaining walls should be removed from the Existing Conditions and Demolition Plan.

Removed.

35. Stop signs should be located before a crosswalk. The Layout Plan, Sheet 3, should be revised accordingly.

Stop signs provided.

36. We recommend the accessible parking signs be relocated from the walking path to the grass areas across from the parking space.

Signs are relocated.

37. The number of lights shown in plan view is inconsistent with the Luminaire Schedule on Sheet 11. The Luminaire Schedule should be revised accordingly, and we recommend relocating the Luminaire and Pole Schedule to Sheet 6.

Schedule is updated.

38. It should be specified if the proposed water lines are to connect to the water service within Fairhill Street, as the water lines shown on the Utility Plan, Sheet 5, stop before the right-of-way.

Utility Plan is updated.

39. Cross sectional details or profiles should be provided on Sheets 9 and 10 for the utility crossings over the Underground Basins.

Utility crossings are included on the Profiles.

40. The plans should be revised to provide circulation plans for the garbage truck and largest intended design vehicle that is to enter the site.

Truck turning Exhibit is included with this response and revised submission.

41. 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. Dewatering time calculations should be provided for all BMPs, including the subsurface infiltration basins and all rain gardens.

Dewatering times are provided in the revised PCSM Narrative, included with this response and revised submission.

2. §287-18.P – The rain garden emergency spillway and all associated parameters (berm width, berm elevation, spillway width, spillway elevation, etc.) should be shown on the Grading Plan, Sheet 4. The information should be consistent with the emergency spillway calculations in the Post Construction Stormwater Management Narrative.

Spillway parameters are shown on the plan.

3. 287-18.S – We offer the following comments in regards to the pipe calculations in the Post Construction Stormwater Management Narrative:
 - a. The Storm Sewer Summary Report, Inlet Report, and Hydraulic Grade Line Computations should be revised to analyze all stormsewer spans and structures, including those connecting to the underground basin. The Inlet Drainage Area Plan should be revised to analyze all onsite inlets.

Updated calculations are included in the revised PCSM Narrative, enclosed with this response and revised submission.

- b. The upstream invert and line slope for Span MH-27 to MH-28 is inconsistent with the profile on Sheet 10. The information should be revised for consistency.

Profiles are updated to match the calculations.

- c. The Hydraulic Grade Line Computations should note the design storm used for the calculations.

The HGL Calcs area listed on the bottom of the storm sewer tabulation. The 100Yr storm was used for both storm sewer and roof leader calculations.

4. §287-18.W – We offer the following comments with respect to the two proposed Underground Detention facility:

- a. A cross-sectional detail for the underground facility shall be provided noting basin top & bottom elevations, stone depths, underdrains (as applicable), geotextile wrapping, and proposed backfill based on the minimum design requirements noted in the ACF R-Tank detail. The noted depths should be in accordance with the storage calculations provided within the PCSM Narrative.

For project-specific detailed drawings, refer to the R-Tank System drawings prepared by ACF Environmental, which is included with this response and revised submission. A note making reference to the R-Tank System drawings is included on Sheet No. DE-4.

- b. The outlet structure detail on 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. Additionally, the structure is noted to be a manhole; 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 plans and details are updated to be consistent with the revised calculations. A note has been added to clarify the outlet structure.

- c. Per the Underground Basin Emergency Spillway Pond Report, it appears that an emergency overflow weir has been provided within the outlet structure in order to convey basin flows in the event that the outlet structure orifices become blocked. The outlet structure detail should be revised to show the overflow device.

Outlet structure detail is revised with the correct details. The upper 12" orifice functions as the overflow weir. The Overflow weir calculations are included in the Narrative.

- d. The maintenance ports should be shown in plan view.

Shown on the R-Tank System drawings prepared by ACF Environmental, which is included with this response and revised submission.

5. §287-18.X(12) – The plans show EW-33 is proposed to discharge at a rate of 11.34 cfs into the proposed rain garden near the Little League baseball fields. The plans should propose the use of an energy dissipating device and provide calculations showing the device is capable of handling the associated flow. A detail for the rip-rap apron should be added to the plan.

Riprap apron detail is provided.

6. §287-18.Y(6) – We offer the following comments regarding the proposed storm sewer design:
 - a. The minimum pipe diameter for all storm sewer pipes is 18 inches. The plan proposes the use of a 12-inch diameter pipe between MH-27 and I-30. The plans should be revised to meet the requirements of this section, or a waiver requested.

The storm sewer pipe run between MH-27 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. A waiver of this Section of the SWM Ordinance is requested, and is listed on the waiver request letter included with this response and revised submission.

- b. The spot elevations noted on structures I-3, I-4, I-7A, and I-8 on Sheet 4 are inconsistent with the top of grate elevations noted within the profiles on Sheet 10. The grading information should be revised.

Grading is updated to be consistent between the plan and profiles.

- c. Invert elevations into the underground basin should be provided for the I-7D to U.G. Bed, I- 12A to U.G. Bed, and I-16 to U.G. Bed profiles, so that the calculated slopes can be verified.

Invert elevations are provided.

7. §287-26 – We offer the following comments regarding the calculation methodology within the Post Construction Stormwater Management Report:

- a. Time of concentration paths should be shown on the Pre-Development Drainage Area Plan so that the time of concentration calculations can be verified.

The Tc paths are shown on the Pre-development Plans.

- b. The limits of paving on the adjacent Little League Property should be clearly shown on the Post-Development Drainage Area Plan.

The limits of paving are now shown.

- c. The total area and impervious area used in the DP002 Bypass CN calculations and hydrographs appears to be inconsistent with what is shown in plan view. The calculations should be confirmed.

Calculations have been verified and area consistent.

- d. The graphic scale and title block scale of the Inlet Drainage Area Map are inconsistent with the scale of the plan view and should be revised accordingly.

Revised.

8. §287-31 – A Stormwater Maintenance Agreement will be prepared by the Township Solicitor and executed prior to the plans being recorded. Additionally, a note should be added to the Record Plan stating that a blanked easement is granted over the site for the Township to perform inspections and/or emergency maintenance in accordance with the Agreement.

Acknowledged.

9. §287-36 – All proposed roof leaders should be depicted on the plan for each building. A detail for the proposed roof leaders should also be added to the plan. Architectural plans for the roof lines of each building should be submitted to confirm that each portion will drain to the BMPs noted on the Drainage Area plans. Roof leader pipe material and diameters should also be added with associated calculations showing the system can handle the associated flows of a 100-year design storm.

Architectural plans will be submitted under separate cover. Six-inch (6") roof leaders will be PVC and connected to the inlets as noted. A calculation is included in the revised PCSM Narrative and detail is shown on the plans.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 8, 2020

File No. 18-10032

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

Reference: Fairhill Commons
Preliminary Land Development
230 Fairhill Street, TMPs # 59-00-07066-00-3 and #59-00-19901-00-2

Dear Paul:

Pursuant to your request, Gilmore & Associates, Inc. has performed a review of the proposed Land Development application for the above-referenced project. Upon review of the plans, we offer the following comments:

I. Submission

- A. Preliminary Land Development Plan prepared for Fairhill Commons, prepared by C2C Design Group, dated March 20, 2020, last revised June 12, 2020, consisting of sheets 1 to 16 of 16.
- B. ADA Accessibility Plans prepared by C2C Design Group, dated March 20, 2020, last revised June 16, 2020, consisting of one (1) sheet.
- C. Drainage Area Plans prepared for Fairhill Commons prepared by C2C Design Group, dated March April 2, 2020, last revised June 12, 2020, consisting of sheets 1 to 3 of 3.
- D. Post-Construction Stormwater Management Narrative prepared by C2C Design Group, dated April 6, 2020, last revised June 12, 2020.
- E. R-Tank System Plans prepared by ACF Environmental, dated June 4, 2020, consisting of sheets 1 to 10 of 10.
- F. Truck Turning Plan prepared by prepared by C2C Design Group, dated March 26, 2020, consisting of one (1) sheet.

II. General

The subject property consists of two parcels within the C-2 Commercial Zoning District. Parcel 59-00-07066-00-3 is located at 230 Fairhill Street between York Road (S.R. 263) and Maple Avenue. The 3.9-acre property currently contains a 3-story manufacturing/office building and 1-story metal pole building, along with accessory buildings and structures. Parcel 59-00-19901-00-2 is a flag lot located at 551 N York Road, south of the intersection with Fairhill Street. The 2.1-acre property currently contains a 1-story metal pole building previously utilized as an ice-skating rink with an associated parking lot. The two lots are to be consolidated, and all buildings and existing improvements are to be demolished as part of this land development. The Applicant proposes to construct three (3) three-story midrise apartment buildings and one (1) four-story midrise apartment building, containing a total of 132 units. The apartments will be classified as "Student Homes" mainly occupied by students attending nearby colleges and universities. Associated on-site improvements for the project include a total of 264 parking spaces with landscape areas, curbing, sidewalk, retaining walls, etc. Associated off-site improvements include the widening of Fairhill Street by four feet, curbing, sidewalk, stormwater improvements to convey on-site runoff to the Round Meadow Run within the Pennypack Creek Watershed, east of the site near the Little League Baseball field. To account for the increase in impervious surface coverage, the Applicant proposes to install two underground infiltration basins, a vegetated swale, and a rain garden. All proposed buildings 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. Reference Documentation

- A. Zoning Map Amendment which rezoned a subject parcel to be located within C-2 Commercial Zoning District.
- B. Upper Moreland Township Zoning Hearing Board Decision & Order No. 19-18, dated June 13, 2019.

On June 13, 2019, the Upper Moreland Township Zoning Hearing Board granted the Applicant, College Town Communities, LLC, the following variances per ZHB No. 19-18:

1. §350-78 – To allow 68% impervious surface coverage, where a maximum 60% impervious surface coverage is permitted.
2. §350-75(D)(2) – To allow the site to not share a common property line with railroad tracks serving a commuter rail station.
3. §350-80(B) – To allow a rear yard setback of 12 feet (amended from five feet) for proposed building #2 and a rear yard setback of 22 feet (amended from 11 feet) for proposed building #9, where the minimum required rear yard setback is 30 feet.
4. §350-75(D)(9) – To allow six-foot wide sidewalks, where sidewalks shall be a minimum width of eight feet and maximum width of 12 feet.
5. §350-275(G) & §350-75(D)(10) – To allow for the proposed streetscape improvements.
6. §350-135(B) – To allow 100% disturbance of steep slopes on the property.

The above-referenced variances were granted subject to the following conditions:

1. All use and development permitted by this Decision shall substantially conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicant shall comply with all requirements of the Township during the land development process, and shall comply with all requirements of the Conditional Use Approval from the Board of Commissioners.

Upon review of the plans, we have no specific comments with respect to the above-referenced conditions. We defer review of the proposed streetscape improvements and associated relief to McCloskey & Faber.

- C. Upper Moreland Township Zoning Hearing Board Decision & Order No. 19-35 dated October 10, 2019.

On October 10, 2019, the Upper Moreland Township Zoning Hearing Board granted the Applicant, College Town Communities, LLC, the following variances per ZHB No. 19-35:

1. §350-78 – To allow 68% impervious surface coverage, where a maximum 60% impervious surface coverage is permitted.
2. §350-75(D)(2) – To allow the site to not share a common property line with railroad tracks serving a commuter rail station.
3. §350-75(D)(9) – To allow six-foot wide sidewalks, where sidewalks shall be a minimum width of eight feet and maximum width of 12 feet.
4. §350-135(B) – To allow 100% disturbance of steep slopes on the property.

