

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
JUNE 12, 2017

www.montgomerytp.org

Robert J. Birch
Candyce Fluehr Chimera
Michael J. Fox
Jeffrey W. McDonnell
Richard E. Miniscalco

Lawrence J. Gregan
Township Manager

ACTION MEETING – 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of May 22, 2017 Meeting
6. Consider Volunteer Appointments to Boards/Commissions
7. Consider Approval of the 2017 Extra Curb and Sidewalk Work
8. Consider Purchase of Fuel from Southeastern Pennsylvania Counties Cooperative Purchase Board
9. Consider Approval of Waiver for Land Development – Korean War Memorial Development
10. Consider Preliminary/Final Subdivision - Land Development Plan – LDS#690 Hawthorn Development, LLC for Montgomery Retirement Residence
11. Consider Escrow Release #1 – LDS 681 – Nappen Associates - 1390 Welsh Road
12. Consider Payment of Bills
13. Other Business
14. Adjournment

Future Public Hearings/Meetings:

06-14-2017 @5:30pm – Autumn Festival Committee (CRC)
06-14-2017 @6:30pm – CRC Advisory Committee (CRC)
06-14-2017 @7:30pm – Parks and Recreation Board (CRC)
06-19-2017 @7:00pm – Finance Committee
06-21-2017 @6:00pm – Sewer Authority Board
06-21-2017 @7:00pm – Senior Committee (CRC)
06-21-2017 @7:30pm – Shade Tree Commission
06-21-2017 @7:30pm – Public Safety Committee
06-26-2017 @8:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: June 12, 2017

ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,
Chairman of the Board of Supervisors

BACKGROUND:

The Chairman needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Chairman needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the Chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announcement of Executive Session

MEETING DATE: June 12, 2017 ITEM NUMBER: #4

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan, Township Manager  BOARD LIAISON: Candyce Fluehr Chimera, Chairman of the Board of Supervisors

BACKGROUND:

Frank Bartle will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Minutes for May 22, 2017

MEETING DATE: June 12, 2017 ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Candyce Fluehr Chimera,
Township Manager Chairman of the Board of Supervisors

BACKGROUND:

Please contact Deb Rivas on Monday, June 12, 2017 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

DRAFT

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MAY 22, 2017**

At 7:00 p.m. Vice Chairman Robert J. Birch called to order an executive session. In attendance were Supervisors Michael J. Fox, Richard E. Miniscalco and Jeffrey W. McDonnell. Chairman Candyce Fluehr Chimera was absent. Also in attendance were Township Manager Lawrence Gregan, Township Solicitor Frank Bartle, Esquire, Director of Administration and Human Resources Ann Shade and Director of Finance Ami Tarburton.

Vice Chairman Robert J. Birch called the meeting to order at 8:00 p.m. In attendance were Supervisors Michael J. Fox, Richard E. Miniscalco and Jeffrey W. McDonnell. Chairman Candyce Fluehr Chimera was absent. Also in attendance were Township Solicitor Frank Bartle, Esquire, Township Manager Lawrence Gregan, Police Chief Scott Bendig, Director of Fire Services Richard Lesniak, Director of Finance Ami Tarburton, Director of Administration and Human Resources Ann Shade, Assistant to the Township Manager Stacy Crandell, Director of Planning Bruce Shoupe, Director of Public Works Kevin Costello, Director of Recreation and Community Center Floyd Shaffer, Director of Information Technology Richard Grier, Public Information Coordinator Kelsey McMeans and Recording Secretary Deborah Rivas.

Following the Pledge of Allegiance, Vice Chairman Robert J. Birch called for public comment from the audience.

Under public comment, Cliff Fitzgerald of 601 Ellison Drive asked for an update on the status of the completion of outstanding work by Cutler and Pulte on the Montgomery Pointe development. The Township Solicitor and Township Manager reported that they, along with the Township Engineer and Director of Planning, had met with representatives of Cutler and Pulte in the past week to get them coordinated on a plan to complete the improvements in this development. While Pulte and Cutler have their own agreement as to which party is responsible for completion of the roadway improvements, the Township holds Cutler fully responsible to meet its obligations under the various Improvements Agreements. Both were directed to provide

the Township with a timetable for completion of the improvements during the current construction season. We are waiting and following up with both Pulte and Cutler on providing the list of work and timetable for completion.

Solicitor Frank Bartle announced that the Board had met in an Executive Session prior to this meeting to discuss three matters. The matter of litigation was the Montgomery Township Zoning Hearing Board Appeal of Adam and Michelle Ochonicki for the property at 1005 Vilsmeier Road . The other two personnel matters were the Police labor negotiations and a personnel matter regarding the Public Works Department. Mr. Bartle stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Vice Chairman Robert J. Birch made a motion to approve the minutes of the May 8, 2017 Board of Supervisors meeting, and Supervisor Richard E. Miniscalco seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Vice Chairman Robert J. Birch reported that the Montgomery Township Recreation Department hosted a free Super Hero Sunday event at the Montgomery Township Community & Recreation Center on Sunday, May 7, 2017 from 12 noon to 3:00 p.m. Children and their parents were invited to come out to enjoy an afternoon with face painting, light refreshments, gifts, prizes and time to have their photos taken and to chat with their favorite Super Hero. An estimated 250 children along with their parents made this an enjoyable and memorable event. Vice Chairman Birch wanted to recognize and thank Township staff members, Floyd Shaffer and Matt Reimel, for their assistance in pulling the event together and the volunteers who shared their valuable time to participate as their own favorite "Super Hero": Rob Johnson – Spiderman, Jason English – Green Lantern, Angel Johnson – Wonder Woman, Alex Birch – Batman, Liz Carney – Batgirl, Alec Roman – Green Arrow, Emilie Gubler – Harley Quinn, James McGovern – Flash, Matt Phoenix – Joker, Robert Birch – Superman, Matt Reimel – Captain America and Dawn Funk – Black Widow. Jim Hebel and Sue Dessner from the Community & Recreation Center staff also contributed to making this a successful event for the children and

their families. Resolution #1 made by Vice Chairman Robert J. Birch, seconded by Supervisor Jeffrey W. McDonnell and adopted unanimously, recognized the Super Hero volunteers and CRC Staff for their outstanding contributions to the successful "Super Hero Sunday" event on May 7, 2017 at the Montgomery Township Community and Recreation Center.

Chief of Police Scott Bendig introduced the top three candidates for appointment to recruit police officer, Andrew Bouch, Andrew Haber and Bins Thomas. All three candidates completed the department's hiring process which consisted of a written examination, a physical agility test, police oral review board, background investigation (which includes a polygraph examination, neighborhood interviews, and employer interviews), and a Public Safety Committee oral interview. All three candidates have previously held police officer positions. Vice Chairman Robert J. Birch administered the oath of office to all three of the officers. Resolution #2 made by Supervisor Michael J. Fox, seconded by Supervisor Richard Miniscalco and adopted unanimously, appointed Andrew Bouch, Andrew Haber and Bins Thomas to the position of Recruit Police Officer in the Montgomery Township Police Department, effective May 23, 2017.

Township Manager Lawrence J. Gregan reported that two vacancies currently exist on the Montgomery Township Pension Advisory Committee. One of those vacancies is proposed to be filled by David Beaver, who resides at 105 White Pine Drive and has expressed an interest to be appointed as a member of the Pension Advisory Committee. Resolution #3 made by Vice Chairman Robert J. Birch, seconded by Supervisor Michael J. Fox and adopted unanimously, approved the appointment of David Beaver to the Pension Advisory Committee for a term to expire on January 1, 2018.

Public Works Director Kevin Costello presented a resolution to recognize National Public Works Week during the week of May 21st through May 27th, 2017. The theme for this year's week is "Public Works Connects Us." Resolution #4 made Vice Chairman Robert J. Birch,

seconded by Supervisor Richard E. Miniscalco, and adopted unanimously, recognized National Public Works Week.

Director of Planning and Zoning Bruce Shoupe reported that a Facilities and Field Use request has been received from Cub Scout Pack 229 for the use of Spring Valley Park to hold their annual rocket launch on Sunday, June 11, 2017. Cub Scout Pack 229 has also requested a waiver of the \$50.00 permit fee for their rocket launch. Cub Master Ed Martin was present with members of Cub Scout Pack 229, who introduced themselves and provided a description of the construction and plan for launching of the rockets. Resolution #5, made by Vice Chairman Robert J. Birch, seconded by Supervisor Michael J. Fox and adopted unanimously, approved the Cub Scout Pack 229 annual Rocket Launch at Spring Valley Park on Sunday, June 11, 2017 and waived the special event permit fee.

Director of Finance Ami Tarburton reported that since Ed Furman, CPA of Maillie, LLP reviewed the 2016 Audit report with the Board of Supervisors on April 24, 2017, an error was discovered requiring an adjustment to the 2016 Financial Statements. The error involved the incorrect posting of a land asset in the Community and Recreation Center proprietary fund. Staff recommended that the Board of Supervisors approve this Audit Adjustment for the Audit Report for Year ended December 31, 2016 as prepared by Maillie, LLP, pending final completion of the Comprehensive Annual Financial Report. Resolution #6 made by Supervisor Michael J. Fox, seconded by Supervisor Richard Miniscalco and adopted unanimously, authorized Township Auditor, Maillie, LLP, to record the recommended adjustment to the 2016 Montgomery Township Audit Report.

Resolution #7 made by Vice Chairman Robert J. Birch, seconded by Supervisor Richard Miniscalco and adopted unanimously, approved the construction escrow release #2 for #M-16-85 (LDS #612) for the Aspen Mill Properties at 985 & 987 Horsham Road in the amount of \$5,116.67.

A motion to approve the payment of bills was made by Vice Chairman Robert J. Birch, seconded by Supervisor Michael J. Fox, and adopted unanimously, approved the payment of bills as submitted.

There being no further business to come before the Board, the meeting adjourned at 8:36 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Volunteer Appointment to Boards/Commission

MEETING DATE: June 12, 2017

ITEM NUMBER: #6

MEETING/AGENDA: WORK SESSION

ACTION XX

CONSENT

NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr, Chairman
Board of Supervisors

BACKGROUND:

Five vacancies currently exist on the Montgomery Township Autumn Festival Committee. One of those vacancies is proposed to be filled as follows:

- Steve Terebecki, who resides at 115 Raven Hollow Drive, has expressed an interest to be appointed as a member of the Autumn Festival Committee. His appointment would be for a term to expire on January 1, 2018.

One vacancy currently exists on the Montgomery Township Park and Recreation Board. That vacancy is proposed to be filled as follows:

- Mary Beth Meehan, who resides at 113 Conrad Lane, has expressed an interest to be appointed as a member of the Park and Recreation Board. Her appointment would be for a term to expire on January 1, 2022.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approve the appointments of Steve Terebecki and Mary Beth Meehan.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the appointment of Steve Terebecki to the Autumn Festival Committee for a term to expire on January 1, 2018.

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the appointment of Mary Beth Meehan to the Park and Recreation Board for a term to expire on January 1, 2022.

ROLL CALL:

| | | | | |
|------------------------|-----|---------|---------|--------|
| Robert J. Birch | Aye | Opposed | Abstain | Absent |
| Michael J. Fox | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell | Aye | Opposed | Abstain | Absent |
| Richard E. Miniscalco | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of the 2017 Extra Curb and Sidewalk Work

MEETING DATE: June 12, 2017

ITEM NUMBER: #7

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Kevin A. Costello
Director of Public Works

BOARD LIAISON: Candyce Fluehr Chimera,
Chairman



BACKGROUND:

Each year funds are allocated for extra curb and sidewalk concrete work throughout the Township. This work is in addition to the work being done on roads in anticipation of resurfacing. The criteria for this work is based on the Public Works Departments inspection to identify sidewalks that have the potential of tripping hazards or have significant deterioration. This work will be performed under our current contract with Olivieri & Associates Inc., based on their unit prices in their approved contract.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

The Board of Supervisors previously awarded the contract for curb/sidewalk repair and replacement work to Olivieri & Associates on February 27, 2017.

ALTERNATIVES/OPTIONS:

BUDGET IMPACT:

A total of \$30,000.00 was appropriated in the 2017 Budget for this work.

RECOMMENDATION:

Authorize the expenditure in the amount of \$39,504.00 to perform the repairs/replacement of sidewalks throughout the Township under the contract with Olivieri & Associates Inc., in accordance the attached schedule of unit pricing.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the expenditure in the amount of \$39,504.00 to perform the repairs/replacement of sidewalks throughout the Township under the current contract with Oliveiri & Associated Inc. in accordance with attached schedule of unit pricing.