The above-referenced variances were granted subject to the following conditions:

1. All use and development permitted by this Decision shall substantially conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicant shall comply with all requirements of the Township during the land development process, and shall comply with all requirements of the Conditional Use Approval from the Board of Commissioners.

Upon review of the plans, we have no specific comments with respect to the above-referenced conditions.

- 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:

1. Applicant shall comply with all response letters issued in response to the Township consultant review letters, including but not limited to, seeking the referenced relief from provisions of the Zoning Ordinance (Chapter 350 of the Upper Moreland Township Code of Ordinances) and Subdivision and Land Development Ordinance (SALDO)(Chapter 300 of the Upper Moreland Township Code of Ordinances).
2. Applicant shall comply with all applicable requirements set forth in the Township's Zoning Ordinance, unless relief from such requirements are requested by the Applicant and granted by the Upper Moreland Township Zoning Hearing Board.
3. Applicant shall comply with all applicable requirements set forth in the Township's SALDO, unless waivers from such requirements are requested by the Applicant and granted by the Board of Commissioners.
4. Applicant shall comply with all testimony presented at the April 1, 2019 and May 6, 2019 conditional use hearings.
5. The approved use shall be designated as a "Student Home" use, and shall be operated in accordance with the following definition:

"A living arrangement for a number of students unrelated by blood, marriage, or legal adoption attending or planning to attend either undergraduate or graduate programs at local colleges or universities or who are on a semester or summer break for studies at local colleges or universities or any combination of such persons. "Student Homes" shall not include fraternities or sororities which are nationally recognized and/or chartered. Furthermore, the term does not apply to property owned or operated by an accredited educational institution."

6. Applicant shall allow Little League patrons to use its parking from May-August of each year.

We defer to the Township Solicitor to determine if an agreement is necessary between the Little League and Applicant to memorialize this condition.

7. Applicant shall pour the concrete for the foundation walls to the expansion joints and provide an architectural masonry finish.

We defer to the Township's Code Enforcement Department to ensure this condition is met during the building permit review process.

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 (T-1) shall be updated accordingly.

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.

10. Applicant shall widen Fairhill Street along the project frontage, in compliance with the testimony presented at the April 1, 2019 conditional use hearing.

The Applicant proposes to widen Fairhill Street by four feet for a total proposed paved width of 28 feet, which we believe is consistent with what was discussed during the Conditional Use proceedings.

11. Applicant shall construct a sidewalk from the Little League field to York Road in compliance with §350-275.B

Sidewalk is currently proposed to extend to the edge of the Little League property, which we believe meets the intent of this condition.

12. Applicant shall comply with all applicable federal, state, and local codes, regulations, and requirements regarding construction of the Project.
13. Applicant shall provide wayfinding amenities on York Road directing visitors to the Little League field, in compliance with applicable state and Township regulations, subject to PennDOT approval.

We defer to McMahon Associates and PennDOT regarding a review of the required wayfinding amenities.

14. Applicant shall comply with the streetscape requirements set forth in §350-75.D.

We defer to the Township's Landscape Architect with respect to the above referenced condition regarded streetscape standards.

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.

16. Applicant shall comply with pedestrian lighting standards recommended by the Board of Commissioners, selected on appropriate streetscape improvement plans, as incorporated in the design.

We defer review of the pedestrian lights to be incorporated into the streetscape until the plans are revised to propose pedestrian lights.

17. Applicant shall pay a transportation impact fee in the amount determined by the Board of Commissioners in consideration of the determinations made by McMahon and Associates and Applicant's engineer, Bogia Engineering, Inc.

We defer to McMahon Associates for calculation of the required Traffic Impact Fee.

18. Applicant shall establish a 25-foot front yard setback from the proposed new curb line of the widened Fairhill Street, according to the draft site plan submitted with the Application, subject to feasibility determined during the land development process and reviewed by the Township's engineers.

A 27-foot front yard setback is provided between the proposed apartment buildings and the proposed curb line of Fairhill Street thereby meeting this condition.

- E. Upper Moreland Township Amended Conditional Use CU #19-0042 for premises 551 N. York Road, dated February 3, 2020, granting Conditional Use approval for the proposed mid-rise apartment buildings, subject to the following conditions:

1. The Use shall comply with the testimony and evidence presented at the December 2, 2019 Conditional Use Hearing.
2. Applicant shall comply with the Conditional Use Comments set forth in the Review Letters issued by the Township Engineer, Township Landscape Architect, Township Traffic Engineer, Montgomery County Planning Commission, and Upper Moreland Township Advisory Planning Agency.
3. The Applicant shall fully comply with the conditions imposed on the development of the adjacent parcel located at 230 Fairhill Street by Upper Moreland Township Zoning Hearing Board Order 2019-18.
4. The Applicant shall fully comply with the conditions imposed on the development of the adjacent parcel located at 230 Fairhill Street contained in the Upper Moreland Township Board of Commissioners' Conditional Use Decision and Order, #CU 19-0010, dated June 17, 2019.
5. The Applicant shall fully comply with the conditions imposed on the development of the adjacent parcel located at 230 Fairhill Street contained in the Upper Moreland Township Board of Commissioners' grant of Preliminary Land Development Plan Approval Resolution 2019-34 dated November 12, 2019.
6. The Applicant shall fully comply with the conditions imposed on the development of 551 N. York Road by Upper Moreland Township Zoning Hearing Board Order #2019-35 dated October 10, 2019.
7. The Applicant shall provide a total of four (4) wayfinding amenities on York Road which direct visitors traveling in the northern and southern directions to the Little League field in compliance with applicable state and Township regulations, subject to PennDOT and Upper Moreland Township approvals.

The Applicant currently proposes two wayfinding signs located at the southern site entrance off of York Road, which complies with the requirements of Resolution 2019-34, Condition 6. We defer to the Board as to whether two additional signs shall be provided in accordance with this condition.

8. The exposed concrete/masonry of the buildings in excess of eighteen (18") inches vertical shall include an architectural masonry finish of one of the following: a masonry/stone veneer, a stucco/EIFS finish, or an adhered manufactured stone veneer or an equivalent, as approved by Upper Moreland Township.
9. The approved Use shall be designated as a "Student Home" use and shall be operated in accordance with the following definition:

“A living arrangement for a number of students unrelated by blood, marriage, or legal adoption attending or planning to attend either undergraduate or graduate programs at local colleges or universities or who are on a semester or summer break for studies at local colleges or universities or any combination of such persons. “Student Homes” shall not include fraternities or sororities which are nationally recognized and/or chartered. Furthermore, the term does not apply to property owned or operated by an accredited educational institution.”

The proposed “Student Home” use is identified on the Record Plan in accordance with this condition

10. The Applicant shall comply with all applicable requirements set forth in the Upper Moreland Township Zoning Ordinance, unless relief from such requirements are requested by Applicant and granted by the Upper Moreland Township Zoning Hearing Board.
11. Applicant shall comply with all applicable requirements set forth in the Upper Moreland Township Subdivision and Land Development Ordinance, unless relief from such requirements are requested by the Applicant and granted by the Upper Moreland Township Board of Commissioners.

IV. Review Comments

A. Zoning Ordinance (Chapter 350)

We have identified no issues with the proposed plan in regards to the requirements and provisions of the current Upper Moreland Township Zoning Ordinance.

B. Waivers Requested

The Applicant has requested the following waivers from the Upper Moreland Township Subdivision & Land Development Ordinance (Chapter 300):

1. §300-15.B(1)(b)[1] – To permit a cartway width of 28 feet and right-of-way width of 45 feet on Fairhill Street, where a width of 30 feet and 50 feet is required, respectively.

Proposed widths are consistent with the Conditional Use approval and we have no objection to this request.

2. §300-17.D – To permit a 10-foot wide strip of open space between the proposed buildings and parking lot, where 20 feet is required.

Proposed width is consistent with the Conditional Use approval and we have no objection to the request.

3. §300-17.I – To permit a two-way parking aisle width of 24 feet, where a width of 25 feet is required.

We defer to the Fire Marshal for review of the site with respect to emergency vehicle circulation. We have no objection to the request from a site engineering perspective.

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.

5. §300-19.A(7) – To permit a concrete curb with a reveal of 6 inches within the interior of the site, where an 8-inch reveal is required.

Reduced curb height will allow for easier ADA accessibility and we have no objection to the request.

6. §300-34.D(4) – To permit the removal of all forested areas within the property, where 70% of all forested areas shall be maintained.
7. §300-43.B(2) – To not require a softening buffer for portions of the property line located near the proposed driveway connection to York Road.
8. §300-43.B(2)(d) – To permit man-made slopes of 3:1 within the buffer area, where a maximum slope of 4:1 is allowed.

We have no objection to this request. The Applicant will be required to stabilize 3:1 slopes with erosion control matting during construction.

9. §300-43.C(2) - To not require a screen buffer for portions of the property line located near the proposed driveway connection to York Road.
10. §300-43.C(4)(b) – To permit the use of fences in conjunction with retaining walls, without the use of evergreen and planting material.
11. §300-43.D(1)(a) – One shade tree is required for every 6 parking spaces. The Applicant is requesting a waiver to allow the proposal of 29 shade trees in-lieu-of the 44 shade trees required.
12. §300-43.D(1)(b) – To devote 8% of the gross parking lot area to landscaping, where 10% is required.
13. §300-43.D(1)(d) – To permit parking lot landscaping islands that are 15 feet by 18 feet, where 15 feet by 20 feet is required.
14. §300-43.D(1)(e) – To not require permanent irrigation be provided in parking islands less than 300 square feet.
15. §300-43.D(2)(c) – To permit greater than the maximum allowed six consecutive parking spaces without a 15-foot wide landscape island. The Applicant proposes 19 consecutive parking spaces.
16. §300-43.G(1)(b) – One shade tree per dwelling unit is required. The Applicant is requesting a waiver to allow the proposal of 79 shade trees in-lieu-of the 132 shade trees required.
17. §300-44.A(1) – To permit the removal of all heritage trees.
18. §300-44.A(2) – To permit the removal of all woodland areas, where a minimum of 25% of existing woodlands are required to be preserved.
19. §300-52.C(1) – From the requirement to show all existing features within 400 feet of the proposed land development. We would support a partial waiver from this section conditioned upon the Applicant providing an aerial photograph plan depicting all storm sewer appurtenances within 400 feet of the property.
20. §287-18.Y(6)(a) – To permit pipe diameters less than the minimum required 18 inches. The Applicant proposes to use 12-inch pipes

We defer to McCloskey & Faber for comment on all waivers related to landscaping requirements of the Ordinance. Specifically, numbers 6, 7, and 9 through 18 listed above.

C. Subdivision & Land Development Ordinance (Chapter 300)

We have identified the following issues with the proposed plan in regards to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development (SALDO) Ordinance:

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.
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.
3. §300-16 – We defer to McMahon Associates for review of the plans with respect to driveway locations, parking lot circulation, and traffic impacts.
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.
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 MCCC. 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.
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.
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.
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.
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.
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.
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.
12. §300-39 – We defer to McCloskey & Faber for review of the plans with respect to the requirements of this section and §350-275.
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.