MOTION: _____ SECOND: _____

ROLL CALL:

| | | | | |
|------------------------|-----|---------|---------|--------|
| Robert J. Birch | Aye | Opposed | Abstain | Absent |
| Michael J. Fox | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell | Aye | Opposed | Abstain | Absent |
| Richard E. Miniscalco | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

G GILMORE & ASSOCIATES, INC.
&A B-BID CONTRACT ESTIMATE

CLIENT:

Montgomery Township

PROJECT NAME:

2017 Curb & Sidewalk Project - Bid B - Extra Work

PROJECT NUMBER:

2016-08084

DATE: May 12, 2017

REV1: June 1, 2017

| # | DESCRIPTION | QTY | UNITS | UNIT PRICE | AMOUNT |
|--|---|-------|-------|------------|------------------|
| Estimated B-Bid (Including Mallard Pond): | | | | | |
| B 1A | Remove & Replace 1 to 100 Linear Feet of Vertical/Depressed Concrete Curb (7"X8"X18") | 60 | LF | \$ 100.00 | \$ 6,000.00 |
| B 1B | Remove & Replace 101 to 200 Linear Feet of Vertical/Depressed Concrete Curb (7"X8"X18") | 0 | LF | \$ 85.00 | \$ - |
| B 2A | Remove & Replace 1 to 750 Square Feet of Concrete Sidewalk (4") | 0 | SF | \$ 10.40 | \$ - |
| B 2B | Remove & Replace 751 to 1,500 Square Feet of Concrete Sidewalk (4") | 0 | SF | \$ 10.40 | \$ - |
| B 2C | Remove & Replace 1,501 to 2,500 Square Feet of Concrete Sidewalk (4") | 3,120 | SF | \$ 10.40 | \$ 32,448.00 |
| B 3 | Remove & Replace 1 to 256 Square Feet of ADA/PennDOT Compliant Handicap Ramps (4") | 0 | SF | \$ 20.00 | \$ - |
| B 4 | Remove & Replace 1 to 200 Square Feet of Reinforced Concrete Sidewalk (6") | 88 | SF | \$ 12.00 | \$ 1,056.00 |
| B 5 | Remove & Replace 1 to 200 Square Feet of Concrete Driveway Apron (6") | 0 | SF | \$ 12.00 | \$ - |
| Total Estimated B-Bid Construction Cost: | | | | \$ | 39,504.00 |

G GILMORE & ASSOCIATES, INC.
&A QUANTITY BREAKDOWN BY ADDRESS

CLIENT:

Montgomery Township

PROJECT NAME:

2017 Curb & Sidewalk Project - Bid B - Extra Work

DATE: May 12, 2017

PROJECT NUMBER:

2016-08084

REV 1: June 1, 2017

| ADDRESS | CURB (LF) | PLAIN SIDEWALK (4") (SF) | REINFORCED SIDEWALK (6") (SF) | DRIVEWAY APRON (6") (SF) | ADA CURB RAMPS (4") BLK |
|-----------------------------------|--------------|--------------------------------|-------------------------------------|--------------------------------|-------------------------------|
| Gwynned Lea | | | | | |
| 100 Willow Wood Court | | 20 | | | |
| 101 Across from Willow Wood Court | | 120 | | | |
| 101 Clover Leaf Lane | | 188 | 48 | | |
| 106 Clover Leaf Lane | | 64 | | | |
| 123 Kent Drive | | 220 | | | |
| 128 Kent Drive | | 60 | | | |
| Mallard Pond | | | | | |
| 139 Mallard Drive West | | 128 | | | |
| 140 Mallard Drive West | | 32 | | | |
| 137 Mallard Drive West | | 64 | | | |
| 136 Mallard Drive West | | 48 | | | |
| 135 Mallard Drive West | | 48 | | | |
| 130 Mallard Drive West | | 32 | | | |
| 119 Mallard Drive West | | 48 | | | |
| 110 Mallard Drive West | | 16 | | | |
| 109 Mallard Drive West | | 48 | | | |
| 132 Mallard Drive West | | 64 | | | |
| 207 Mallard Drive East | | 32 | | | |
| Open Space On Mallard Drive East | | 32 | | | |
| 248 Mallard Drive East | | 32 | | | |
| 106 Darter Lane | | 48 | | | |
| The Ridings | | | | | |
| 102 Chaps Way | | | 20 | | |
| Stone Ridge | | | | | |
| 344 Abbey Lane | | 48 | | | |
| 117 Colwyn Terrace | | 32 | | | |
| Tall Gables | | | | | |
| 102 Ravenwood Place | | 16 | | | |
| Gwyn Mere | | | | | |
| 126 Claremont Drive on Brook Cir | | 16 | | | |
| 218 Chatham Place | | 32 | | | |
| 105 Fairview Drive | | 48 | | | |
| 119 Fairview Drive | 20 | | | | |
| 121 Fairview Drive | | 16 | | | |
| 111 Runnymede Drive | | 16 | | | |
| 110 Runnymede Drive | | 16 | | | |
| 119 Runnymede Drive | | 16 | | | |
| 127 Runnymede Drive | | 32 | | | |
| Montgomery Ridge | | | | | |
| 128 Sunrise Drive | | 16 | | | |
| 101 Aaron Way | | 36 | | | |

| ADDRESS | CURB (LF) | PLAIN SIDEWALK (4") (SF) | REINFORCED SIDEWALK (6") (SF) | DRIVEWAY APRON (6") (SF) | ADA CURB RAMPS (4") BLK |
|-----------------------------------|--------------|--------------------------------|-------------------------------------|--------------------------------|-------------------------------|
| Canterbury | | | | | |
| 104 Brunswick Place | | 16 | | | |
| 100 Brunswick Place on Canterbury | 40 | | | | |
| 137 Canterbury Lane | | 32 | | | |
| 234 Bellows Way | | 96 | | | |
| 233 Bellows Way | | 48 | | | |
| 220 Bellows Way | | 32 | | | |
| 110 Bellows Way on Bedford | | 80 | | | |
| 322 Grays Lane | | 32 | | | |
| 313 Grays Lane | | 16 | | | |
| 100 Cove Circle | | 32 | | | |
| 119 Forrest Trail Drive | | 16 | | | |
| 121 Forrest Trail Drive | | 16 | | | |
| 168 Forrest Trail Drive | | 16 | | | |
| 237 Twining Road | | 64 | | | |
| 235 Twining Road | | 32 | | | |
| 244 Twining Road | | 32 | | | |
| 248 Twining Road | | 16 | | | |
| 259 Twining Road | | 32 | | | |
| 256 Twining Road | | 16 | | | |
| 258 Twining Road | | 32 | | | |
| 257 Twining Road | | 32 | | | |
| 261 Twining Road | | 32 | | | |
| 263 Twining Road | | 16 | | | |
| 265 Twining Road | | 32 | | | |
| West Gate Autumn Grove | | | | | |
| 102 Preston Drive | | 16 | | | |
| 111 Preston Drive | | 20 | | | |
| 120 Preston Drive | | | 20 | | |
| 135 Preston Drive | | 40 | | | |
| 101 Preston Drive on Longleat | | 60 | | | |
| 123 Longleat Drive | | 40 | | | |
| 125 Longleat Drive | | 20 | | | |
| 133 Longleat Drive | | 20 | | | |
| 101 Compton Court | | 16 | | | |
| 113 Shelburne Drive | | 32 | | | |
| 114 Pemberton Court | | 40 | | | |
| Fox Creek | | | | | |
| 230 Broad Acres Road | | 12 | | | |
| 228 Broad Acres Road | | 112 | | | |
| 224 Across from 224 Broad Acres | | 80 | | | |
| 224 Broad Acres Road | | 16 | | | |
| 213 Broad Acres Road | | 64 | | | |
| 211 Broad Acres Road | | 32 | | | |
| 209 Broad Acres Road | | 48 | | | |
| Total B-Bid Quantities: | 60 | 3,120 | 88 | 0 | 0 |

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Purchase of Fuel from Southeastern PA Counties Cooperative Purchasing Board

MEETING DATE: June 12, 2017

ITEM NUMBER: #8

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Kevin A. Costello
Director of Public Works



BOARD LIAISON: Candyce Fluehr Chimera,
Chairman

BACKGROUND:

This matter involves the purchase of gasoline and diesel products for the Township.

This year, we once again have the opportunity for the Township to purchase petroleum products from the cooperative purchase contract through the Southeastern PA Counties Cooperative Purchasing Board. The current contract with Riggin's Inc. is valid through June 30, 2017 and has been extended for a period of one year and will run until June 30, 2018. Attached is a signed copy of the contract.

The Cooperative Purchasing Boards contract will allow the Township to realize a savings with the economies of scale created by the participation of three counties and hundreds of municipalities throughout the tri-county area.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

ALTERNATIVES/OPTIONS:

BUDGET IMPACT:

The terms of the contract will stay the same.

RECOMMENDATION:

It is recommended that the Township participate in the Cooperative Purchasing Board Contract awarded to Riggin's Inc. for the purchase of gasoline and diesel fuel for 2017-2018.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that hereby approve the participation in the extended Southeastern Cooperative Purchasing Board Fuel Contract for a period of one year ending on June 30, 2018.

MOTION: _____

SECOND: _____

ROLL CALL:

| | | | | |
|------------------------|-----|---------|---------|--------|
| Robert J. Birch | Aye | Opposed | Abstain | Absent |
| Michael J. Fox | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell | Aye | Opposed | Abstain | Absent |
| Richard E. Miniscalco | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



COUNTY OF BUCKS

PURCHASING DEPARTMENT

Administration Building, 55 East Court Street, Doylestown, PA 18901-4318
(215) 348-6372
FAX (215) 348-6379

County Commissioners

CHARLES H. MARTIN, *Chairman*
ROBERT G. LOUGHERY, *Vice Chairman*
DIANE M. ELLIS-MARSEGLIA, LCSW

MAUREEN WILSON McILVAINE, CPPO, CPPB
Director

May 1, 2017

Paul Riggins
President
Riggins, Inc.
3938 S Main Street
Vineland, NJ 08360

RE: 24-Month Contract for #2 Heating Oil, Spec #16-04/14

Dear Mr. Riggins:

Enclosed with this letter is your fully executed copy of the Amendment to the Agreement.

Sincerely,

Sean Meyers
Procurement Coordinator

AMENDMENT TO AGREEMENT

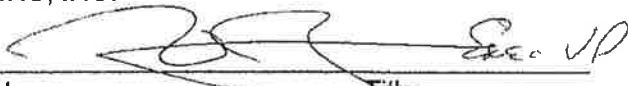
This AMENDMENT is made this 5th day of April, 2017, by and between **RIGGINS, INC.**, 3938 S Main Rd, Vineland, NJ 08360 (hereinafter referred to as "SUPPLIER") and the **COUNTY OF BUCKS**, 55 East Court Street, Doylestown PA 18901 (hereinafter referred to as COUNTY).

By this document, the SUPPLIER and COUNTY agree to amend the current contract for **24-MONTH CONTRACT FOR #2 HEATING OIL, UNLEADED GAS, DIESEL FUEL & KEROSENE for the SOUTHEASTERN PA COUNTIES COOPERATIVE PURCHASING BOARD**, Spec#16-04/14 dated June 4th, 2014 as follows:

It is agreed that the Unit Cost Contract shall be extended through June 30th, 2018.

All other terms and conditions remain the same.

RIGGINS, INC.

By:  Exec VP
Signature Title

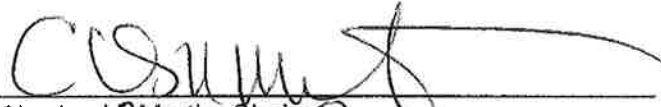
Steven D. Riggins Executive Vice President
Printed Name Title

210548200
SS # or FEDERAL I.D. #

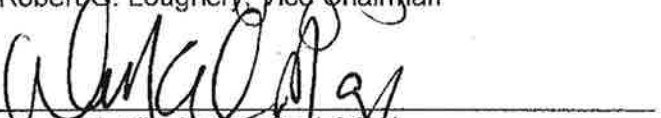
COUNTY OF BUCKS
BY THE BOARD OF COMMISSIONERS:

Attest:

Lynn T. Brown 4-11-17
Chief Clerk


Charles H. Martin, Chairman


Robert G. Loughery, Vice Chairman


Diane M. Ellis-Marseglia, LCSW

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration Waiver of Formal Land Development Application – Korean War Memorial American-Korean Alliance Peace Park

MEETING DATE: June 12, 2017 ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce S. Shoupe BOARD LIAISON: Candyce Fluehr Chimera
Director of Planning and Zoning Chairman

BACKGROUND:

This plan is for a proposed Korean War Memorial American-Korean Alliance Peace Park. This is a privately funded community project. It is the mission of the American Korean Alliance to honor all those who served in the Korean War and those who have served, or are serving presently, on the Korean peninsula. This has been an ongoing project, every dollar spent for construction, and maintenance on the memorial will be through private fundraising efforts. State Representatives Harper, Stephens and Murt and Congressman Boyle are Co-Chairs of the committee. The Korean Ambassador is also involved in this process.

The attached sketch plan has been prepared by Boucher & James detailing the memorial site and Joe Lavelle, Architect will be preparing the construction details. Jim Dougherty, Gilmore Associates performed a review of storm water review noting no impact.

The Township Planning Commission on May 18, 2017, recommended waiver of land development for this project.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None

BUDGET IMPACT: None

RECOMMENDATION: That the plans be approved.

MOTION/RESOLUTION:

The Board of Supervisors hereby grant a waiver of Formal Land Development Application requirements and grant Preliminary/Final Approval for the Korean War Memorial at Memorial Grove Park.

MOTION _____ SECOND _____

ROLL CALL:

| | | | | |
|------------------------|-----|---------|---------|--------|
| Robert J. Birch | Aye | Opposed | Abstain | Absent |
| Michael J. Fox | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell | Aye | Opposed | Abstain | Absent |
| Joseph P. Walsh | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank B. Bartle, Esq.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 7, 2017

File No. 2017-01016

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Memorial Grove Korean War Memorial
Stormwater Management

Dear Bruce:

As requested, we have reviewed the concept plan for the proposed Korean War Memorial at Memorial Grove (prepared by Boucher & James, Inc., dated April, 2017) with regard to the applicability of the Township stormwater management requirements.

Memorial Grove is located along Kenas Road at the intersection with Horsham Road. The park is approximately 30 acres. The concept plan includes approximately 1,515 sf (0.035 ac) of new asphalt walkway, 725 sf (0.05 acres) of new paver area, as well as new trees and shrubs around the memorial area. The proposed impervious area is less approximately 0.05% of the total park area and is disconnected from other impervious areas. Runoff from the new areas is not concentrated and discharges to unimproved, managed meadow area and ultimately discharges to an unnamed tributary to the Little Neshaminy Creek. A riparian buffer exists along the unnamed tributary.

Given that the area of the proposed impervious surface is less than 5,000 sf, this project is classified as a small project per the Township Stormwater Management Ordinance (§206-24). The project is exempt from all requirements of the ordinance except for volume control (§206-6). Per the simplified method (§206-14.B), approximately 375 cf of runoff (2 inches from 2,250 sf of impervious area) must be managed from the new impervious surface.

Non-structural BMPs can be used to address the stormwater runoff from the new impervious area. The impervious area is within 100 feet of approximately 8,700 sf of densely wooded riparian buffer. Per Appendix F of the Stormwater Management Ordinance, preservation of these trees can reduce the runoff volume by 362 cf (0.5 inches per square foot of existing tree cover within 20 feet to 100 feet of the impervious area). The plan includes the addition of several new trees. Per Appendix F of the Stormwater Management Ordinance, each new deciduous tree can reduce runoff volume by 6 cf. Each evergreen tree can reduce runoff volume by 10 cf. Therefore, 3 deciduous trees or 2 evergreen trees are required to manage the remainder of the runoff volume not addressed by the existing trees (i.e. 375 cf – 362 cf = 13 cf). The plan appears to propose landscaping in excess of the required amount of new trees. The volume reduction requirement of the ordinance is satisfied by preservation of existing trees and by the addition of new trees.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

www.gilmore-assoc.com

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

Sincerely,



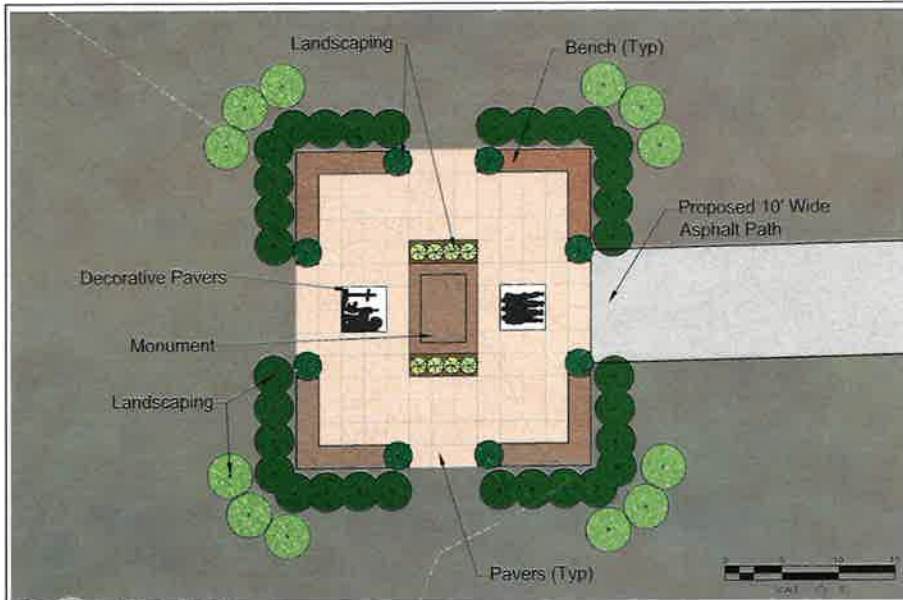
James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/si

cc: Lawrence J. Gregan, Manager – Montgomery Township
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

THE KOREAN WAR MEMORIAL PLANTINGS

Montgomery Township



Memorial Detail Plan

Scale: 1" = 5'



Korean War Memorial Conceptual Sketch

April, 2017

Job No. 167030



MARSHMALLOW HIBISCUS

HIBISCUS MOSCHEUTOS

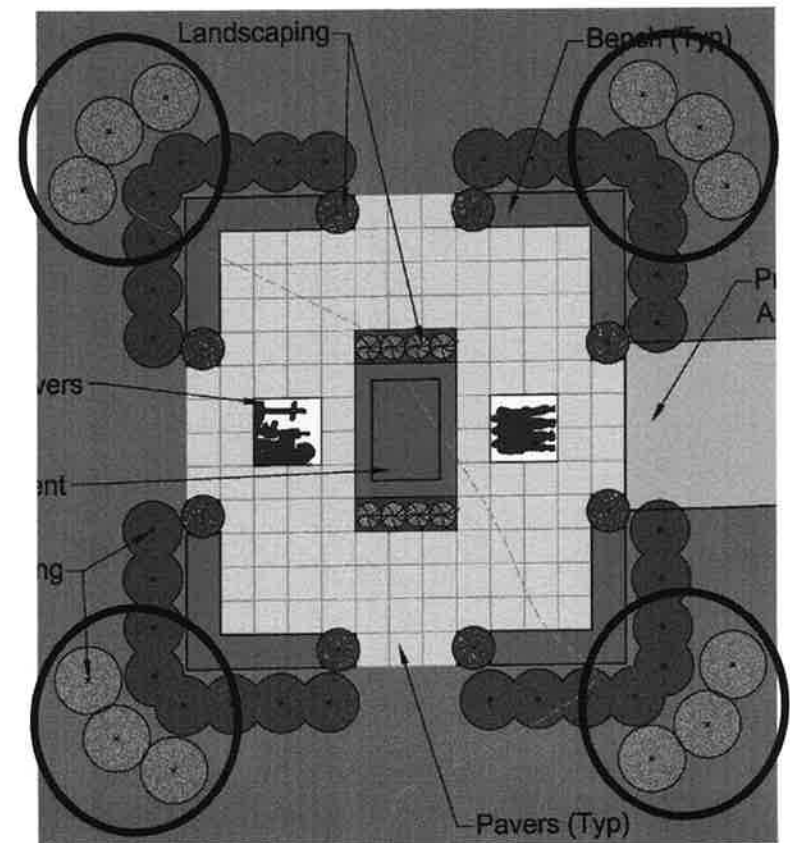
- Native variety of Hibiscus
- Korean Rose (*Hibiscus syriacus*) is the national flower of South Korea.



http://www.northcreeknurseries.com/_ccLib/image/plants/DETA-182.jpg



http://images.floridata.com/gallery/Hibiscus_moschuetus80owhite.jpg



HAMELN GRASS

PENNISETUM ALOPECUROIDES 'HAMELN'

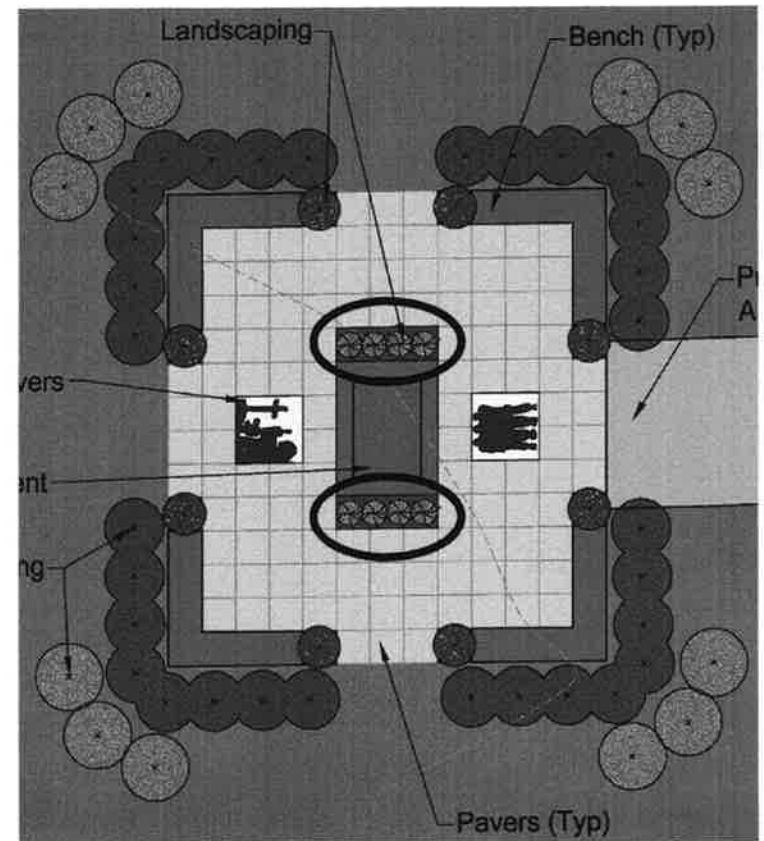
- Low – growing grasses won't distract from monument



<https://s-media-cache-ak0.pinimg.com/736x/ee/0e/ab/ee0eab880983f5859360077a52b89d1b.jpg>



<https://i.ytimg.com/vi/HllH9pbXwD4/maxresdefault.jpg>



'SHAMROCK' INKBERRY HOLLY

ILEX GLABRA 'SHAMROCK'

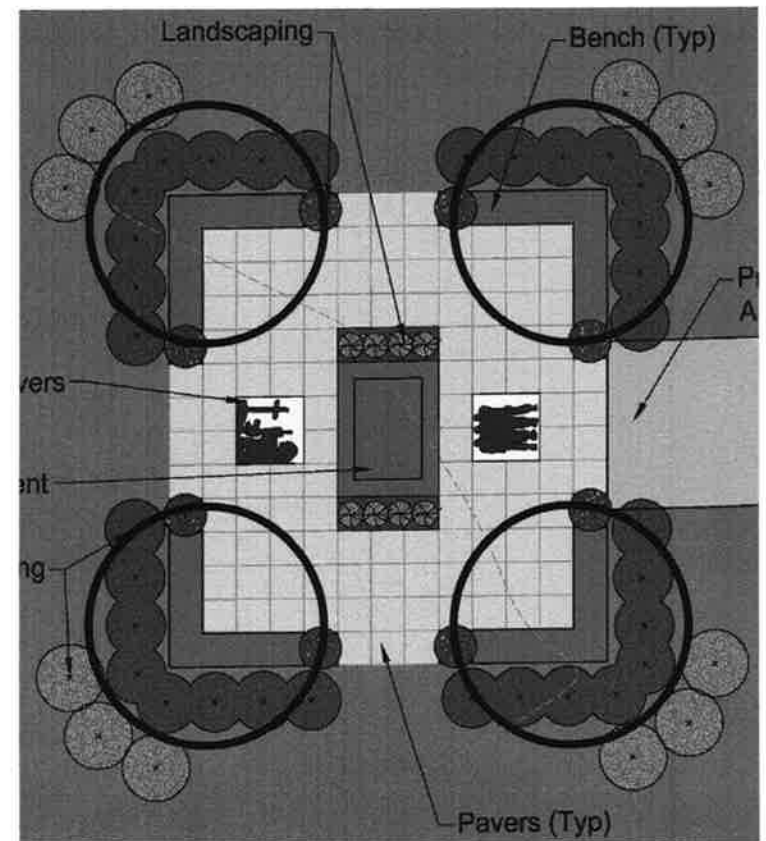
- Frames benches and the monument



http://home.ptd.net/~bcmalt/garden/june/inkberry_holly.jpg



http://www.northcreeknurseries.com/_cclib/image/plants/DETA-18z.jpg



'LITTLE HENRY' VIRGINIA SWEETSPIRE

ITEA VIRGINICA 'LITTLE HENRY'