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.
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.
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.
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.
18. Township standard cross-sectional details for utility trench restoration in paved and unpaved areas should be 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.
20. The Conditional Use Note on Sheet 1 should be revised to reference Conditional Use Approval CU19-0010 in addition to CU19-0042.
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.
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.
23. The duplicate contact information for Comcast should be removed from the Title Sheet, Sheet 1.
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.
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.
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.
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.

F. Stormwater Management Ordinance (Chapter 287)

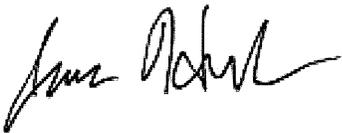
We have identified the following issues with the proposed plan in regards to the requirements and provisions of the current Upper Moreland Township Stormwater Management Ordinance:

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

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/ve/sl

cc: Matthew Candland, Township Manager
Sean Kilkenny, Esq. & Jennifer Prior, Township Solicitor
Matthew J. Genesis, 230 Fairhill Associates, LLC, Applicant
Michael Yanoff, Esq., Applicant's Representative
Chuck Frantz, P.E. C2C Design Group
Kim Flanders, RLA, McCloskey & Faber, PC
Chad Dixson, P.E., McMahan & Associates
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McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

July 8, 2020

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

Reference: Second Landscape Plan Review for Fairhill Commons; **551 N. York Road**,
Upper Moreland Township, Montgomery County, PA, M&F No. 215

Dear Mr. Purtell:

We are in receipt of a revised land development submission consisting of sixteen sheets prepared by C2C Design Group, dated June 12, 2020. Proposed landscape development is included on Landscape and Lighting Plan, Sheet LL-1 (6 of 16) and Construction Details, Sheet DE-2 (12 of 16). The submission was received by our office on June 12, 2020. A revised Sheet LL-1 was received by our office on June 22, 2020, which is the subject of our review. A tree count was performed by our office at the site with the Project Landscape Architect on September 5, 2019. An Arborist report dated June 10, 2020 was included with the submission.

The Applicant proposes to demolish existing structures in order to construct four (2, 3 and 4 stories) student apartment buildings (with 132 two-bedroom units total) and clubhouse and 264 parking spaces. The 6.12-acre development site is located in the C-2 Commercial zoning district. C-1 Commercial zoning district lies adjacent to the west, M-Multiple Dwelling zoning district lies adjacent to the south, and R-4 Residential zoning district exists across Fairhill Street to the north.

The Applicant received certain zoning relief associated with maximum impervious coverage, site proximity to commuter rail station, rear yard setback, sidewalk widths, streetscape requirements, and steep slope disturbance.

We are in receipt of a revised waiver request letter dated June 22, 2020. We offer the following comments relative to the *landscape-related waiver* requests:

1. **Section 300-34. D. (4), Forest Preservation** *"No more than 30% of Forest may be cleared or developed; 70% or more shall be retained and maintained as open space."* The Applicant is proposing to remove 100% of the forest areas. **We defer to the Township.**
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.

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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.

3. **Section 300-43. B. (2) (d), Softening buffer** *"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%. **No objection** based on the planting design as submitted.
4. **Section 300-43. C. (2), Screen buffer** *"A 'screen buffer' is a predominantly evergreen perimeter landscape planting intended to provide a visual separation between neighboring developments."* The Applicant is requesting relief from a portion of the minimum Screen buffer planting requirements along the access strip from York Road, wherein Street trees are required/provided, along with shrub groupings, in lieu of Screen buffer plantings, which seems appropriate along the driveway. **No objection.** (Additional relief from the minimum Screen buffer requirements appears necessary. Comments are included below under the "PLANTING REQUIREMENTS" section of this letter.)
5. **Section 300-43. C. (3)(b), Screen buffer** *"Screen buffers shall be located within 20 feet of the property lines or right-of-way lines."* Per the waiver request letter, Screen buffer plantings are proposed approximately 35 feet from the property line above a proposed retaining wall for optimal screening. **No objection.**
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.
 - Additional comments relative to proposed plantings associated with the proposed fence have been provided below, under the "Landscape Plan Requirements" section.

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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.
 - The Applicant has provided 35 of the required 44 trees. (The “Landscaping Requirements” chart should be corrected.) We note that several Individual Lot landscape Shade trees are also provided near parking areas. **No objection** based on the proposed planting design.
 - The shrub requirement has not been met. However, a vinyl fence is proposed. The parking area shrub requirement is intended to screen/soften headlights from view from the adjacent property. **No objection** based on the proposed planting and fence design.
 - 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.
8. **Section 300-43 D. (1) (b), Parking area landscaping** *“A minimum of 10% of any parking facility over 5,000 square feet in gross area, outside curb to outside curb, shall be devoted to landscaping.”* Per the waiver request letter, the Applicant is proposing 8% parking area greenspace. Limitations as noted in the letter include the site topography and the large underground stormwater management facilities. Since the proposed parking areas are not a “sea” of parking, we have **no objection**.
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.
10. **Section 300-43 D. (1) (e), Parking area landscaping** *“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.”* The applicant is requesting relief from the requirement for irrigation for parking lot islands less than 300 square feet in area. Some of these islands are in area adjacent to larger greenspace areas. We would have **no objection** for parking lot islands with less than 300 square feet of greenspace, not adjacent to larger greenspace areas, since drought tolerant tree species are provided.
11. **Section 300-43.D.(2)(c), Parking area landscaping** Multiple dwelling use shall not have more than six parking spaces in a row without an island. The parking lot layout includes a maximum of 19 spaces in a row without an island. The overall parking lot layout is not a “sea” of parking. **No objection**.
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

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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 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.
- 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.
- 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).”
- 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.

13. **Section 300-44 A. (1), Heritage trees** Heritage trees are to be preserved. The development will result in the removal of fourteen (14) Heritage trees. **No objection** based on the following.

- The Arborist report notes sixteen (16) Heritage trees. However, one dead tree has been removed, and one Heritage tree is an invasive species. Of the fourteen remaining trees, six (6) were reported in *Poor* condition, two (2) were reported in *Fair* condition, two (2) were reported in *Fair to Good* condition, and four (4) were reported in *Good* condition.

14. **Section 300-44 A. (2), Woodland preservation** *A minimum of 25% of existing woodland areas are to be preserved on each development.* The Applicant is proposing to remove all woodland of the woodland areas. **We defer to the Township.**

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):

Required replacement tree calculations:

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- 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 calculations for minimum replacement trees consider the declined conditions as reported in the Arborist report, which is acceptable. For instance, trees reported in *Poor* condition were not included in the calculations.
 - The waiver letter indicates that the Applicant is proposing a fee-in-lieu. (Section 300-48.)

We offer the following *technical plan* comments and recommendations:

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.
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.)
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.
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.
5. The Existing Tree Inventory on the Existing Conditions and Demolition Plan no longer applies and should therefore be eliminated. (General comment)
6. It is recommended that trees are located no closer than 5 feet horizontally from any underground utility. (General comment)

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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.
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.

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.

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.

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.

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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))

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

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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. 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 Elsler – Upper Moreland Township (email)
Jim Hersh, P.E. – Gilmore & Associates (email)
Sean Kilkenny, Esq. and Alex Baumler – Township Solicitor (email)
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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.

July 8, 2020

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

RE: **Traffic Review #4**
Fairhill Commons (551 N. York Road)
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 819223.11

Dear Paul:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our fourth traffic engineering review of the proposed residential development to be located at 551 N. York Road and 230 Fairhill Street in Upper Moreland Township, Montgomery County, PA. Based on our review of the plans submitted, 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 York Road (S.R. 0263) and an emergency-only access to Fairhill Street.

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

1. Preliminary Land Development Plans – Fairhill Commons, prepared by C2C Design Group, last revised June 12, 2020.
2. Waiver Request Letter – Fairhill Commons, prepared by C2C Design Group, dated June 11, 2020.
3. Response to Comments Letter – Fairhill Commons, prepared by Bogia Engineering, Inc., dated May 15, 2020.
4. Truck Turning Plan – Fairhill Commons, prepared by C2C Design Group, dated March 26, 2020.
5. Response to Horner and Canter April 20, 2020 Review Letter – Fairhill Commons, prepared by Bogia Engineering, Inc., dated May 15, 2020.

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and action by the applicant. **The comments in this letter only pertain to the land development submission, and the applicant must still address our comments for the Site Access Assessment contained in our December 20, 2019 review letter.**

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.
 - **Section 300-17.D** of the **Subdivision and Land Development Ordinance**, requiring a minimum of 20 feet of open space between the curblines 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.
 - **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.
 - **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.
 - **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.
 - **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.

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.

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.
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.
5. ADA ramps should be shown on the plans at the York Road (S.R. 0263) driveway.
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).
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 McMahan with copies of the HOP plans, comments, and response letters between the applicant and PennDOT, and invited to all meetings between the two parties.
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.

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.

Mr. Paul Purtell

July 8, 2020

Page 4 of 4

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,

A handwritten signature in black ink, appearing to read "Chad Dixon".

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**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

June 26, 2020

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

Re: MCPC #18-0229-006
Plan Name: Fairhill Commons
132 units on approximately 6.12 acres (22 dwelling units per acre)
Situate: 230 Fairhill Street
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 June 16, 2020. We forward this letter as a report of our review.

BACKGROUND

The applicant, College Town Communities, LLC, has resubmitted a land development plan which proposes to construct 4 buildings consisting of 132 apartment units, 264 parking spaces, and a clubhouse and pool common area for residents. An existing brick manufacturing/office building is located on the site, as well as a one-story metal pole building containing an ice rink. All existing structures and wooded area would be demolished. The applicant was previously granted a number of zoning variances, and is currently requesting Subdivision and Land Development waivers. The site is located in the C-2 Commercial Zoning District, and is served by public water and sewer. The property fronts Fairhill Street, and has access from to North York Road.

We reviewed previous version of this plan in letters dated October 16, 2018; March 18, 2019; August 9, 2019; November 15, 2019; and April 22, 2020.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040 – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "community mixed use" future land use category. Community Mixed Use and Services Areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses.



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

There do not appear to be any changes to the site design in this most recent resubmission of the proposed plan. We thus wish to reiterate the comments from our previous review letter, dated April 22, 2020. The most important comments that remain relevant are the following:

1. Parking Lot Greening. We recommend that the township and applicant consider the heat island effect that would result from reducing the number of shade trees and other greenery.
2. Reserved Parking. We recommend that the applicant and township consider including reserved parking spaces, which could provide additional parking lot landscaping and greening opportunities in the meantime.
3. Little League Parking Agreement. We suggest that there be a formal parking agreement between the applicant and the Upper Moreland Little League.
4. Rain Garden. We encourage the applicant to provide guidance on the plantings and maintenance for the rain garden.
5. Subsurface Infiltration Beds. We recommend that the applicant consider a maintenance and inspection plan for the proposed infiltration beds.
6. Pedestrian Access to Little League Fields. We encourage the applicant to extend the proposed sidewalk to the entrance of the Little League fields to complete the connection between the parking area at the proposed development and the fields.

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 multifamily residential development. 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 (18-0229-006) on any plans submitted for final recording.

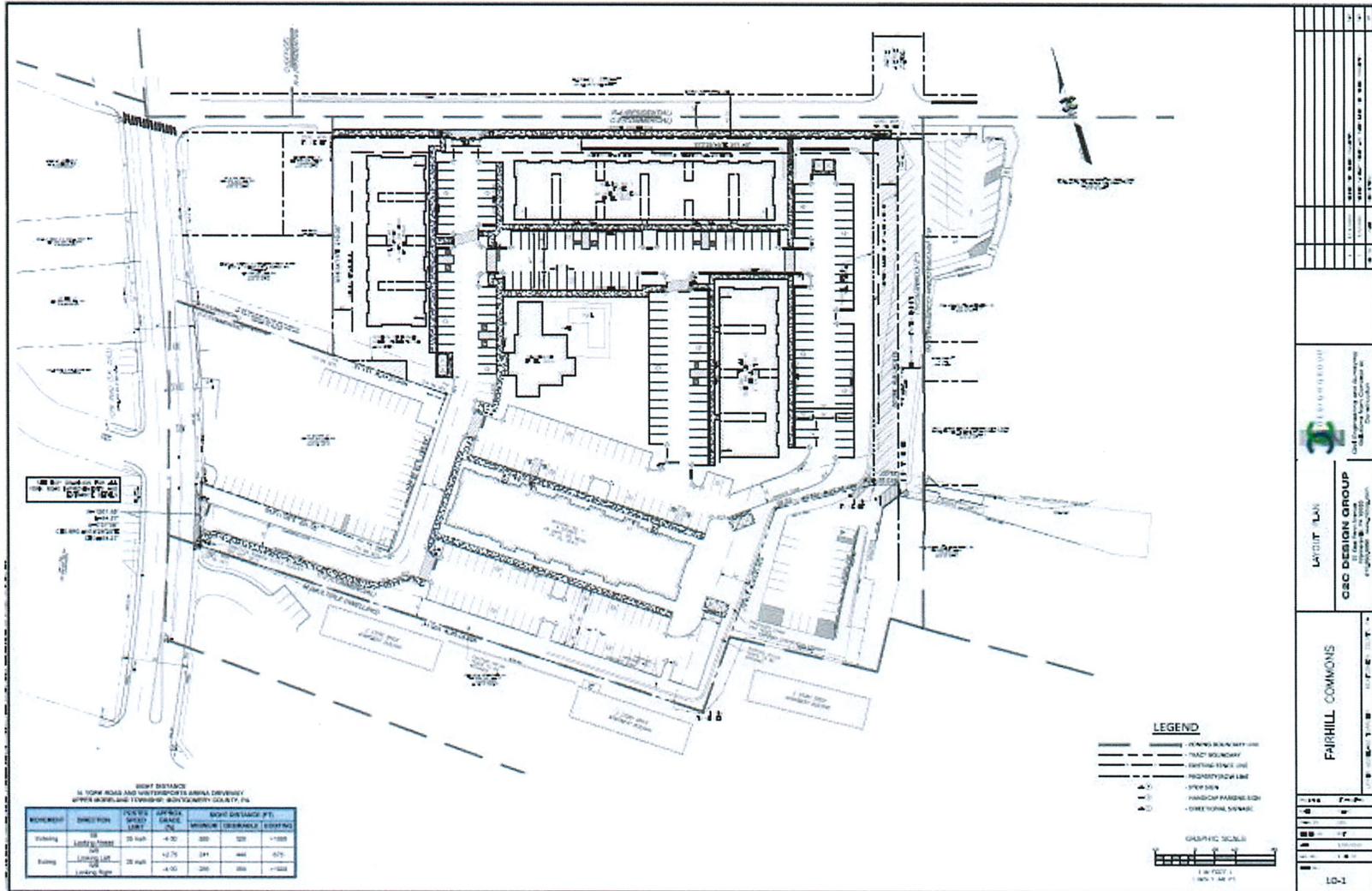
Sincerely,

A handwritten signature in cursive script that reads "Claire Warner".

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

c: Matt Genesio, College Town Communities, Applicant
Gerald Foley, Chair, Township Advisory Planning Agency
Matt Candland, Manager, Upper Moreland Township

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





Fairhill Commons
MCPC #180229006

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
p) 610.278.3722 • f) 610.278.3341
www.montcopa.org/pla/pcmc
Aerial photography provided by NearMap



Applicant Request for County Review



P.O. Box 311, Norristown, PA 19004-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
 www.planning.montcopa.org

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:

Proposal Name:

Applicant Name:

Address:

City/State/Zip:

Phone:

Email:

Applicant's Representative:

Address:

City/State/Zip:

Business Phone (required):

Business Email (required):

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:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- 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:

Special Exception Granted Yes No

Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s)

Location

Nearest Cross Street

Total Tract Area

Total Tract Area Impacted By Development

(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	1	1	<input type="radio"/>	<input checked="" type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input type="radio"/>		
Apartments			<input type="radio"/>	<input type="radio"/>		
Commercial						
Industrial						
Office						
Institutional						
Other						

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

Additional Information:

Subdivide one residential lot into two units. One existing single-family dwelling and one proposed future dwelling.

RESET

RECEIVED

FEB 19 2020

Upper Moreland Township
Plan Application Submission Checklist

UPPER MORELAND
CODE ENFORCEMENT

The applicant is responsible for submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Lot Consolidation Applications for Upper Moreland Township.

- Application Form:** Completed and signed by the owner/applicant. Authorization letter is required if applicant is not owner of property.
- Completed MCPC *Request for Review* sheet.
- Eight (8) copies** of plans folded to legal file size. Plans should be a 20 scale and will not exceed 24"x36"
- 1 CD-ROM containing all information (transmittal letter, plans. Application, etc.).**
- Application fee:** Check made payable to Upper Moreland Township.
****Montgomery County Planning Commission fee:** MCPC will contact applicant with required fees. Review will not commence until fee received.
****Township consultant review fees will be billed to applicant separately.**
- Escrow fee:** Completed Professional Services Agreement (PSA) with \$2,500 check made payable to Upper Moreland Township.
- Copy of Montgomery County Conservation District Application. (N/A)
- Letter of Sewer availability from UMHJSA. (N/A)
- Letter of water availability from Aqua (N/A)
- Copies of Zoning Hearing Board decision or Conditional Use decision, if applicable
- Sign application notification posters (provided by UM Code Enforcement) Applicant required to post property on submission then 10 days prior to decision by Board of Commissioners.

Application Received By: _____ Date Received: _____

Application Fee: _____ Escrow Fee: _____ Total Fee: _____

This application shall be presented to the Upper Moreland Township Code Enforcement Office.
Rev: 4-18-18 LDSO checklist

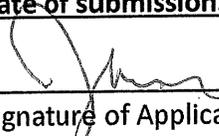
**Upper Moreland Township
APPLICATION FOR APPROVAL OF PLAN**

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: Plan of Minor Subdivision prepared for 4121 Blair Mill Road

A. Plan Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Minor Land Development |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Preliminary Major Land Development |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Final Major Land Development |
| <input type="checkbox"/> Preliminary Major SD&LD | <input type="checkbox"/> Final Major SD&LD |

B. Plan Identification

Plan Dated: 1/28/2020 Engineer: Nick T. Rose, P.E., ProTract Engineering, Inc.

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:

Subdivide one residential lot into two units. One existing single-family dwelling and one proposed future dwelling on created vacant lot.

C. Property Identification:

Address/Location 4121 Blair Mill Road, Hatboro PA 19040

(Continued on next page)

TPN: 59-00-01111-00-9 Block # 63 Unit # 3

D. Applicant Identification:

Applicant: Joanne L. Hartshorne

Address: 136 S. Dietz Mill Road, Telford, PA 18969

Phone: 215-815-1657 Email (required): dharts1@prodigy.net

Land Owner: same as applicant

Address: _____

Phone: _____ Email (required): _____

Engineer: Nick Rose, P.E., ProTract Engineering, Inc.

Address: P.O. Box 58, Hatboro, PA 19040

Phone: 215-442-9230 Email (required): nrose@protract.net

Attorney: _____

Address: _____

Phone: _____ Email (required) _____

Office Use Only

Fees received from applicant:

Application fee: _____

Review Escrow: _____

Total: _____

Fees acknowledged and application accepted as complete:

Staff signature

Date

Checklist for Final Subdivision & Land Development Review

Township of Upper Moreland

Submission Date: _____ For Joanne L. Hartshorne
 Owner or Authorized Agent
 Parcel No. 59-00-01111-00-9 Block # 63 Unit # 3 136 S. Dietz Mill Road, Telford, PA 18969
 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			✓
34. Proposed Widths of all Streets, Ult. R/W and Cartway, Curbs and Sidewalks	✓		
35. Widths, Purpose and Locations of all Easements	✓		
36. Indication of any Lands to be Dedicated for Public Use			✓
37. Names of Proposed Streets			✓
38. Development Details for Entire Subdivision			✓
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			✓
43. If Public Water Service Is Not Available; Location of Wells			✓
44. Street Profiles			✓
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	✓		
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	✓		



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 1, 2020

File No. 20-02069

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

Reference: 4121 Blair Mill Road (TMP# 59-00-01111-00-9)
Minor Subdivision Application

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Minor Subdivision Plan for the above-referenced project and offers the following comments for consideration by Upper Moreland Township:

I. Submission

- A. Minor Subdivision Plan prepared for 4121 Blair Mill Road, Protract Engineering, Inc., dated January 28, 2020, consisting of one (1) sheet.
- B. Waiver Request Letter prepared by ProTract Engineering, Inc. dated January 29, 2020.

II. General Information

The subject property is located at the southeast corner of the Blair Mill Road and Home Road intersection within the R-3 Residential Zoning District. TMP #59-00-01111-00-9 currently contains 0.5923 acres and takes access from Home Road. The property contains an existing single-family dwelling with an associated driveway and shed located in the rear yard. The Application proposes to subdivide the property to create one additional building lot, which would be located at the corner of Blair Mill Road and Home Road. The Applicant has received relief from the Zoning Hearing Board pursuant to UMT ZHB Order No. 19-38 to permit reduced lot size, side yard setbacks, and lot width. All existing features are to remain. No physical improvements are currently proposed to either Lot.

III. Reference Documentation

Pursuant to Upper Moreland Township Zoning Hearing Board Order No. 19-38, the Applicant was granted the following variances:

1. 350-31 to allow for a lot area of 10,948 SF where the required minimum is 14,000 SF
2. 350-31 to allow for a lot width of 64.4' where the required minimum is 80'
3. 350-34 to allow for a aggregate side yard setback of 24.3' where the required minimum is 30'

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

IV. Review Comments

A. Zoning Ordinance

We have identified following issue with the proposed plan in regards to the requirements and provisions of the current Upper Moreland Township Zoning Ordinance:

1. §350-172.B(2) – This section requires utility sheds to be located a minimum of 3 feet from a side and/or rear property line. As currently depicted, the proposed subdivision shows that the existing utility shed on Lot 1 will encroach onto Lot 2 by approximately 1.3 feet. The shed should be called out as to be relocated to meet the minimum 3' setback required by this section, or a Variance obtained. If the shed is to be relocated, a note shall be added to the Record Plan stating that the relocation is to occur prior to the plan being recorded.