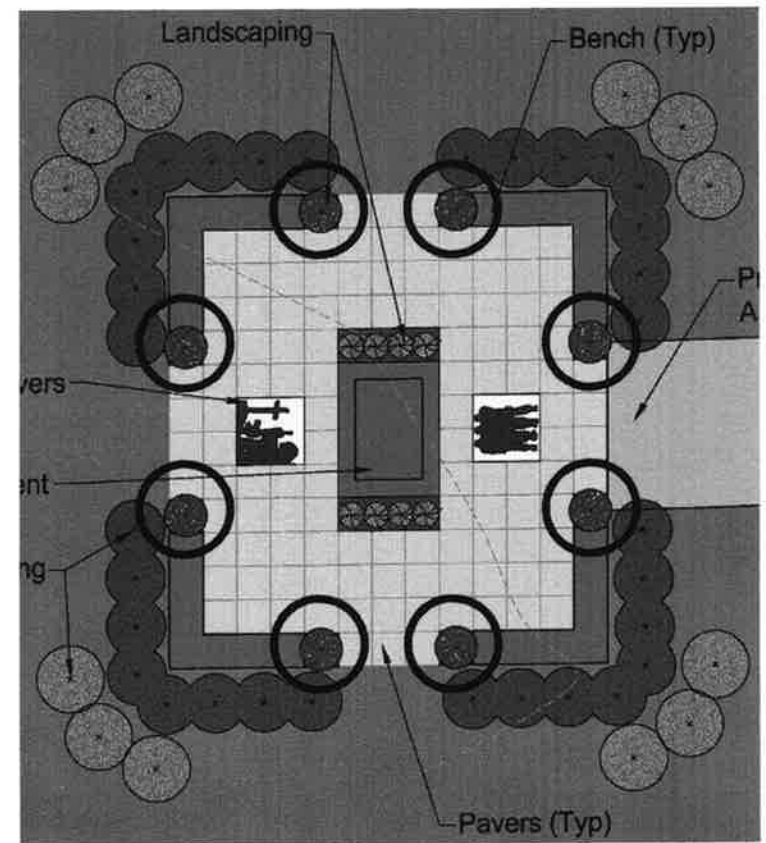
- Low-growing shrub with white flowers
- Understated accent to benches



<https://s-media-cache-ak0.pinimg.com/736x/ee/0e/ab/ee0eab880983f5859360077a52b89d1b.jpg>



https://st.hzcdn.com/fimgs/bc81126f005cd8e8_2150-w618-h496-bo-po--eclectic-landscape.jpg



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration – Preliminary/ Final Subdivision-Land Development Plan – Hawthorn Development, LLC for Montgomery Retirement Residence – LDS#690

MEETING DATE: June 12, 2017

ITEM NUMBER: #10

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: Information: Discussion: XX Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Chairman

BACKGROUND:

Hawthorn Development, LLC proposes development of several lots at the intersection of Doylestown Road and Montgomery Glen Drive and subdivide the rear section of 697 Bethlehem Pike as a Congregate Care/Independent Senior Living use. This is permitted in the BP Business Office and Professional District as a conditional use. Development includes 141 congregate care/independent living senior living unit suites and 2 manager units in a 3-story building, along with associated improvements, such as parking, green space, site amenities and detached garages. Access to the site is from a proposed signalized extension of Montgomery Glen Drive.

The Township staff and consultants have reviewed this plan for compliance with Township Codes. Copies of the review letters are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

The Applicant executed an indefinite extension form, which allows unlimited review time by the Township, unless a notice is received from the Applicant that a decision be rendered within 90 days by the Board of Supervisors.

PREVIOUS BOARD ACTION: Conditional Use was approved on July 25, 2016.

ALTERNATIVES/OPTIONS:

The Board could deny this plan or approve this plan with the conditions as outlined in the attached resolution.

BUDGET IMPACT: None

RECOMMENDATION:

The resolution be adopted by the Board of Supervisors.

MOTION/RESOLUTION:

The Resolution is attached. (The Chairman needs to read only the highlighted portions of the resolution.)

| MOTION | | SECOND | | | |
|--------------------------|-----|---------|---------|--------|--|
| <u>ROLL CALL:</u> | | | | | |
| Robert J. Birch | Aye | Opposed | Abstain | Absent | |
| Michael J. Fox | Aye | Opposed | Abstain | Absent | |
| Jeffrey W. McDonnell | Aye | Opposed | Abstain | Absent | |
| Richard E. Miniscalco | Aye | Opposed | Abstain | Absent | |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent | |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF
THE APPLICATION FOR LAND DEVELOPMENT FOR HAWTHORN DEVELOPMENT,
LLC, FOR MONTGOMERY RETIREMENT RESIDENCE, DOYLESTOWN ROAD,
LDS#690**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant Conditional Preliminary/Final approval of the Subdivision-Land Development application and plan for **Hawthorn Development, LLC, for Montgomery Retirement Residence, Doylestown Road**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the Gilmore & Associates, Inc. letters dated April 26, 2017, December 14, 2016, September 1, 2016, April 26, 2017 (Accessibility Review) December 16, 2016 (Accessibility Review) September 1, 2016 (Accessibility Review); Boucher & James, Inc. letters dated April 25, 2017, December 16, 2016, August 30, 2016; Montgomery Township Planning Commission minutes and comments dated May 18, 2017; Montgomery County Planning Commission letter dated August 8, 2016; Traffic Planning and Design, Inc. letters dated April 24, 2017, April 24, 2017 (HOP Plans), December 16, 2016, August 30, 2016; Zoning Officers review dated September 8, 2016; Montgomery Township Police Department comments dated July 29, 2016; Kenneth Amey's review letter dated December 16, 2016, September 1, 2016; Montgomery Township Fire Marshal review dated May 18, 2017 and October 7, 2016.
2. Shall enter into a Land Development Agreement and post financial security in the amount of 110% of the total cost of all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Upon completion of public improvements, financial security shall be posted in the amount of 15% of the original total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor. Building permit shall not be issued until paved roadways and fire service protection have been installed to the satisfaction of the Township.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes and rules and regulations of the Montgomery Township Municipal Sewer Authority and North Wales Water Authority. A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.

4. The Applicant shall be responsible for payment of all Township Consultant and Solicitors fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. The Applicant shall execute the required Storm Water Management Facilities Maintenance and Monitoring Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns
7. Any future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
8. All storm water inlets and outfall structures shall be identified in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
9. The Applicant acknowledges that Section 205-116 of the SALDO provides for the payment of a fee in lieu of the dedication of parkland for park and recreation purposes. The Applicant hereby agrees to accept the provisions of Section 205-116(A) (2) of the SALDO providing for the payment of \$.50 per square foot for nonresidential development or use up to 10,000 square feet and \$.25 per square foot over 10,000 square feet. This fee must be paid prior to the submission of an application for a building permit. Based on the estimated size of the proposed building of 128,213 sf. provided by the Applicant the fee is **\$34,553.25**
10. Any signage identified on the plan is not approved unless it conforms to the Township Zoning code or has been granted prior relief from the Zoning Hearing Board.
11. The applicant must be in compliance with the Conditional Use Decision and Order #C-65, dated July 25, 2016, and attached here to.

BE IT RESOLVED that the following waivers have been requested by the applicant and are granted to the extent that they concur with the recommendation of the consultants:

1. Section 92-2.D(2) – the requirement that only two curb cuts be permitted for any single property, tract or lot. Three curb cuts are proposed along Montgomery Glen Drive to allow proper circulation in and around the site. *(The consultants have no objection to this waiver with the Montgomery Glen Drive extension serving only this site. It is recommended that any future driveways on the southern side of Montgomery Glen Drive extension be aligned with the proposed driveways for the Montgomery Retirement Residence site to minimize turning conflicts.)*
2. Section 205-18.D(3)(e)- the requirement that bottom slopes of detention basins should not be less than 2%. *(The applicant proposes flat bottom basin as infiltration is anticipated. Additionally, the applicant indicated in the response letter that an underdrain will not be provided. The flat bottom is difficult to build and maintain while providing for dewatering of the basin to prevent mosquito populations. The consultants have no objection to this waiver provided an acceptable, redundant dewatering method is provided in the extent infiltration does not occur as expected. Due to the size of the basin, it is recommended that the applicant provide at least one additional infiltration test within the area of the proposed basin to support the design infiltration rate.)*

3. Section 205-18.D (3) (f) – the requirement that a low flow channel, or equal, shall be provided from each basin inflow pipe to the outflow structure. *(The applicant is proposing to infiltrate storm water and therefore the channel would be counterintuitive. The consultants have no objection to this waiver.)*
4. Section 205-52.B(2)(b) – the requirement that the buffer area shall be used for no purpose other than planting of trees, shrubs and lawn to meet planting requirements and may include a wall or fence. Although the required number of shrubs and trees are planted in the softening buffer, a waiver is technically required to allow these features within the softening buffer. *(The consultants have no objection to this waiver.)*
5. Section 205-52.B (2) (d) – the requirement that within the buffer area, no slopes shall be steeper than one foot in height for each four feet in width (slope 25%). Although the required number of shrubs and trees are planted in the softening buffers, a waiver is technically required to allow slopes of 33% within the softening buffer. *(The consultants have no objection to this waiver, provided the requirements of SLDO Section 205-52.H Steep Slope Landscaping are met)*
6. Section 205-52.B(4)(a) – the requirement that four shade trees and eight shrubs shall be included for each 100 feet of property perimeter. This requires 26 shade trees in the softening buffer along Montgomery Glen Drive. Twenty (20) street trees are planted along Montgomery Glen Drive as required per the street tree requirements. There is limited space to plant an additional 26 trees along Montgomery Glen Drive. *(The consultants have no objection to this waiver, provided the required shade trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 26 shade trees are required. 26 Shade Trees x \$350.00 = \$9,100.00)*
7. Section 205-52.C(2)(b) – the requirement that all truck loading, outside storage areas, mechanical equipment and trash receptacles shall be screened from view. Due to site configuration, the loading area facing Montgomery Glen Drive cannot be screened with landscaping or access would be restricted. *(The consultants have no objection to this waiver.)*
8. Section 205-52.G – the requirement for individual lot landscaping. The proposed three-story building would require 86 total trees. The equivalent of 28 trees are provided throughout the site, with limited area to plant the additional 58 trees. *(The consultants have no objection to this waiver, provided the required shade trees are planted elsewhere in the Township or a fee in lieu is provided. An additional 58 trees are required. 58 trees X \$350 = \$20,300)*
9. Section 205-53.C(1) – the requirement for preservation of 60% of trees 8" to 23" in diameter and preservation of 60% of trees 24" to 48" in diameter. The waiver is requested to allow 47.8% of the 8-23" trees to be preserved and 13.7% of the 24-48" trees to be preserved. It should be noted that the site disturbance has been significantly reduced by eliminating the cottages from the site layout. It should also be noted that 43.5% of trees 8-23" are proposed to be preserved, and 11.9% of trees 24-48" are proposed to be disturbed. *(The consultants have no objection to this waiver, provided the deficient replacement trees are planted elsewhere in the township or a fee-in-lieu is provided, as outlined in #10 below.)*

10. Section 205-53.C (4) – the requirement for tree replacement/reforestation procedures. A partial waiver is requested. The replacement of 138 trees is required whereas the equivalent of 52 replacement trees are provided. Although deficient by 86 trees, there is limited areas on-site to add these trees without removing additional trees in the wooded areas in the northwest portion of the site. *(It should be noted that there are actually 186 replacement trees required. 52 replacement trees are proposed on site, leaving the plan deficient by 133 replacement trees. The consultants have no objection to this waiver, provided the required replacement trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 133 replacement trees are required. 133 Replacement Trees x \$275.00 = \$36,575.00.)*
11. Section 205-78.B(1) – the requirement that existing features within 400 feet of any part of the land to be subdivided be shown on the plan. *(The applicant has supplied an aerial that depicts these items. The consultants have no objection to this waiver conditioned upon the applicant supplying any of the information should it be deemed necessary to complete the review.)*
12. Section A237-1 Street Lighting – the requirement for street lights to be placed on Route 202. No street lights currently exist along Route 202 in this area of the site. *(The consultants have no objection to this waiver.)*
13. Section 205-52.F (6) – the requirement for perimeter landscaping around storm water facilities. A partial waiver is requested. There is sufficient room around the facility that is adjacent to Route 202 to plant the required shrubs; however, there is insufficient room to plant the required 18 shade trees. *(The consultants have no objection to this waiver, provided the plans are revised to include the required thirty-six (36) shrubs around the facility adjacent to Route 202, and the remaining required shade trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 18 shade trees are required. 18 Shade Trees x \$350.00 = \$6,300.00)*
14. Section 205-10.D(3) – the requirement for temporary turnarounds to have a minimum radius of 35 feet. Montgomery Glen Drive is proposed as a stub street to allow future extension by others. There is sufficient circulation in and around the site for emergency vehicles to access the property as necessary. *(The consultants have no objection to this waiver for such a low volume private road. The road will essentially function as a driveway for the proposed site which will generate relatively low traffic volume.)*
15. Section 205-10.D(2)(b) – the requirement that any cul-de-sac longer than 500 feet to provide a circular turnaround with a minimum right-of-way radius of 62 feet and an outer paving radius of 50 feet. Montgomery Glen Drive is proposed as a stub street to allow future extension by others. There is sufficient circulation in and around the site for emergency vehicles to access the property as necessary. *(The consultants have no objection to this waiver provided that the following conditions are satisfied: the applicant maintains the street (snow removal, etc.), the applicant provides access to abutting properties, the applicant provides signage to the satisfaction of the Township Traffic Engineer, the applicant offers the road for dedication and that the Township Fire Marshal review and approve the plan relative to site access.)*

16. Section 205-52.F (6) – **It should be noted that the correct ordinance section that should be referenced for this waiver is Section 205-52.A. (2) (e).** A waiver is requested to permit 80 foot spacing between street trees due to conflicts with sight triangles and driveway widths. *(The consultants have no objection to this waiver.)*

This Resolution shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing. If, for any reason, the Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within ten (10) days from the date of this Resolution, then the Final Plan approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this _____ day of _____, 2017.