B. Subdivision and Land Development Ordinance

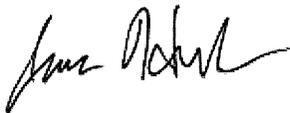
We have identified the following issues with the plan in regards to the requirements and provisions of the current Subdivision & Land Development (SALDO) Ordinance.

1. §300-14.G – The Board of Commissioners (Board) may grant modification to the requirements of this ordinance provided the Applicant proves undue hardship. We note that the Applicant has submitted a waiver request letter requesting the following waivers for this project:
 - a) §300-15.B & §350-15.C – A waiver is requested from the requirement to widen and further improve the Blair Mill Road (S.R. 2026) frontage. Blair Mill Road is classified as a Secondary Street with a required cartway half-width of 20'. Existing, the half-width cartway is approximately 13 feet along the property frontage. We note any widening along Blair Mill Road would require approval from PennDOT.
 - b) §300-18 – A waiver is requested from the requirement to install sidewalk along the Blair Mill Road and Home Road frontages. We note sidewalk currently exists along Blair Mill Road to the south of the subject property. No sidewalk currently exists along the portions of Home Road within the vicinity of the subject property.
 - c) §300-19.A(1) – A waiver is requested from the requirement to install curbing along Blair Mill Road (S.R. 2026). We note that curbing currently exists along Blair Mill Road to the south of the subject property. Any proposed improvements to the Blair Mill Road right-of-way would be subject to PennDOT review and approval through the Highway Occupancy Permit process.
 - d) §300-52.C(1) – A waiver is requested from the requirement to depict existing features within 400 feet of the property. We would support a partial waiver of this requirement if the Applicant provides an aerial photo in the plan set depicting the required 400 feet and physically locates all storm sewer appurtenances within 400 feet of the property and places those features on the Aerial plan. We recommend that the aerial plan be included as part of the presentation at the Community Development Committee meeting.
2. §300-50 – We recommend that the Applicant request a partial waiver from the requirement of this section that both a preliminary and final plan submission be made so that the application may be processed as Preliminary/Final.
3. §300-16.A(1) – In the case of corner or double frontage lots, any driveway shall take access from the lesser classification street. As such, the driveway for any future dwelling on Lot 2 shall take access to Home Road and be located a minimum of 40 feet from the Blair Mill Road right-of-way. A note stating this requirement shall be added to the Record Plan.

4. §300-26 – The applicable PA DEP Planning Module Exemption mailer should be submitted to the Township for signature.
5. §300-30 – Proposed monumentation shall be depicted on the plans on right-of-way lines at corners, angle points, beginning and end of curves, and at all property corners. If no existing monumentation is found, it shall be installed in accordance with this section. Any proposed property markers shall be installed and certified by a Professional Land Surveyor licensed in Pennsylvania and a note stating this requirement should be added to the plan.
6. §300-32 – The plans should be forwarded to the Township Fire Marshal for review and approval prior to being recorded.
7. §300-33 – Legal descriptions for all rights-of-way dedication, proposed lots, etc. shall be submitted to our office for review and approval.
8. §300-39 – We defer review of the plans with respect to the landscaping requirements of this section to McCloskey & Faber.
9. We defer to the Township's Traffic Consultant (McMahon Associates) regarding the calculation of a Traffic Impact Fee, if required by Ordinance.
10. 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.

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/ve/sl

cc: Matthew Candland, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Kim Flanders, RLA, McCloskey & Faber, PC
Chad Dixon, P.E., McMahon Associates
Erik Garton, P.E., Vice President, Gilmore & Associates, Inc.
Nick Rose, P.E., ProTract Engineering, Inc.
JoAnne Hartshorne, Applicant



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

March 9, 2020

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

Reference: Landscape Requirements Review for **4121 Blair Mill Road**, Upper Moreland Township, Montgomery County, PA, M&F No. 215

Dear Mr. Purtell:

We are in receipt of a subdivision plan submission consisting of one sheet, dated January 28, 2020, prepared by ProTract Engineering, Inc., received by our office on February 18, 2020. Existing site conditions were observed using available online aerial and street photography, as well as observations from the street on February 26, 2020.

The Applicant proposes to subdivide one existing 0.5923 acre lot into two lots. Lot #1 includes one existing dwelling to remain. No construction is proposed on Lot #2 at this time. The site is located within the R-3 Residential District. It is our understanding that the Applicant received zoning relief relative to the minimum requirements for lot area and width, as well as side yard setback. Per Section 300-41 A., since the proposed subdivision involves two or less dwelling units, a separate landscape plan is not required.

We offer the following comments and recommendations:

- 1) “Street Tree” planting requirements apply (Section 300-43 A.).
 - a) Home Road: A minimum of three (3) street trees are required along the Home Road frontage, one (1) tree on Lot #1, and two (2) trees on Lot #2.
 - No trees currently exist across this frontage. We believe it would be acceptable to install these trees during the Building Permit stage for Lot #2. That said, we believe the minimum required street trees should be clearly listed on the Plan of Minor Subdivision. A waiver may be appropriate for relief from required Street trees for Lot #1.
 - b) Blair Mill Road: A minimum of three (3) street trees are required along the Blair Mill Road frontage. (Section 300-43. A. (2) (a))
 - Though not specifically identified on the submitted plan, mature Evergreen and Ornamental trees exist within the area labeled as “Tree Dripline” along the Blair Mill Road frontage, in

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
4121 Blair Mill Road
March 9, 2020
Page 2

addition to the 22" Walnut tree shown. Based on comments noted below, we recommend that the locations of these trees are shown individually on the plan for further review, and note if intended to be preserved or removed.

- Street trees shall be planted from one (1) foot to eight (8) feet outside the ultimate street right-of-way. (Section 300-43 A. (2) (b))

Though this requirement is typically applied to new plantings, it appears that existing trees along Blair Mill Road, though not all specifically depicted, are located between the existing street right-of-way and the proposed (ultimate) street right-of-way. We defer to the Township and/or the agency having jurisdiction over the dedicated right-of-way to determine if the existing trees may remain within the ultimate right-of-way. We have additional comments below relative to preservation of these trees.

- Section 300-43. A. (2) (f) states, *"Street trees are not to be planted beneath utility lines. If utility lines are present, the street tree row is to be moved to a distance not less than 10 feet nor more than 25 feet away from the line of the poles."*

While this requirement relates to new trees, we note that the locations of existing trees along Blair Mill Road do not appear to meet this requirement. The existing trees are close to the edge of road and are therefore in conflict with the overhead wires. It appears trees have been heavily pruned to reduce conflict.

- The required clear sight triangle should be noted at the plan to determine the relationship with the existing Evergreen tree along Blair Mill Road along near the street intersection. (Section 300-15 F.(5)) *"No ... trees, hedge, shrubbery or other obstruction whatsoever will be permitted in this area. Any obstruction to sight shall be removed at the time a building or structure is erected, whichever shall first occur."*
- The Applicant is requesting waivers for relief associated with road improvements (curb and sidewalk) along Blair Mill Road. If it is determined that road improvements are to be installed, depending on the extent of the improvements, proposed construction may deem removal of the trees to be necessary.
- If it is determined that existing trees will be removed, and new trees will be planted along Blair Mill Road, outside the right of way and further from the overhead wires, we believe it would be acceptable to install these trees during the Building Permit stage. That said, we believe the minimum required street trees should be clearly listed on the Subdivision Plan.

2) The requirements for "Preservation and Protection of Existing Trees" apply (Section 300-44).

- a) We believe this could be addressed during the Building Permit stage, as may be determined applicable at that time. It should be noted that a Tree Removal Permit is also to be submitted at the Building Permit stage. (Section 300-44. D.)

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
4121 Blair Mill Road
March 9, 2020
Page 3

- 3) The standards for “Replacing Trees Destroyed by Development” apply (Section 300-45).
 - a) If it is determined that the existing trees along Blair Mill Road are removed as a result of the proximity to the existing overhead utility wires, due to potential future anticipated disturbance, and/or due to the location of these trees within the street right-of-way, we recommend these trees be replaced as street trees using species appropriate to site conditions, without the additional requirement for replacement. A waiver from the requirement to install replacement would be appropriate in this situation.

The above Landscape Plan review is based on our review of the drawings submitted. 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 Elsler – Upper Moreland Township (email)
Jim Hersh, P.E. – Township Engineer (email)
Sean Kilkenny, Esq. and Alex Baumler – Township Solicitor (email)
Nick Rose, PE, Project Engineer, ProTract Engineering, Inc. (email)
Joanne L. Hartshorne, Applicant (email)



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

PRINCIPALS

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

ASSOCIATES

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

FOUNDER

Joseph W. McMahon, P.E.

March 12, 2020

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

RE: **Traffic Review #1**
4121 Blair Mill Road Subdivision (SD20-0008)
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 820176.11

Dear Paul:

Per the request of the Township, McMahon Associates, Inc. has prepared this letter that summarizes our initial traffic engineering review of the proposed subdivision, to be located at 4121 Blair Mill Road (S.R. 2026) in Upper Moreland Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel 59-00-01111-00-9 into two lots. The existing single-family home will remain on Lot 1 while there is currently no development proposed on Lot 2. Access to Lot 1 will continue to be provided via the existing driveway along Home Road.

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

1. Minor Subdivision Plan for 4121 Blair Mill Road, prepared by ProTract Engineering, Inc., dated January 28, 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. The applicant is requesting a waiver from **Section 300-15.B** of the **Subdivision and Land Development Ordinance**, requiring Blair Mill Road (S.R. 2026) to have a minimum cartway width of 40 feet. The plan currently shows an approximate 32-foot cartway width along the Blair Mill Road (S.R. 2026) site frontage. It should be noted that the 32-foot cartway width along the site frontage is consistent with the cartway width of Blair Mill Road (S.R. 2026) in the vicinity of the site.

2. The applicant is requesting a waiver from **Section 300-15.C** of the **Subdivision and Land Development Ordinance**, requiring the applicant to provide roadway widening and drainage facilities along the site frontage of Blair Mill Road (S.R. 2026). The plan currently does not show any roadway widening or drainage facilities along the site frontage of Blair Mill Road (S.R. 2026).
3. The applicant is requesting a waiver from **Section 300-18** of the **Subdivision and Land Development Ordinance**, requiring sidewalk to be provided along the site frontages of Blair Mill Road (S.R. 2026) and Home Road. The plan currently does not show any sidewalk along either site frontage. It should be noted that there is no sidewalk along either side of Home Road in the vicinity of the site. However, there is sidewalk along the site frontage of the adjacent property to the south along Blair Mill Road (S.R. 2026), as well as along the site frontage of the property directly opposite the site on Blair Mill Road (S.R. 2026). Sidewalk should be installed along the entire Lot 1 and Lot 2 frontages of Blair Mill Road (S.R. 2026) and Home Road once development is proposed on Lot 2.
4. The applicant is requesting a waiver from **Section 300-19.A(1)** of the **Subdivision and Land Development Ordinance**, requiring curbing to be provided along the entire site frontage of Blair Mill Road (S.R. 2026). The plan currently shows curbing along only a portion of the site frontage of Blair Mill Road (S.R. 2026). It should be noted that there is currently curbing along the site frontage of the adjacent property to the south, as well as along the site frontage of the property directly opposite the site on Blair Mill Road (S.R. 2026). Curbing should be installed along the entire Lot 1 and Lot 2 frontages of Blair Mill Road (S.R. 2026) once development is proposed on Lot 2.
5. Although the driveway for Lot 1 along Home Road is an existing driveway, sight distance measurements should be depicted on the plan for this driveway location as required in **Section 295-15.C** of the **Subdivision and Land Development Ordinance**.
6. Since Blair Mill Road (S.R. 2026) 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. The applicant should provide the Township and McMahan with copies of the HOP plans, comments, and response letters between the applicant and PennDOT, and invited to all meetings between the two parties.
7. It appears as though there is no development proposed at this time that will generate additional vehicular trips subject to the transportation impact fee of \$1,904 per "new" weekday afternoon peak hour trip. If/when development is proposed on either lot in the future, that development could be subject to the transportation impact fee.

8. A more detailed review of the site and all transportation-related engineering elements on the plan can be conducted, as the Township deems necessary, if/when development is proposed on either Lot 1 or Lot 2. Additional comments could be raised at that point.
9. The applicant's engineer must provide a letter with the resubmission of the plan that provides a response on how each comment has been addressed, and where each can be located in the submission.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed development 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, Upper Moreland Township Manager
Jim Hersh, P.E., Gilmore & Associates, Inc.

**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**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

February 27, 2020

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

Re: MCPC #20-0044-001
Plan Name: Residential Lot Line Adjustment
(1 lot comprising 0.57 acres)
Situate: Blair Mill Road and Home Road
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 19, 2020. We forward this letter as a report of our review.

BACKGROUND

The applicant, Joanne L. Hartshorne, is proposing a minor subdivision of one residential lot into two lots (labeled Lot 1 and Lot 2), located within the R-3 Residential Zoning District. There is an existing residential unit and driveway on the proposed Lot 1. Based on the information provided, it appears that the subdivision is being proposed with the intent to develop a single-family detached dwelling unit on the proposed Lot 2, located on the corner of Blair Mill and Home Roads.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040 – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as a "Suburban Residential" future land use category. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties.

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

PEDESTRIAN CONNECTIONS

- A. Sidewalks. Blair Mill Road is an important connector road along which there are significant gaps in the sidewalk network. The applicant is requesting a waiver from Section 300-18.A.(1), which requires that sidewalks be provided along all streets, except where they are decided to be unnecessary by the Board. The county believes that it is important to build sidewalks incrementally as subdivision and land development opportunities arise, with the goal of creating a safer and more well-connected pedestrian network.

Approximately 350 feet from the location of the proposed lot subdivision is a pedestrian path which leads to the Blair Mill Elementary School. We encourage the applicant and township to consider installing sidewalks along Blair Mill Road to improve the pedestrian network and provide a safe space for children and parents to walk to the elementary school.

1. Sidewalks on Home Road. There do not appear to be any sidewalks on Home Road to which a new sidewalk would connect. Nevertheless, we recommend considering the installation of sidewalks on Home Road in addition to Blair Mill Road because it will help to further the development of a pedestrian network throughout the township.
- B. Crosswalks. There are no safe pedestrian crossings to the existing sidewalks or the elementary school pedestrian path. We suggest that the applicant and township add a marked crosswalk across Blair Mill Road at the intersection of Home Road. Installing marked crosswalks would provide a clear pedestrian connection and signal to drivers that there may be people crossing the street.

STONE WALL

There appears to be an existing stone wall which would cross the proposed lot line. We recommend that the applicant and township consider proposing a joint maintenance agreement for the future property owners to address the existing wall.

CONCLUSION

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

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 municipality.

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 (#20-0044-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in cursive script that reads "Claire Warner".

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

c: Joanne L. Hartshore, Applicant
Nick T. Rose, P.E., Applicant's Representative
Francis Hanney, PennDOT

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



4121 Blair Mill Road
MCPC #200044001

Montgomery County
Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
(610) 278-3122 • (610) 278-3941
www.montco.org/planning
Year 2017 aerial photography provided by Pictometry

0 20 100 200 Feet





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 8, 2020

File No. 20-01004

Matthew Candland, Township Manager
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Reference: Carson Simpson Farm Streambank Stabilization – Cost Proposal & Scope

Dear Matthew:

At your request, please see below scope and engineer cost proposal for the Carson Simpson Farm Streambank Stabilization project. The proposed project will include the removal of accumulated sediment, regrading of eroded stream bank, and permanent stabilization of the banks with live stakes, matting, and rip rap protection. The proposed area of work is the south side of the Pennypack Creek from the Davisville Road culvert to approximately 170 feet downstream of the culvert. In support of the project, we propose to complete engineering services, as outlined in the following scope, for a cost of approximately \$19,500.00:

- Existing features survey of project area and right-of-way location sufficient to establish easement area.
- Prepare and submit permit application and supporting documents for PA DEP General Permit and Montgomery County Conservation District E&S Permit. Township is responsible for permit and review fees as applicable.
- Prepare design plans of streambank stabilization measures
- Preparation of Project Manual containing specifications to be utilized for public bid.
- Administration of public bid utilizing PennBID, including; coordinate & attend pre-bid meeting, answer Requests for Information from prospective bidders, attend bid opening, evaluate received bids and provide recommendation for award. Additionally, the scope includes coordination with awarded contractor on contract documents, schedule/attend pre-construction meeting, and prepare and issue Notice to Proceed.

Please note that the scope specifically excludes the following: Construction management and observation. Once the project is awarded, we can provide an estimated cost for construction services, such as management and observation.

As always, please call me if you have any questions regarding this matter.

Sincerely,

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

cc: Erik Garton, P.E., V.P., Gilmore & Associates, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

From: Purtell, Paul
Sent: Tuesday, July 7, 2020 3:21 PM
To: Steve Freeman
Cc: Block, Andrew; Fugelo, John; Purtell, Paul; Candland, Matthew
Subject: Proposed drive-in movies

Steve,

Thank you for meeting with us today to review the proposed drive-in theatre at rear of your complex.

In anticipation of Monday night's CDC meeting we wanted to provide you with some follow-up points from our meeting.

- Tickets will be advanced purchase only
- Theatre staff will collect tickets and monitor outside before and during movies
- The existing restrooms in the theatre will be available for patron use. Penn Cinema plan to keep the indoor theatre in operation during drive-in operation. The occupant load for indoor and outdoor cannot exceed 541 occupants as the bathroom fixture counts are based on this number. The number of patrons permitted inside restrooms will be limited to allow social distancing.
- Building access will be controlled.
- Food service will be provided by theatre snack stand and delivered to cars by staff
- Control of vehicle and pedestrian traffic to the outdoor area will be limited during movie times. This is to ensure safety of pedestrian's activity. No cut-through traffic.
- There are 88 proposed parking spaces.....**it would be more beneficial to permit a maximum 44 spaces to allow social distancing.**
- Parking spaces will be numbered
- A maximum of 4 patrons per car.
- Patrons to stay in cars.....no "tailgating."
- No alcohol sales or consumption will be permitted. No open containers. Theater staff will monitor and advise patrons.
- Trash receptors will be provided in outdoor area
- Ingress shall be from center side by fire station
- Egress will be on both sides of center.
- Movies should be family oriented and not displaying inappropriate behavior or nudity. This is due to possible viewing by the public not attending the movie.
- The UMT Public Nuisance ordinance limits noise between hours of 2200 & 0700. Movie should conclude by 2200 hrs.
- Sound system will be streamed to the vehicles.....no exterior speakers.
- No permanent barriers will be placed that will restrict fire department access around building
- How many days a week will movies be shown?

Our questions or comments are not meant to oppose or support the proposal but rather provide some clarification on the drive-in theatre use.

Hope this helps. Feel free to contact me with any questions.

Paul

From: Brian Regli
Sent: Sunday, July 5, 2020 12:42 PM
To: Purtell, Paul; Spearing, Kevin; Lockard, Cheryl
Cc: Steve Freeman; Candland, Matthew; 'Sean Kilkenny'; Alex Baumler; Purtell, Paul
Subject: RE: Draft Ordinance for UMT

Paul, Kevin, Cheryl:

I am following up on the note below and would like to draw your attention to a few news articles that confirms the trends we are seeing in the movie industry.

It is clear that the ongoing concerns regarding the coronavirus, as well as the stark reality of its resurgence throughout the southwest, will change long term behaviors among the movie going audience.

As in all cases, there will be winners and there will be losers – but it is clear that some substantial players realize that the drive in movie concept may play a central role in the movie going experience.

Walmart recently announced it will be entering into this market. And all indications are that they wish to make this first step a foray into a longer term entrance into this market.

<https://www.cnn.com/2020/07/02/business/walmart-drive-in-theaters/index.html>

<https://walmartdrive-in.com/>

I recognize that the Township has reasonable concerns, but it is essential that we open a dialogue regarding how the industry is changing and how we might be able to adapt to this difficult environment. The alternative is to do nothing and allow key businesses to falter. We appreciate your rapid response to our expanded use of the parking and outdoor spaces at the Marketplace; that has made a huge difference to Bertucci's and other companies. We're asking you to advance our request here and give us the audience that we believe it merits.

Please let us know as soon as possible when we might be able to discuss the next steps.

Brian Regli
On behalf of New Century Associates

From: [Brian Regli](#)
Sent: Monday, June 29, 2020 2:28 PM
To: [Purtell, Paul](#); [Spearing, Kevin](#); [Lockard, Cheryl](#)
Cc: [Steve Freeman](#); [Candland, Matthew](#); ['Sean Kilkenny'](#); [Alex Baumler](#); [Purtell, Paul](#)
Subject: RE: Draft Ordinance for UMT

Paul:

I thought I'd check in to see what the status was on our request here – can you let us know what the next steps are likely to be?

From: [Brian Regli](#)
Sent: Thursday, June 18, 2020 3:50 PM
To: [Purtell, Paul](#); [Spearing, Kevin](#); [Lockard, Cheryl](#)
Cc: [Steve Freeman](#); [Candland, Matthew](#); ['Sean Kilkenny'](#); [Alex Baumler](#); [Purtell, Paul](#)
Subject: RE: Draft Ordinance for UMT

Thanks, Paul. We appreciate your consideration and look forward to the meeting on the 13th. Let me know what further information may be required.

Brian

From: [Purtell, Paul](#)

Sent: Thursday, June 18, 2020 3:48 PM

To: [Brian Regli](#); [Spearing, Kevin](#); [Lockard, Cheryl](#)

Cc: [Steve Freeman](#); [Candland, Matthew](#); ['Sean Kilkenny'](#); [Alex Baumler](#); [Purtell, Paul](#)

Subject: RE: Draft Ordinance for UMT

Brian,

Thank you for the information. I will discuss with The Twp. Manager and Solicitor.

We could possibly put on the July 13th CDC meeting agenda for discussion but not sure if we will be having in-person meetings at that time.

If the CDC agrees with the proposal then a public hearing would need to be scheduled along with review by MCPC and the APA. 30 days is a very aggressive timeline for ordinance amendment but will get back.

Paul

From: Brian Regli

Sent: Thursday, June 18, 2020 3:34 PM

To: [Spearing, Kevin](#); [Lockard, Cheryl](#); [Purtell, Paul](#)

Cc: Steve Freeman

Subject: Draft Ordinance for UMT

Paul, Kevin, Cheryl:

Thanks to each of you for your time over the past day, and for the opportunity to talk to each of you about the proposed drive in movie theater concept we're exploring at the Marketplace.