MOTION BY:

SECOND BY:

VOTE:

The applicant agrees to the above conditions this _____ day of _____, 2017.

Applicant Signature

Applicant Signature

EXHIBIT "A"

PLANS

| <u>DESCRIPTION</u> | <u>ORIGINAL DATE</u> | <u>REVISED DATE</u> |
|---|----------------------|---------------------|
| 1. Cover Sheet | 5-5-16 | 3-31-17 |
| 2. General Notes | 5-5-16 | 3-31-17 |
| 3. Subdivision/Lot Consolidation Plan | 5-5-16 | 3-31-17 |
| 4. Overall Site Plan | 5-5-16 | 3-31-17 |
| 5. Site Plan | 5-5-16 | 3-31-17 |
| 6. Site Plan | 5-5-16 | 3-31-17 |
| 7. Overall Existing Conditions and Demolition Plan | 5-5-16 | 3-31-17 |
| 8. Existing Conditions and Demolition Plan | 5-5-16 | 3-31-17 |
| 9. Existing Conditions and Demolition Plan | 5-5-16 | 3-31-17 |
| 10. Tree Protection/Removal Plan | 5-5-16 | 3-31-17 |
| 11. Tree Protection/Removal Plan | 5-5-16 | 3-31-17 |
| 12. Overall Grading Plan | 5-5-16 | 3-31-17 |
| 13. Grading Plan | 5-5-16 | 3-31-17 |
| 14. Grading Plan | 5-5-16 | 3-31-17 |
| 15. Overall Utility Plan | 5-5-16 | 3-31-17 |
| 16. Utility Plan | 5-5-16 | 3-31-17 |
| 17. Utility Plan | 5-5-16 | 3-31-17 |
| 18. Plan and Profile (Montgomery Glen Drive) | 5-5-16 | 3-31-17 |
| 19. Overall Landscape Plan | 5-5-16 | 3-31-17 |
| 20. Landscape Plan | 5-5-16 | 3-31-17 |
| 21. Landscape Plan | 5-5-16 | 3-31-17 |
| 22. Lighting Plan | 5-5-16 | 3-31-17 |
| 23. Landscape Details | 5-5-16 | 3-31-17 |
| 24. Overall Soil Erosion & Sediment Pollution Control Plan | 5-5-16 | 3-31-17 |
| 25. Soil Erosion & Sediment Pollution Control Plan | 5-5-16 | 3-31-17 |
| 26. Soil Erosion & Sediment Pollution Control Plan | 5-5-16 | 3-31-17 |
| 27. Soil Erosion & Sediment Pollution Control Details | 5-5-16 | 3-31-17 |
| 28. Soil Erosion & Sediment Pollution Control Details | 5-5-16 | 3-31-17 |
| 29. Soil Erosion & Sediment Pollution Control Details | 5-5-16 | 3-31-17 |
| 30. Pre Development Drainage Area Plan | 5-5-16 | 3-31-17 |
| 31. Post Development Drainage Area Plan | 5-5-16 | 3-31-17 |
| 32. Inlet Drainage Area Plan | 5-5-16 | 3-31-17 |
| 33. Vehicle Circulation Plan | 5-5-16 | 3-31-17 |
| 34. Vehicle Circulation Plan | 5-5-16 | 3-31-17 |
| 35. Details | 5-5-16 | 3-31-17 |
| 36. Details | 5-5-16 | 3-31-17 |
| 37. Details | 5-5-16 | 3-31-17 |
| 38. Aerial Plan | 5-5-16 | 3-31-17 |
| 39. Overall Post Construction Stormwater Management Plan | 5-5-16 | 3-31-17 |
| 40. Post Construction Stormwater Management Plan | 5-5-16 | 3-31-17 |
| 41. Post Construction Stormwater Management Plan | 5-5-16 | 3-31-17 |
| 42. Post Construction Stormwater Management Details | 5-5-16 | 3-31-17 |



April 3, 2017

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Attention: Bruce Shoupe, Director of Planning & Zoning

Re: Proposed Retirement Residence
Doylestown Road (Route 202)
Montgomery Township
Montgomery County, PA
PC151232

Dear Bruce:

The following is a list of requested waivers from the Montgomery Township SALDO:

1. A waiver from SALDO Section 205.78.B.1 which requires all existing features within 400 feet of the property.

An aerial is provided to supplement the survey with existing features surrounding the site
2. A waiver from SALDO Section 205.18.D(3)(f) which requires concrete low-flow channels in the above ground basin.

The basin is designed as an infiltration basin. The concrete low flow channel would not promote infiltration
3. A waiver from SALDO Section 205-18.D.(3)(e) which prohibits basin bottoms less than 2% slope.

The basin is designed as a flat bottomed infiltration basin. A 2% basin bottom would not promote infiltration.
4. A waiver from SALDO Section 205-52.C.(2)(b) which requires all loading areas, trash receptacles and mechanical equipment to be screened from view.

Due to site configuration, the loading area facing Montgomery Glen Drive cannot be screened with landscaping or access would be restricted.
5. A partial waiver from SALDO Section 205.52.G, Table 1 which requires individual lot landscaping based on the total gross floor area of the building.

The proposed 3-story building would require 86 total trees. The equivalent of 28 trees are provided throughout the site, with limited area to plant the additional 58 trees.
6. A waiver from SALDO Section 205-52B(2)b to allow sidewalks, stormwater facilities and utility lines within a 20 softening buffer.

- Although the required number of shrubs and trees are planted in the softening buffers, a waiver is technically required to allow these features within the softening buffer.
7. A waiver from SALDO Section 205-52.B(2)d to allow slopes greater than 25% within a softening buffer.
- Although the required number of shrubs and trees are planted in the softening buffers, a waiver is technically required to allow slopes of 33% within the softening buffer
8. A waiver from SALDO Section 205-52.B(4)a which requires 26 shade trees in the softening buffer along Montgomery Glen Drive.
- Twenty (20) street trees are planted along Montgomery Glen Drive as required per the street tree requirements. There is limited spaced to plant an additional 26 trees along Montgomery Glen Drive
9. A partial waiver from SALDO Section 205-53.C(1) which requires preservation of 60% trees 8-23" diameter and preservation of 60% of trees 24-48" diameter.
- The waiver is requested to allow 47.8% of the 8"-23" trees to be preserved and 13.7% of the 24"-48" trees to be preserved. It should be noted that the site disturbance has been significantly reduced by eliminating the cottages from the site layout.
10. A partial waiver from SALDO Section 205-53.C(4) which requires replacement for existing trees removed from site.
- The replacement of 138 trees is required whereas the equivalent of 52 replacement trees are provided. Although deficient by 86 trees, there is limited areas on-site to add these trees without removing additional trees in the wooded areas in the northwest portion of the site.
11. A partial waiver from SALDO Section 205-52.F(6) which requires perimeter landscaping around stormwater facilities.
- There is room around the facility that is adjacent to Route 202 to plant the required shrubs: however, there is insufficient room to plant the required 18 shade trees.
12. A waiver from Section 205-52.F.(6) to permit more than 80 foot space between trees (trunk to trunk).
- Due to conflicts with sight triangles and driveway widths.
13. A waiver from SALDO Section A237-1 which requires street lights along Route 202
- No street lights currently exist along Route 202 in this area of the site
14. A waiver from SALDO Section 92-D(2) which prohibits no more than two (2) curb cuts permitted for any single property
- Three (3) curb cuts are proposed along Montgomery Glen Drive to allow proper circulation in and around the site
15. A waiver from SALDO Section 205-10.D(3) which requires a temporary turnaround with a minimum radius of 35 ft.

Montgomery Glen Drive is proposed as a stub street to allow future extension by others. There is sufficient circulation in and around the site for emergency vehicles to access the property as necessary

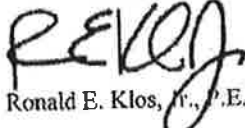
16. A waiver from SALDO Section 205-10.D(2)(b) which requires any cul-de-sac in length greater than 500 ft. to provide a circular turnaround with a minimum right-of-way radius of 62 ft. and an outer paving radius of 50 ft.

Montgomery Glen Drive is proposed as a stub street to allow future extension by others. There is sufficient circulation in and around the site for emergency vehicles to access the property as necessary

Upon your review of the enclosed, should you have any questions or require additional information, please contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC


Ronald E. Klos, Jr., P.E.

REK/jh

cc: Kristi Neznanski
Dan Roach
Mark Lowen
Jim Garrity



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 26, 2017

File No. 2014-04125-02

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary Subdivision/Land Development Application – LD/S#690
Montgomery Township Retirement Residence - Hawthorn Development LLC
Block/Unit: 003/12, 22, 58 & 71

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary land development application for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

I. SUBMISSION

- A. Preliminary Subdivision/Land Development Plans for Montgomery Township Retirement Residence 416-418 Doylestown Road (46 sheets), prepared by Bohler Engineering, dated May 5, 2016, last revised March 31, 2017.
- B. Erosion & Sediment Pollution Control Calculations, prepared by Bohler Engineering, dated May 5, 2016, last revised March 31, 2017.
- C. General Project Description and Preliminary Stormwater Management Calculations, prepared by Bohler Engineering, dated May 5, 2016, last revised March 31, 2016.
- D. Comment Response Letter, prepared by Bohler Engineering, dated April 3, 2017.

II. GENERAL

The Applicant, Hawthorn Development LLC, proposes development of several lots at the intersection of Doylestown Road (S.R. 2202) and Montgomery Glen Drive as a Congregate Care/Independent Senior Living use. The proposed use is permitted as a conditional use in the BP Business Office and Profession District. The Applicant is the equitable owner of an approximately 9.799 acre area (Proposed Lot 1) consisting of the following lots.

| ADDRESS | BLOCK/UNIT | Tax Parcel Number | NET AREA (ac) |
|-----------------------------|------------|-------------------|---------------|
| Proposed Lot 1 | | | |
| 416 Doylestown Road | 003/022 | 46-00-00817-00-1 | |
| 418 Doylestown Road | 003/071 | 46-00-00820-00-7 | |
| Elm Place | 003/058 | 46-00-00940-00-4 | |
| 697 Bethlehem Pike | 003/012 | 460000223001 | |
| Proposed Lot 1 Total | | | 9.799 |

The application includes subdivision of 697 Bethlehem Pike. The remainder of this property is Proposed Lot 2 and is situated in the C Commercial District.

| ADDRESS | BLOCK/UNIT | Tax Parcel Number | NET AREA (ac) |
|-------------------------------------|------------|-------------------|---------------|
| 697 Bethlehem Pike – Proposed Lot 2 | 003/012 | 460000223001 | 1.527 |

Lot 1 includes development of 141 congregate care/independent senior living unit suites and 2 manager units in a 3-story building along with associated improvements including parking, green space, site amenities, and detached garages. Access to the site is from a proposed extension of Montgomery Glen Drive. The conditional use was granted at the July 25, 2016 Board of Supervisors Meeting.

No development, modifications or changes in use are proposed for Lot 2 as part of this application.

III. WAIVER REQUESTS

A. Driveways (Chapter 92)

1. §92-2.D(2) – Not more than two curb cuts may be permitted for any single property, tract or lot. We defer recommendation regarding this request to the Township Traffic Engineer.