Paul, after some consideration, we would like the commissioners to consider an amendment to the zoning ordinance regulating the Movie Theater use in the Township. I am attaching a copy of an ordinance draft that would achieve that objective – if ordinance or a reasonable equivalent is passed into law, the proposed use would be permitted, subject to the performance standards of the Township. And we are more than happy to address any specific issues or concerns that you or other commissioners might have regarding its operations.

Through this process, and perhaps with the help of an expedited review by the County, we'd have a chance of obtaining approvals in just over 30 days.

The alternative of heading to the ZHB, to our mind, is the wrong direction. That process would require additional weeks, and, frankly, places a legislative question into the hands of a judicial function. If the Township agrees with us that difficult circumstances and changed market conditions gives rise to the potential for a new kind of experience, then we should embrace it and accept it as a community, through the legislative process.

We would appreciate the opportunity to make that argument directly. In these difficult and trying times, when people are yearning to go out safely, this is the kind of opportunity that we should embrace. Let me know what we need to do to advance this conversation.

Brian

**UPPER MORELAND TOWNSHIP
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING CHAPTER 350 ZONING, ARTICLE
XIV, SC SHOPPING CENTER DISTRICT, §350-82 USES,
SUBSECTION E(1)), PERMITTING OUTDOOR MOTION-PICTURE
ESTABLISHMENTS AS A TYPE OF THEATER USE**

SECTION I. AMENDMENT OF §350-82.E(1)

Chapter 350 Zoning, Article XIV *SC Shopping Center*, §350-82.E(1) is amended to read as follows:

Theater, outdoor motion-picture establishment (between April 15 and November 1), assembly hall, community hall, town hall, library, skating rink, bowling alley, billiard room, child day-care center, radio station, or television station.

SECTION II. REPEALER

Any and all terms, conditions, and provisions of any ordinance or Upper Moreland Township in conflict with the terms, conditions, and provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION III. SEVERABILITY

If any sentence, clause, section, or part of this ordinance is, for any reason, found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Commissioners that this ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION IV. EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption of the Board of Commissioners of Upper Moreland Township.

ORDAINED AND ENACTED by the Board of Commissioners this _____ day of _____, 2020.

Attest:

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

MATTHEW CANDLAND, SECRETARY

By: _____
KEVIN C. SPEARING, PRESIDENT

Google Maps Pennsylvania

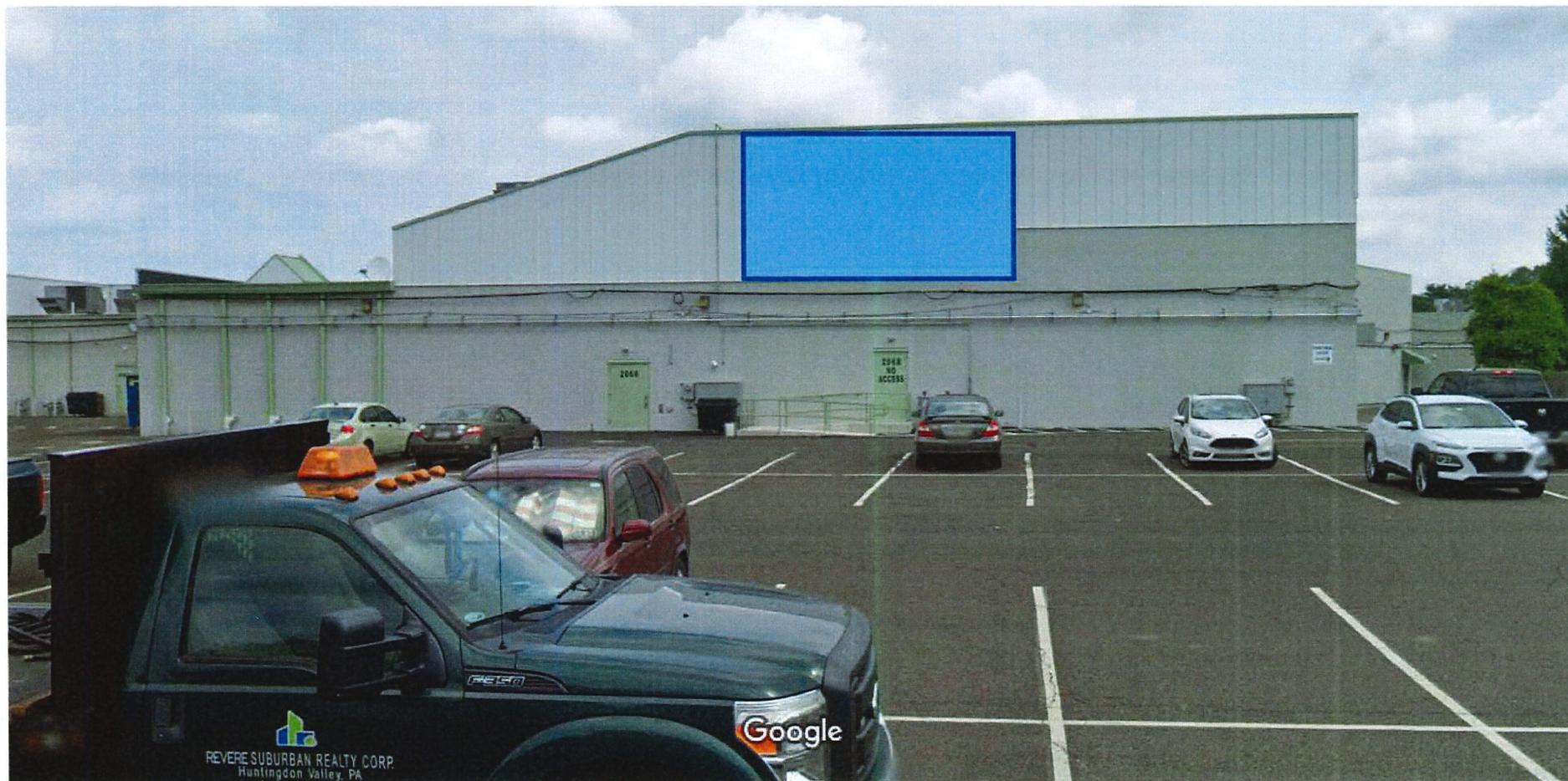


Image capture: Jul 2019 © 2020 Google

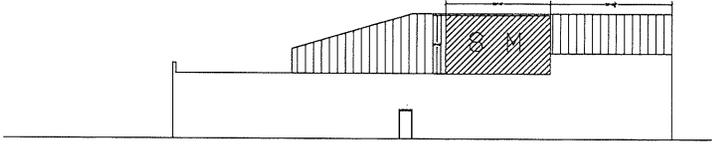


Street View



NCA
OFFICES

PROJECTOR
LOCATION



REAR THEATER ELEVATION

6162636465666768697071727374757677787980

81
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45464748495051525354555657585960

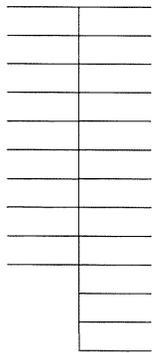
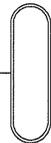
2930 3132333435363738394041424344

APPROX. 88 CAR
VIEWING SPACES

1516171819202122232425262728

1 2 3 4 5 6 7 8 9 10 11 12 13 14

SCREEN LOCATION



SPEAKER
TELEPHONE

MOVIE
THEATER
19-15

M3b

M3

A1
WEIS M



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	2	4	\$82,000.00	\$69.00
Bulk Pick Up	32	32	\$0.00	\$655.00
Trailer	5	5	\$0.00	\$200.00
Plumbing	6	11	\$54,497.00	\$815.00
Garage Sale	2	2	\$0.00	\$20.00
Public Works	25	25	\$10,700.00	\$1,300.00
Building	79	86	\$1,097,215.93	\$17,050.50
Commercial Zoning Use	5	4	\$0.00	\$300.00
Fire	15	47	\$36,950.00	\$3,534.00
Miscellaneous	1	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	0	3	\$49,200.00	\$170.00
Well	0	0	\$0.00	\$0.00
Electrical	22	23	\$111,579.00	\$3,154.00
Mechanical	16	19	\$247,945.14	\$3,580.50
Totals:	210	261	\$1,690,087.07	\$30,848.00

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	0	\$75.00
Mechanical Contractor	1	0	\$75.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	1	\$75.00
General Contractor	12	4	\$1,200.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$75.00
Totals:	15	5	\$1,500.00

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	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

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	0	0	\$0.00
General Contractor	13	0	\$0.00
Sign Contractor	0	0	\$0.00



General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	4	0	\$0.00
Totals:	17	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: 99

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	7	2	\$450.00
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:	7	2	\$450.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	3	\$1,550.00
Totals:	3	\$1,550.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	2
Misc	5
Exterior Maintenance	6
High Grass	28
Work Without Permit	10
Totals:	51

CASHIERING

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



Upper Merion
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2020-06-01 to 2020-06-30 23:59:59

Date Printed: 07/07/2020

OPEN RECORDS

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

Total Revenue Collected: \$34,348.00



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	2	1	\$0.00	\$24.50
Bulk Pick Up	47	46	\$40.00	\$889.00
Trailer	0	2	\$0.00	\$80.00
Plumbing	11	14	\$141,924.00	\$858.00
Garage Sale	5	4	\$0.00	\$40.00
Public Works	27	14	\$730.00	\$505.00
Building	71	69	\$3,508,656.22	\$30,317.50
Commercial Zoning Use	9	3	\$0.00	\$225.00
Fire	11	38	\$89,084.00	\$4,043.00
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	2	3	\$27,383.19	\$195.00
Well	0	0	\$0.00	\$0.00
Electrical	25	20	\$305,430.00	\$7,970.00
Mechanical	16	20	\$540,631.00	\$10,850.00
Totals:	226	234	\$4,613,878.41	\$55,997.00

CONTRACTORS

Commercial

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	1	\$75.00
General Contractor	6	4	\$750.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	2	2	\$300.00
Totals:	8	7	\$1,125.00

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	2	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:	2	0	\$0.00

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	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	2	0	\$0.00
Totals:	3	0	\$75.00

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:	119
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	2	\$150.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	0	\$5.00
Totals:	1	2	\$155.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	4	\$2,650.00
Totals:	4	\$2,650.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	2
Exterior Maintenance	13
High Grass	8
Work Without Permit	4
Totals:	27

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	4	\$100.00
Totals:	4	\$100.00



Upper Merion
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2019-06-01 to 2019-06-30 23:59:59

Date Printed: 07/07/2020

OPEN RECORDS

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

Total Revenue Collected: \$60,102.00

To: Public Works Committee

From: David Elsier, Director of Public Works

Date: June 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.
- Received approval from PennDOT to use Liquid Fuel funds for the 2020 paving
- Contractor completed the milling on all roads for 2020 paving.
- Completed the paving of Warminster Rd, Pioneer Rd, Militia, Winding, Jasper and Goodwin.

- 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) - Deadend)	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 x 16'	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

June

During the month of June 2020, our Sanitation Division picked up 633 tons of compacted trash.

Since the last report period we had 16 bulk pick-ups. For the same period in 2019 we collected 13 bulk items

We collected 205 tons of yard waste since the last report period. For the same period in 2019, we collected 232 tons of yard waste.

We collected 13 electronic items (E-cycling) since the last report period. For the same period in 2019, we collected 22 electronic items.



**Public Works Department
June '2020**

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

Single Stream	207	
Curbside Yard Waste	339	
<hr/>		
Total Recycling Tonnage	546	
Trash Tonnage	633	
Tipping Fee Cost Avoidance	\$ 30,740	\$56.30
Cost of Single Stream Recycling	\$ 13,540	\$65.41
Percent of Waste Recycled	46%	

<u>Materials</u>	<u>Glass/Pastic/ Cans</u>	<u>Paper</u>	<u>Single</u>	<u>Yard Wate</u>	<u>Trash</u>	<u>% Recycled</u>
2019	0	0	167	399	599	34%
2020	0	0	207	339	633	46%

	2019	2020
Bulk Metal Items	16	13
E-Cycling Items	13	22



PROJECT	WORK PERFORMED LAST PERIOD (June 15 th to July 13 th)	WORK TO BE PERFORMED THIS PERIOD (July 13 th to August 10 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"> Present project to CDC for recommendations on June 15th. Make revised NPDES submission. Finalize construction drawings and specifications. 	<ul style="list-style-type: none"> Prepare project for public bid. Revise NPDES as necessary once comments are received from MCCD.
4. Mason's Mill Park	<ul style="list-style-type: none"> Recommend payment & start maintenance 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"> Concept design to connect sump pump discharge to storm sewer system. 	<ul style="list-style-type: none"> Present concept to CDC on July 13th for comments.
PRIVATE DEVELOPMENT PROJECTS		
1. Fairhill Commons	<ul style="list-style-type: none"> Issue review letter. Project is on CDC agenda for July 13th. 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
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"> No work completed this period. 	<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.

PROJECT	WORK PERFORMED LAST PERIOD (June 15 th to July 13 th)	WORK TO BE PERFORMED THIS PERIOD (July 13 th to August 10 th)
5. Federation Housing (432-512 Davisville Road)	<ul style="list-style-type: none"> • Coordination with Applicant's Engineer regarding staff meeting prior to plan submission. 	<ul style="list-style-type: none"> • Monitor project and perform work as needed.
6. 1880 Cathedral Road Minor Subdivision	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Monitor project and perform work as needed. Plan is recorded, remove project from list next month.
7. 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.
8. 3140 Pennypack Road	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Monitor project and perform work as needed. Plan is recorded, remove project from list next month.
9. 4121 Blair Mill Road – Minor Subdivision	<ul style="list-style-type: none"> • Project is on CDC agenda for July 13th. 	<ul style="list-style-type: none"> • Monitor project and perform work as needed.
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"> • Coordination with M&F regarding escrow release and start of maintenance period. • Review as-built survey once it is submitted. 	<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: July 01, 2020 (prior report dated 06/08/2020)

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 June 16, 2020; General coordination regarding same.
 - b. General coordination with Project Landscape Architect regarding potential landscape related waiver requests not yet submitted; Receive revised landscape plan and waiver request letter from Project Landscape Architect on June 23, 2020.
 - c. **Pending:** Finalize and issue 2nd Landscape Plan Review (in progress).

2. 2321 Blair Mill Road – Lightbridge Academy LD16-10
 - a. General coordination to schedule site visit; Site visit on June 24, 2020 to follow up on outstanding landscape items as observed in November 2019; General coordination and follow up from site visit.
 - b. **Pending:** Prepare and issue punch list following site visit.

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

July 01, 2020

Page 2

3. YMCA – 3400 Davisville Road
 - a. Site visit on June 26, 2020 to observe installed landscaping (follow up from November 5, 2019 site visit) in anticipation of upcoming request for review and reduction of escrow.
 - b. **Pending:** Prepare and issue punch list with list of acceptable quantities of landscape items for release.

4. 1845 Byberry Road
 - a. Receive revised land development plan submission from Township Engineer on June 23, 2020.
 - b. General coordination with Township Engineer regarding Riparian Buffer requirement.
 - c. General coordination with Applicant to schedule and prepare for site meeting on June 29, 2020 to discuss intended Riparian buffer planting design and review application of replacement tree requirement.
 - d. **Pending:** Finalize and issue 2nd Landscape Plan Review (in progress).

5. 2405 Maryland Road (Willow Pointe apartments)
 - a. General coordination related to request for release of remaining landscape escrow on June 9, 2020.
 - b. General coordination with Township Director of Code Enforcement on June 23, 2020 regarding Dog Run.
 - c. **Pending:** Schedule site visit to review Building 3 plantings.

6. PA Turnpike Cell Antenna - Everett, Forest and Division Avenue
 - a. General coordination to schedule, prepare for and attend phone conference call on June 10, 2020 with PA Turnpike representatives regarding April 14, 2020 concept plans prepared by M&F.

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

July 01, 2020

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B. Davisville and Byberry Road improvements:

1. General coordination regarding landscape improvements at Bommentre property; Prepare for and attend site meeting with Andrew Bommentre on June 23rd to discuss proposed landscape improvements; Revise landscape plans and opinion of cost.

C. Fair Oaks Park – Landscape Design:

1. Prepare Plant Schedule for landscape design associated with seeding of basin bottom and side slopes, with erosion control blanket; Receive revised base information on 6/4/20 and 6/5/20 from Township Engineer; Prepare and issue on 6/8/20 Progress PDF plan set to Township staff for review; Add tree protection fence locations to Tree Inventory Plan; Adjust plant schedule species per comments received from Township staff and EAC; Finalize and submit on 6/10/20 PDF Landscape plans and Landscape detail sheets to Township Engineer for Township submission; General coordination with Township Engineer and preparation for CDC meeting; Prepare and issue on 6/11/20 Landscape AutoCAD Drawing Layers to Township Engineer; Prepare for and attend audio CDC meeting conference call on 6/15/20; General coordination and follow up from CDC meeting; Minor plan revisions to Plant Schedule, Landscape Plan notes and Planting specifications to provide clarification and follow up from CDC meeting comments; Project coordination and administration. (Project on-going.)

Distribution List (via Email):

Joseph A. Lavalley, V.P. Board of Commissioners, Ward 4
Kevin Spearing, Board of Commissioners, Ward 2
Kip McFatrige, Board of Commissioners, Ward 5
Matthew Candland, Township Manager
Vicky Sykes, Executive Assistant to Township Manager
Paul Purtell, Director of Code Enforcement
David Elsier, 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
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Issue Date: July 1, 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 LPR1 04/29/20	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 (Arrimour)	LPR1 01/13/20									[Await revised plan submission]
2855 Wyandotte Road		1/30/20								[Await official plan submission]
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 (Malvern 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 Twp. Staff; M&F contacted Applicant June 3rd to discuss; Site visit on 11/10/16 to review trees with Applicant prior to removal.
Philadelphia Freedom Valley YMCA 3400 Davisville Road	1/17/17 CU and ZO LPR3 9/21/17 FINAL	1/12/2017 2/22/17 6/9/17	8/17/17 pre-Demo 10/20/17 Pre-con	8/22, 8/24, 9/5/17 tree clearing 12/8/17 - tpf review 12/14/17 - memo	12/11/19 Plan markup ACTIVE					Field change request plans rec'd 2/16/18 Pre-installation meeting 3/27/19 [Pending: Prepare and issue 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	9/24/19 10/21/19	5/27/20 ACTIVE				Development staff meeting: December 1, 2015 CU Review: July 5, 2017 Pool Amenity plans reviewed in March 2019 [Pending: Schedule site visit to review Building 3 plantings]
2321 Blair Mill Road (Lightbridge Academy) LD 16-10	LPR3 10/11/16	3/30/16	2/21/19 no M&F rep		12/6/19 Photo memo ACTIVE					Development staff meeting: 4/22/16 Waiver review memo: 7/7/16 [Pending: Prepare and issue 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		2/4/20 2/19/20 ACTIVE					Waiver of land development
Project Under Guarantee - Landscape Installation Approved - in Guarantee Period										
Station at Willow Grove (Petrucci / JERC Partners) N. York and Davisville Roads	LPR3 3/7/18	8/28/17	4/6/18	4/9/18	10/21/19 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				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				12/1/17	10/11/17	[Revisit site upon completion of punch list items.]



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UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY

PROJECT STATUS
July 8, 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.
- McMahon reviewing escrow release.

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
July 8, 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. **Awaiting PECO design for relocations.**
- Property Owner Coordination on going. Letters sent to Property Owners by Township in January 2020. **Responses received from 4 of the 6 property owners, with three signatures received. One property owner will require further discussion. Additional mailing sent for two property owners who did not respond. Awaiting responses.**
- 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.
- McMahan 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

- McMahan submitted formal request to PennDOT to prohibit large trucks from turning right from NB Easton Road to Mill Road.

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY
PROJECT STATUS

July 8, 2020

- Coordinating with PennDOT for approval of installation. **Addressing PennDOT comments on impacts to alternate routes.**

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 March 5, 2020.

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 2040 GRANT SUBMISSION

- Warminster Road sidewalk installation from Greenbelt Road to Mill Road. Sidewalk to connect with sidewalk installation as part bridge replacement project.
- Grant Request - \$200,000. Township match \$78,000
- Grant Submitted 3/2/2020. Announcements likely in Spring 2020. **Project not selected by County**

MARYLAND ROAD AND COMMERCE AVENUE TRAFFIC EVALUATION

- **Preliminary traffic analysis completed for traffic improvements alternatives.**
- **Concept plan and estimate completed.**

BLAIR MILL ROAD AND HORSHAM GATE TRAFFIC SIGNAL

- Last review letter issued 8/12/19

ACME CORRUGATED BOX COMPANY – 2700 TURNPIKE DRIVE

- Last review letter issued 3/19/2020

FAIRHILL COMMONS – 551 N. YORK ROAD

- Last review letter issued 7/8/2020

28-30 YORK ROAD

- Last review letter issued 12/17/19

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY
PROJECT STATUS
July 8, 2020

JERC SENIOR HOUSING: 432 – 512 DAVISVILLE ROAD

- Last review letter issued 11/4/19

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

- Land development plans under review.

2020 GRANT SCHEDULE

- DCED Multimodal Transportation Fund – July 31, 2020 – **revised to September 30, 2020**
- Montco CTP Grant – July 31, 2020
- PennDOT Multimodal Transportation Fund – Fall 2020
- Green Light Go – December 2020

EAC July Report to the CDC

The EAC met by zoom on July 1, 2020. We scheduled three activities:

1. Pull invasive vines off of trees planted in Veterans Memorial Park on July 11 at 10:30 am.
2. Remove invasives from wetland area of the dog park on August 1 at 10:30 am.
3. Sept. 5, at Masons Mill Park we would set up a table with information pamphlets about native plants, bird town, stormwater and many other topics. We will also give away some copies of the book Nature's Best Hope by Doug Tallamy. We would have one EAC member nearby to answer questions and make sure pamphlets

For all events masks will be worn and social distancing will be maintained. Parks and Rec is ok with these events.

The EAC would like to have our own Facebook page, like many other EACs. Would this be possible?

We also discussed other ways to make the EAC more visible to Township residents.