B. Subdivision and Land Development (SALDO, Chapter 205)

1. §205-10.D(2)(b) – A cul-de-sac street having a right-of-way of 50 feet or more in width shall have a circular turnaround with a minimum right-of-way radius of 62 feet and an outer paving radius of 50 feet. A waiver is requested to allow the extension of Montgomery Glen Drive as a stub street with the potential for future extension by others. We do not object to this waiver request provided the following conditions are satisfied: the applicant maintains the street (e.g. snow removal, etc.), the applicant provides access to the abutting properties, the applicant provides signage to the satisfaction of the Township Traffic Engineer, the applicant offers the road for dedication, and that the Township Fire Marshal review and approve the plan relative to site access.
2. §205-10.D(3)(e) – Where it is proposed that a road be constructed to an abutting property line with the intention that such a road will be extended onto the adjoining property at a future date, a temporary circular turnabout shall be built wholly within the right-of-way. The right-of-way width will be a minimum of 50 feet, and the radius of the turnabout shall be at least 35 feet. A waiver is requested to allow the extension of Montgomery Glen Drive as a stub street with the potential for future extension by others. We do not object to this waiver request provided the following conditions are satisfied: the applicant maintains the street (e.g. snow removal, etc.), the applicant provides access to the abutting properties, the applicant provides signage to the satisfaction of the Township Traffic Engineer, the applicant offers the road for dedication, and that the Township Fire Marshal review and approve the plan relative to site access.
3. §205-18.D(3)(e) – The bottom slopes of detention basins should not be less than 2%. The applicant proposes a flat bottom basin as infiltration is anticipated. The Applicant indicates in the response letter that an underdrain will not be provided. We have concerns regarding this configuration. The flat bottom is difficult to build and maintain while providing for dewatering of the basin to prevent mosquito populations. We do not object to this waiver request provided an acceptable, redundant dewatering method is provided in the event infiltration does not occur as expected. Also, due to the size of the basin, we recommend the applicant provide at least one additional infiltration test within the area of the proposed basin to support the design infiltration rate.
4. §205-18.D(3)(f) – A low-flow concrete channel, or equal, shall be provided from each basin inflow pipe to the outflow structure. The applicant is proposing to infiltrate stormwater and therefore the channel would be counterintuitive. We do not object to this waiver request.
5. 205-52.A(2)(e) – The distance between street trees shall not exceed 80 feet. A waiver is requested to avoid conflicts with driveways and clear sight triangles. We defer recommendation regarding this request to the Township Landscape Architect.
6. §205-52.B(2)(b) – The buffer area shall be used for no purpose other than planting of trees, shrubs and lawn to meet planting requirements and may include a wall or fence. We defer recommendation regarding this request to the Township Landscape Architect.

7. §205-52.B(2)(d) – Within the buffer area, no slopes shall be steeper than one foot in height for each four feet in length (slope 25%). We defer recommendation regarding this request to the Township Landscape Architect.
8. §205-52.B(4)(a) – In all zoning districts, four shade trees and eight shrubs shall be included for each 100 feet of property perimeter. We defer recommendation regarding this request to the Township Landscape Architect.
9. §205-52.C(2)(b) – All truck loading, outside storage areas, mechanical equipment and trash receptacles shall be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. It is noted that a concrete masonry wall with access gates is proposed around the trash storage area. We defer recommendation regarding this request to the Township Landscape Architect.
10. §205-52.F(6) – Landscaping is required around the perimeter of stormwater management facilities. A partial waiver is requested. We defer recommendation regarding this request to the Township Landscape Architect.
11. §205-52.A(2)(e) – When appropriate due to existing groups of trees at or near the street right-of-way, street trees may be grouped in an informal arrangement. If this method of street tree arrangement is selected, the distance between tree groupings or other street trees may not exceed 80 feet and the number of trees shall be equivalent to the three trees per 100 linear feet of street frontage per side. The applicant is requesting a waiver to permit greater than 80 feet spacing between trees. We defer recommendation regarding this request to the Township Landscape Architect.
12. §205-52.G – Individual lot landscaping is required based on the total floor area of the building. We defer recommendation regarding this request to the Township Landscape Architect.
13. §205-53.C(1) – Requires preservation of 60% of trees 8 inches – 23 inches in diameter and preservation of 60% of trees 24 inches – 48 inches in diameter. We defer recommendation regarding this request to the Township Landscape Architect.
14. §205-53.C(4) – Trees removed from the site are required to be replaced. We defer recommendation regarding this request to the Township Landscape Architect.
15. §205-78.B(1) – The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. The Applicant has supplied an aerial to supplement the survey information provided on the existing features plan. We do not object to this waiver request provided the Applicant supply any of this information should it be deemed necessary to complete the review.

C. Streetlighting Districts (Chapter A237)

1. §A237-1 – Streetlights are required along Route 202. A waiver is requested to not install lights along this section of roadway. We defer recommendation regarding this request to the Township Traffic Engineer.

IV. REVIEW COMMENTS

A. Zoning Ordinance (Chapter 230)

Based on our review, the plans have been revised to address the comments pertaining to the Montgomery Township Zoning Ordinance in our December 14, 2016 letter. We do not have additional comments at this time.

B. Subdivision and Land Development Ordinance (Chapter 205)

Based on our review, the plans have been revised to address the comments pertaining to the Montgomery Township Subdivision and Land Development Ordinance in our December 14, 2016 letter. We note the following issue regarding the dedication of park or recreational lands..

1. §205-113 – The applicant shall dedicate land suitable for park or recreational use to the Township, unless one of the alternatives set forth in §205-116 of the SALDO is agreed to by the Township and the applicant. The land shall be dedicated to the Township as a condition of final plan approval. The Applicant has noted that open space provision requirements shall be discussed with the Board.

C. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Stormwater Management Ordinance. Upon further development of the plans, additional items may become apparent.

1. §206-13 – Approval of an NPDES permit is required. The Applicant has acknowledged that this approval will be forwarded to the Township upon receipt. It is our understanding the application is under technical review by the MCCD.
2. §206-22.B(2)(a)(5) – Profiles shall be included where all utility crossings occur to ensure conflicts do not exist. The following profiles shall be included on the plan:
 - a. IN-04 to MH-01
 - b. MH-04 to IN-12A
3. §206-33.A & §206-35 – A stormwater facility and BMP operation and maintenance (O&M) plan and agreement must be recorded within 90 days of approval of the plan. The Applicant has indicated that an O&M agreement will be provided upon final plan approval. A note shall be added to the plan stating as such.
4. The Cross Section Schematic of the Infiltration Basin (Sheet 46) includes notation indicating an underdrain. However, the underdrain is not depicted and the response letter states an underdrain will not be provided. The plan includes a detail for an Infiltration Basin Dewatering Device. It is not clear where this device will be located. It is not included in the Outlet Structure Detail (OS-1). The details shall be modified accordingly. Given the basin is proposed to be constructed with a flat bottom; an acceptable, redundant dewatering method shall be provided as a safety factor in the event infiltration does not occur as expected. Also, due to the size of the basin, we recommend the applicant provide at least one additional infiltration test within the area of the proposed basin to support the design infiltration rate.

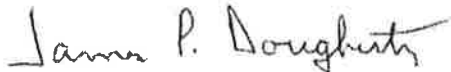
D. General

2. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
3. Information regarding the 50 ft wide private access easement (Elm Place) should be provided for review and consideration. The Applicant states that the Applicant's Attorney can provide appropriate documentation under separate cover. To date documentation has not been received.
4. The Township Fire Marshal shall review and approve the emergency service vehicle circulation plan (Sheet 34 of 46).
5. The applicant shall consult the Township Traffic Engineer regarding signage and/or barricades at the Montgomery Glen Dr dead-end. The Applicant has acknowledged that this coordination will occur.

6. Legal descriptions for all proposed lots and easements shall be provided for review and approval. The Applicant has stated that this information will be provided for review prior to final plan recordation.
7. Review of site accessibility will be provided under separate cover.

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

Sincerely,



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

JPD/SW/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township
Richard Lesniak, Director of Fire Services – Montgomery Township
Marita A. Stoerrie, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
James Garrity, Esq. - Wisler Pearlstine, LLP
Dan Roach, Architect – Hawthorn Development LLC
Ronald Klos, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 14, 2016

File No. 2014-04125-02

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary Subdivision/Land Development Application – LD/S#690, Review #2
Montgomery Township Retirement Residence - Hawthorn Development LLC
Block/Unit: 003/12, 22, 58 & 71

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary land development application for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

I. SUBMISSION

- A. Preliminary Subdivision/Land Development Plans for Montgomery Township Retirement Residence 416-418 Doylestown Road (42 sheets), prepared by Bohler Engineering, dated May 5, 2016, last revised October 31, 2016.
- B. Erosion & Sediment Pollution Control Calculations, prepared by Bohler Engineering, dated May 5, 2016, last revised October 31, 2016.
- C. General Project Description and Preliminary Stormwater Management Calculations, prepared by Bohler Engineering, dated May 5, 2016, last revised October 31, 2016.
- D. Comment Response Document, prepared by Bohler Engineering, dated November 8, 2016

II. GENERAL

The Applicant, Hawthorn Development LLC, proposes development of several lots at the intersection of Doylestown Road (S.R. 2202) and Montgomery Glen Drive as a Congregate Care/Independent Senior Living use. The proposed use is permitted as a conditional use in the BP Business Office and Profession District. The Applicant is the equitable owner of an approximately 9.799 acre area (Proposed Lot 1) consisting of the following lots.

| ADDRESS | BLOCK/UNIT | Tax Parcel Number | NET AREA (ac) |
|----------------------|------------|-------------------|---------------|
| Proposed Lot 1 | | | |
| 416 Doylestown Road | 003/022 | 46-00-00817-00-1 | |
| 418 Doylestown Road | 003/071 | 46-00-00820-00-7 | |
| Elm Place | 003/058 | 46-00-00940-00-4 | |
| 697 Bethlehem Pike | 003/012 | 460000223001 | |
| Proposed Lot 1 Total | | | 9.799 |

The application includes subdivision of 697 Bethlehem Pike. The remainder of this property is Proposed Lot 2 and is situated in the C Commercial District.

| ADDRESS | BLOCK/UNIT | Tax Parcel Number | NET AREA (ac) |
|-------------------------------------|------------|-------------------|---------------|
| 697 Bethlehem Pike – Proposed Lot 2 | 003/012 | 460000223001 | 1.527 |

Lot 1 includes development of 141 congregate care/independent senior living unit suites and 2 manager units in a 3-story building along with associated improvements including parking, green space, site amenities, and detached garages. Access to the site is from a proposed extension of Montgomery Glen Drive. The conditional use was granted at the July 25, 2016 Board of Supervisors Meeting.

No development, modifications or changes in use are proposed for Lot 2 as part of this application.

iii. WAIVER REQUESTS

A. Driveways (Chapter 92)

1. §92-2.D(2) – Not more than two curb cuts may be permitted for any single property, tract or lot. We defer recommendation of this waiver to the Township Traffic Engineer.

B. Subdivision and Land Development (SALDO, Chapter 205)

1. §205-18.D(3)(e) – The bottom slopes of detention basins should not be less than 2%. The applicant proposes a flat bottom basin as infiltration is anticipated. Additionally, the Applicant has noted that they will install underdrain beneath the basin surface so that in the event that infiltration fails the basin will still drain. We take no exception to this waiver.
2. §205-18.D(3)(f) – A low-flow concrete channel, or equal, shall be provided from each basin inflow pipe to the outflow structure. The applicant is proposing to infiltrate stormwater and therefore the channel would be counterintuitive. We take no exception to this waiver.
3. §205-52.B(2)(b) – The buffer area shall be used for no purpose other than planting of trees, shrubs and lawn to meet planting requirements and may include a wall or fence. We defer recommendation of this waiver to the Township Landscape Architect.
4. §205-52.B(2)(d) – Within the buffer area, no slopes shall be steeper than one foot in height for each four feet in width (slope 25%). We defer recommendation of this waiver to the Township Landscape Architect.
5. §205-52.B(4)(a) – In all zoning districts, four shade trees and eight shrubs shall be included for each 100 feet of property perimeter. We defer recommendation of this waiver to the Township Landscape Architect.
6. §205-52.C(2)(b) – In addition, all truck loading, outside storage areas, mechanical equipment and trash receptacles shall be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. It is noted that a concrete masonry wall with access gates is proposed around the trash storage area. We defer recommendation of this waiver to the Township Landscape Architect.
7. §205-52.G – Individual lot landscaping. We defer recommendation of this waiver to the Township Landscape Architect.
8. §205-53.C(1) – Requires preservation of 60% of trees 8"-23" in diameter and preservation of 60% of trees 24"-48" in diameter. We defer recommendation of this waiver to the Township Landscape Architect.
9. §205-53.C(4) – Tree replacement/reforestation procedures. We defer recommendation of this waiver to the Township Landscape Architect.

10. §205-78.B(1) – The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. The Applicant has supplied an aerial that depicts these items. We take no exception to this waiver conditioned upon the Applicant supplying any of this information should it be deemed necessary to complete the review.

C. Streetlighting Districts (Chapter A237)

1. §A237-1 – Authorization to execute contract. We defer recommendation of this waiver to the Township Lighting Engineer.

IV. REVIEW COMMENTS

A. Zoning Ordinance (Chapter 230)

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance as they pertain to our review parameters. It shall be noted that the plans state that a variance was granted for §230-83.E. This notation shall be removed as Ordinance #16-2967 was approved amending the zoning ordinance regarding this item.

B. SALDO (Chapter 205)

Based on our review, the following items do not appear to comply with the Township SALDO. Upon further development of the plans, additional items may become apparent.

1. §205-18.A.(3)(b) – The full flow velocity for pipe runs IN-06A to MH-01A and IN-12A to MH-04 exceed the maximum permissible velocity of 15 feet per second. The pipe runs shall be modified accordingly to meet the permissible velocity as set forth in the ordinance.

No information for stormwater flowing to or from IN-14 was provided on the plans. Invert information for all structures shall be revised accordingly. The stormwater report shall include a clearly printed table that includes structure inverts, pipe sizes, and calculated flow velocities at a minimum.

2. §205-18.A(5) – The trench drains are proposed to discharge directly into a 15" RCP at a 90° angle. A detail shall be added to the plans depicting how the trench drains will connect to the nearby inlets (drop pipe, etc.). Additionally, the detail should include the loading rate of the trench drain.
3. §205-19 & §205-20 – Documentation shall be provided indicating the development will be connected to the public water and sanitary sewer systems and that adequate capacity is secured for this development. The Applicant has noted that will serve letters will be provided to the Township upon receipt.
4. §205-24 – We defer review of street lighting requirements to the Township Street Lighting Consultant.
5. §205-28.A – No person shall commence or perform any grading, excavation, fill, topsoil removal or removal of vegetative cover without first having obtained a grading permit from the Township Zoning Officer upon the recommendation of the Township Engineer. The Applicant has noted that a grading permit shall be obtained prior to construction. This note shall be included on the Plan.
6. §205-29 – Approval of an NPDES permit by the County Conservation District (MCCD) is required. All correspondence with MCCD shall be provided to the Township. The Applicant has noted that an approved Permit will be provided to the Township upon receipt.
7. §205-32.F – At the time the Applicant applies for a building permit, a review of the plan shall be conducted by the Township Engineer to verify conformance with the approved plans. This note shall be included on the Plan.

8. §205-48 through §205-63 – Review of all landscaping requirements (Article VI) are deferred to the Township Landscape Architect.
9. §205-100 through §205-107 - Review of all traffic related requirements (Article XVI) are deferred to the Township Traffic Engineer.
10. §205-113 – The applicant shall dedicate land suitable for park or recreational use to the Township, unless one of the alternatives set forth in §205-116 is agreed to by the Township and the applicant. The land shall be dedicated to the Township as a condition of final plan approval. The Applicant has noted that open space provision requirements shall be discussed with the Board.

C. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Stormwater Management Ordinance. Upon further development of the plans, additional items may become apparent.

1. §206-13 – Approval of an NPDES permit is required. The Applicant has acknowledged that this approval will be forwarded to the Township upon receipt.
2. §206-22.B(2)(a)(5) – Profiles shall be included where all utility crossings occur to ensure no conflicts will be encountered. The following additional profiles shall be included at a minimum with plan resubmission:
 - a. IN-01 to EX IN-01
 - b. IN-02 to IN-03
 - c. IN-04 to MH-01
 - d. IN-07 to IN-05
 - e. IN-09 to IN-08
 - f. MH-04 to IN-12A
3. §206-33.A – A storm water facility and BMP operation and maintenance (O&M) plan and agreement must be recorded within 90 days of approval of the plan. The Applicant has indicated that an O&M agreement will be provided upon final plan approval.
4. §206-35 – An O&M agreement is required for all privately held stormwater facilities and BMPs. The Applicant has indicated that an O&M agreement will be provided upon final plan approval.
5. The Cross Section Schematic of the Infiltration Basin (Sheet 42) appears to show a second orifice above the called out water quality orifice (Elevation 452.70) and does not depict the underdrain invert that has been added for infiltration redundancy. The detail shall be modified accordingly.
6. The Applicant has indicated that a underdrain has been added to AGB1. There is an underdrain note in the Cross Section Schematic of infiltration Basin detail on Sheet 42, but the location of the underdrain was not included on Sheet 12 as indicated. The plans and details shall be modified accordingly include an underdrain.
7. The plans and stormwater report reference the Neshaminy Creek Watershed Stormwater Management Plan, dated November 2010. The applicable Stormwater Management Ordinance was enacted on January 4, 2016. All plan and report notations shall be modified accordingly.


D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

2. Information regarding the 50 ft wide private access easement (Elm Place) should be provided for review and consideration. The Applicant states that "The Applicant's Attorney can provide appropriate documentation under separate cover." To date documentation has not been received.
3. The applicant shall consult the Township Traffic Engineer regarding signage and/or barricades at the Montgomery Glen Dr dead-end. The Applicant has acknowledged that they must coordinate with the Township Traffic Engineer.
4. Legal descriptions for all proposed lots and easements shall be provided for review and approval. The Applicant has stated that "Legal descriptions shall be provided for review prior to final plan recordation."
5. Review of site accessibility will be provided under separate cover.

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

Sincerely,



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

JPD/SW/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
James Garrity, Esq. - Wisler Pearlstine, LLP
Dan Roach, Architect – Hawthorn Development LLC
Ronald Klos, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 1, 2016

File No. 2014-04125-02

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary Land Development Application – LD/S#690
Montgomery Township Retirement Residence - Hawthorn Development LLC
Block/Unit: 003/12, 22, 58 & 71

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary land development application for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors.

I. SUBMISSION

- A. Preliminary Land Development Plans (42 sheets), prepared by Bohler Engineering, dated May 5, 2016.
- B. Erosion & Sediment Pollution Control Calculations, prepared by Bohler Engineering, dated May 5, 2016.
- C. General Project Description and Preliminary Stormwater Management Calculations, prepared by Bohler Engineering, dated May 5, 2016.

II. GENERAL

The Applicant, Hawthorn Development LLC, proposes development of several lots at the intersection of Doylestown Road (S.R. 2202) and Montgomery Glen Drive as a Congregate Care/Independent Senior Living use. The proposed use is permitted as a conditional use in the BP Business Office and Profession District. The Applicant is the equitable owner of an approximately 9.831 acre area (Proposed Lot 1) consisting of the following lots.

| ADDRESS | BLOCK/UNIT | Tax Parcel Number | NET AREA (ac) |
|-----------------------------|------------|-------------------|---------------|
| Proposed Lot 1 | | | |
| 416 Doylestown Road | 003/022 | 46-00-00817-00-1 | |
| 418 Doylestown Road | 003/071 | 46-00-00820-00-7 | |
| Elm Place | 003/058 | 46-00-00940-00-4 | |
| 697 Bethlehem Pike | 003/012 | 460000223001 | |
| Proposed Lot 1 Total | | | 9.831 |

The application includes subdivision of 697 Bethlehem Pike. The remainder of this property is Proposed Lot 2 and is situated in the C Commercial District.

| ADDRESS | BLOCK/UNIT | Tax Parcel Number | NET AREA (ac) |
|-------------------------------------|------------|-------------------|---------------|
| 697 Bethlehem Pike – Proposed Lot 2 | 003/012 | 460000223001 | 1.527 |

Lot 1 includes development of 153 congregate care/independent senior living units consisting of a 141 suite, 3 story building and 6 duplex cottages along with associated improvements including parking, green space, site amenities, and detached garages. Access to the site is from a proposed extension of Montgomery Glen Drive. The conditional use was granted at the July 25, 2016 Board of Supervisors Meeting.

BUILDING ON A FOUNDATION OF EXCELLENCE

No development, modifications or changes in use are proposed for Lot 2 as part of this application.

III. REVIEW COMMENTS

A. Zoning Ordinance

Based on our review, the following items do not appear to comply with the Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

1. §230-82.D – All setbacks from Pine Street shall be from the right-of-way.
2. We defer review and comment regarding any proposed outdoor lighting (§230-83.E) is deferred to the Township Street Lighting Consultant.
3. Review and comment related to ingress and egress (§230-83.F through H) is deferred to the Township Traffic Engineer.
4. We defer review of Antennas, satellite dishes, building facades and signage (§230-83.K(6), (9) & (11)) to the Township Zoning Officer.

B. Subdivision and Land Development Ordinance

Based on our review, the following items do not appear to comply with the Township Subdivision and Land Development Ordinance. Upon further development of the plans, additional items may become apparent.

1. §205-10.G(8) – Clear sight triangles shall be provided where driveways intersect streets. Clear sight triangles shall be provided at intersections with Montgomery Glen Dr.
2. §205-10.G(9) & §205-10.H(5) – The applicant shall consult the Township Fire Marshal regarding locations where "No parking by order of the Fire Marshal" signs should be provided.
3. §205-10.H(6) – It appears several off-street loading areas are provided. These should be labeled on the plan.
4. §205-17.A – The proposed pavement cross sections shall be revised to meet or exceed the Township pavement construction standards. Note the minimum compacted lift thicknesses of 19mm and 25mm SuperPave are 2.5 inches and 3.0 inches, respectively, per PennDOT standards. Drive aisles shall be constructed to a minimum meeting the multifamily standard (paragraph (4)). Parking areas shall be constructed to a minimum meeting the multifamily standard (paragraph (3)).
5. §205-17.D & §205-22 – Concrete curb and sidewalk shall be per PADOT Publication 408 and 4,000 psi, 6% air entrained concrete with a minimum cement content of 564 lbs at a maximum of five-inch slump. Sealing/curing compound Aquaron 2000, or approved equal, shall be applied immediately upon removal of forms. This information shall be added to the details.
6. §205-18.A(3)(b) – The full flow velocity of Pipe #P22 (IN12-IN04) exceeds the maximum permissible velocity of 15 feet per second (pg 188 of SWM Calculations). The slope of the pipe should be reduced.
7. §205-18.A(6) – Inlet efficiency calculations shall be added to the SWM Calculations (pg 189). 95% efficiency is required.
8. §205-18.D(3)(d) – Basin side slopes shall not exceed 4H:1V. The outside slope at the south west end of Above Ground Basin 1 (AGB1) is 3H:1V. The grading shall be revised.
9. §205-18.D(3)(e) – The bottom slopes of detention basins should be not less than 2%. The above ground basin is proposed with a flat bottom.
10. §205-18.D(3)(f) – The ordinance requires concrete low-flow channels in the above ground basin. We recommend this requirement be waived.
11. §205-18.D(4)(c) – Permanent access to the basin, at least 15 ft wide, shall be provided from the public right-of-way. An easement in favor of the Township shall be provided for inspection and maintenance of all storm water facilities and BMPs.

12. §205-19 & §205-20– Documentation shall be provided indicating the development will be connected to the public water and sanitary sewer systems and that adequate capacity is secured for this development.
13. §205-21 – The Township Fire Marshal shall review and approve locations of existing and proposed fire hydrants.
14. §205-22.A – Sidewalk shall be required at any location where the Township Supervisors shall determine that sidewalks are necessary for public safety or convenience. The Supervisors should indicate if sidewalks are required along Montgomery Glen Dr. Curb ramps shall be provided at the appropriate locations.
15. §205-22.B – The minimum Township standards for concrete sidewalk shall be indicated on the plans.
16. §205-24 – We defer review of street lighting requirements to the Township Street Lighting Consultant.
17. §205-28.A – No person shall commence or perform any grading, excavation, fill, topsoil removal or removal of vegetative cover without first having obtained a grading permit from the Township Zoning Officer upon the recommendation of the Township Engineer. A grading permit shall be obtained prior to construction.
18. §205-28.D – The minimum depth of topsoil shall be 8 inches. General Conservation Note V.2.B and MCCD Standard Note 19 (Sheet 27) shall be revised. Also, all other references to topsoil depth shall be made consistent.
19. §205-29 – Approval of an NPDES permit by the County Conservation District (MCCD) is required. All correspondence with MCCD shall be provided to the Township.
20. §205-29.C(4)(g) & §205-30.G(1)- Additional information regarding the existing conditions and facilities downstream from the proposed basin outfall (P.O.I. #1) shall be provided.
21. §205-32.F – At the time the Applicant applies for a building permit, a review of the plan shall be conducted by the Township Engineer to verify conformance with the approved plans.
22. §205-48 through §205-63 – Review of all landscaping requirements (Article VI) are deferred to the Township Landscape Architect.
23. §205-78.B(1) – The applicant has requested a waiver from this section which requires all existing features within 400 feet of the property to be shown on the plans. An aerial plan has been provided with the plan set. We do not object to this request, conditioned upon the applicant providing any information deemed necessary for the review of the application.
24. §205-78.E & §205-79.A(3) – Certificates of Ownership and Acknowledgments of Plan must be included for the owner(s) of the land development as well as for the owner(s) of the subdivision of block/unit 003/012 (697 Bethlehem Pike).
25. §205-78.E, §205-79.A(3) & §205-79.B(3) – The Applicant should review the enclosed memorandum dated November 19, 2014 regarding record plan requirements. The record plan notes and certifications should be revised if necessary.
26. §205-79.B(2)(k) – The County Tax Parcel Numbers for the subject properties shall be included on the Cover Sheet (Sheet 1 of 42 or Record Plan 1 of 10).
27. §205-100 through §205-107 - Review of all traffic related requirements (Article XVI) are deferred to the Township Traffic Engineer.
28. §205-113 – The applicant shall dedicate land suitable for park or recreational use to the Township, unless one of the alternatives set forth in §205-116 is agreed to by the Township and the applicant. The land shall be dedicated to the Township as a condition of final plan approval.
29. The principal spillway crest listed at line 3 on page 23 of the E&SPC Calculations is not consistent with the plan. It appears the elevation should be 449.75 rather than 449.25. This would change the required elevation of the emergency spillway to 450.25 (line 4). The elevation of the principal spillway shall be verified. Any revisions required upon verification shall be made.

30. The diameter of the orifice in the temporary orifice plate shall be indicated on the plan (Temporary OCS Detail, Sheet 29).

C. Stormwater Management Ordinance

Based on our review, the following items do not appear to comply with the Stormwater Management Ordinance. Upon further development of the plans, additional items may become apparent.

1. §206-11.G – Stormwater flows onto adjacent property shall not be created, increased, decreased, relocated, or otherwise altered without written notification of the adjacent property owner(s) from the developer. The Applicant should provide written notification to adjacent property owners.
2. §206-13 – Approval of an NPDES permit is required.
3. §206-14 – The Applicant shall demonstrate that the Volume Control Requirement is satisfied. Any use of infiltration shall be supported by soil testing.
4. §206-14.C(5)(a) – A minimum soil depth of twenty-four inches (24") between the bottom of the infiltration BMPs and the top of bedrock or seasonally high water table. The Applicant should provide the depth to limiting zone on the rain garden detail and ensure a minimum of 24 inches is maintained.
5. §206-14.C(6) – A soils evaluation of each proposed BMP location shall be required to determine the suitability of infiltration facilities.
6. §206-15 – The site is within the Neshaminy Creek Watershed District B. The SWM Calculations shall be revised to reflect the peak rate runoff control standard for this district. Note the 1-year storm will need to be included in the analysis.
7. §206-16 – The nonstructural project design requirements shall be addressed in the SWM Calculations.
8. §206-17.B – The stream bank erosion/channel protection requirements shall be addressed in the SWM Calculations.
9. §206-33.A – A storm water facility and BMP operation and maintenance plan and agreement must be recorded within 90 days of approval of the plan.
10. §206-35 – An O&M agreement is required for all privately held stormwater facilities and BMPs.
11. §206-36 – Easements must be provided to the Township for inspection and maintenance of all storm water facilities and BMPs.
12. The vertical projection or height of the anti-seep collars (24 inches per worksheet provided in E&S report) shall be indicated on Details X/S6 on Sheet 29 and B/S7 on Sheet 42.
13. The Cross Section Schematic of the Infiltration Basin (Sheet 42) requires more detail. Include all inverts, pipe diameters, slopes, orifice sizes, etc.
14. The Typical Bioretention Area Detail (Sheet 42) references a maximum water depth dewater device detail that does not appear to be included on the plans. The detail shall be included.
15. Additional information regarding the existing conditions and facilities downstream from the proposed basin outfall (P.O.I. #1) shall be provided.
16. An infiltration rate of 0.25 in/hr is assumed for use in the SWM Calculations. Testing shall be performed to support the assumed rate.
17. Underdrains are provided at the bio retention areas. An underdrain should be considered for AGB1 as a redundancy in the event infiltration fails.

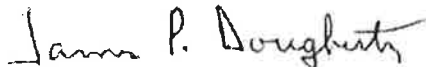
D. General

1. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, MCCD, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

2. Information regarding the 50 ft wide private access easement (Elm Place) should be provided for review and consideration.
3. Regarding the Construction Sequence (Sheet 27), a pre-construction meeting is also required by the Township. Also, changes to the E&S plan must be review and approved by the Township prior to implementing any changes. The sequence of construction must be revised to include the Township.
4. Include the 12 driveway parking spaces at the cottages in the parenthetical Provided Parking note on Sheet 4 for clarity.
5. We note the gross site area and the value used in the maximum allowable density calculation of the Site Design Requirements table on the Preliminary Site Plan are not consistent. This does not impact the number of proposed dwelling units but the information should be consistent.
6. The applicant shall consult the Township Traffic Engineer regarding signage and/or barricades at the Montgomery Glen Dr dead-end.
7. Legal descriptions for all proposed lots and easements shall be provided for review and approval.
8. Review of site accessibility will be provided under separate cover.

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

Sincerely,



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

JPD/sl

Enclosure

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
James Garrity, Esq. - Wisler Pearlstine, LLP
Dan Roach, Architect – Hawthorn Development LLC
Ronald Klos, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

M E M O R A N D U M

Date: November 19, 2014
To: Montgomery Township
From: Robert Iannozzi Jr., Esquire
Subject: Recording Requirements for Plans
and for Notary Acknowledgments Generally

As you are aware, we have consistently run into issues when attempting to have Plans recorded with the Montgomery County Recorder of Deeds Office. In an effort to uniformly address those issues and hopefully expedite the process (as well as avoid rejection fees), my paralegal, Debbie Long, has worked with the Recorder of Deeds Office to identify recurring problems which may be avoided through implementation of a standardized format. I would suggest that the foregoing information be shared with the Township's engineers and that the engineers be requested to configure plans in accordance with the guidelines set forth below. I would also suggest that this information be shared with your in-house notaries so that they may catch these issues not only when they are notarizing signatures for plans, but also for any other documents which are notarized internally.

FORM OF NOTARY SEAL:

The notary seal must be in the appropriate format depending upon whether the signator will be signing as an individual or as a representative/member of a corporation. The appropriate formats are as follows:

For an individual:

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____

On the _____ day of _____, 20____, before me, the undersigned Officer, personally appeared _____ known to me or satisfactorily proven to be the person(s) whose name is/are subscribed to the within Instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

Witness my hand and notarial seal, the day and year aforesaid.

For a corporation (full name, title, and name of corporation MUST be included:

COMMONWEALTH OF PENNSYLVANIA

) SS:

COUNTY OF _____

On the _____ day of _____, 20____, before me, the undersigned Officer, personally appeared _____, who acknowledged him/herself to be the _____ of _____, a corporation, and that he/she as such _____, being authorized to so do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as _____.

In Witness Whereof, I have hereunto set my hand and Seal.

OTHER COMMON ISSUES:

- (1) Venue: It is not uncommon for the venue information to be missing completely from the notary acknowledgment. If the plans are mistakenly prepared without the venue, the notary should hand print the venue information where appropriate. Failure to include the venue will result in a rejected filing.
- (2) Owner Certification: The full name and title of the signator must be set forth not only in the notary acknowledgment but also in the owner's certification.
- (3) Partnerships: If a corporate entity is a partnership, the signator must be a partner and both the owner certification and the notary acknowledgment must state that the individual signing is a partner (i.e., not manager, president, etc.)
- (4) Same last name: When acknowledging individuals with the same last name, as with a husband and wife, the full name of each individual must be written out completely. For example, if the Notary is acknowledging the signatures of both Mr. and Mrs. Jones, the notarial language should state, "... personally appeared Mr. Robert A. Jones and Mrs. Mary M. Jones..." If, on the other hand, the language states "Mr. Robert A. and Mrs. Mary M. Jones", the filing will be rejected.

(5) Notary Stamp: Notary stamp may not cover the Notary's signature, and the venue information and commission expiration date for the Notary must be clearly legible (not stamped over top of a line or other print). Also, if signature is being acknowledged out of state, be sure venue information for the notarial act is correctly reflected. (The out-of-state notary may cross out the incorrect venue and hand print the correct information.)

(6) Ownership Information: The name of the owner as noted on the Plan must exactly match the name on the deed records. If ownership has changed whereby the original owner is noted on the Plan at the time of printing and the new owner later acknowledges the Plan, then the new owner's name and contact information needs to be handwritten under the previous owner's contact information as the equitable owner. To clarify: there must be a way to "tie in" the owner's acknowledgement with the ownership information provided in the Tax Parcel Information section.

(7) Notary Acknowledgment Separate from Owner Certification: Note that the venue information is part of the notarial act and should, therefore, always immediately precede the paragraph acknowledging the signators. Plans have occasionally been submitted with the paragraph for the owner's certification/signature falling between the venue information and the notary's acknowledgment – this is incorrect.

PLAN CHECKLIST:

Attached is a copy of the Plan Checklist that is utilized by the Recorder of Deeds Office. Please feel free to refer to this Checklist and share it with your engineers as an additional point of reference.



SUBMITTER CHECKLIST

THE ACKNOWLEDGEMENT

An acknowledgement is a method of authenticating a signature on a document. It is a declaration made in a notary's presence by an individual who signed a document. The individual appears in person to declare that he or she did, in fact, sign the document and knew what he or she was doing at the time, thereby authenticating the signature. A written form of acknowledgement, completed by the notary, confirms the individual's identity and intention to sign the document.

Two (2) of the basic forms of acknowledgements are individual and corporate. An individual acknowledgement allows one or more individuals to acknowledge their signatures, each acting on their own behalf. A corporate acknowledgement allows an individual to acknowledge his or her signature acting as an officer of the corporation, non-profit, partnership or a like entity¹. A corporate acknowledgement must include not only the name of the officer/s signing, but also the officer's title and the name of the corporation he/she is representing.

¹From the PA. Association of Notary's "A practical Guide for Notaries Public in Pennsylvania", 2002.

ACKNOWLEDGEMENT COMPONENTS

- ◇ **VENUE** - the State and County where the acknowledgement was taken;
- ◇ **DATE** - the day, month and year the acknowledgement was taken. The acknowledgement cannot predate the execution;
- ◇ **PROPER ACKNOWLEDGEMENT LANGUAGE** - each State has its own language that must be included in the acknowledgement;
- ◇ **NAMES (individual)** - an individual acknowledgement must include the name/s of the individual/s who has executed the document;
- ◇ **NAMES (corporate)** - a corporate acknowledgement must include not only the name/s of the individual/s signing but also the title/s of the individual/s and the name of the corporation the individual/s is representing;
- ◇ **CONSISTENCY** - the named stated in the acknowledgement must be consistent with the grantor/mortgagor and with the signature. The names must match exactly (including any initials or suffixes);
- ◇ **NOTARY SIGNATURE, STAMP AND/OR SEAL** - States vary as to what is required from the notary to attest to the acknowledgement. Usually the notary's signature and an inked stamp with the correct municipality and/or seal are required. If an inked stamp is used, the stamp must be clear, legible and able to be scanned. Writing or typing information on the notary stamp is a violation of Chapter 12 of Pennsylvania Notary Law;
- ◇ **NOTARY EXPIRATION DATE** - should appear in the acknowledgement as part of the stamp, seal or notary's signature;
- ◇ **APPEARANCE** - the acknowledgement should begin with the venue and end with the notary's signature/stamp seal. The acknowledgement, in its entirety, must appear on the same page.

CHECK POINTS FOR RECORDING

DEEDS

- ◇ **DOCUMENT STANDARD**—PRIA Standards—3" margin at the top of first page (Submitted by: - Return to: Parcel # right side in 3" margin), 1" sides & bottom, addl. Pages 1" all around, at least a 10 font),
- ◇ **PARCEL #** - Should match throughout the document—should match legal description.
- ◇ **EXECUTION DATE**— Must be same as document date.
- ◇ **NAMES**—Grantors name must match signature and be owner of record and match the name in notary acknowledgement.
- ◇ **CONSIDERATION**—Statement of Value needed if RTT is paid on other amount than the consideration noted on the deed.
- ◇ **ACKNOWLEDGEMENT**—(see above).
- ◇ **GRANTEE'S ADDRESS**—Must be on the deed.
- ◇ **CHECKS**—Correct amounts (one check for recording / separate check for RTT). Each check payable to Recorder of Deeds.
- ◇ **SELF ADDRESSED STAMPED ENVELOPE INCLUDED**— Sufficient size to fit documents to be returned.



SUBMITTER CHECKLIST

MORTGAGES / DEED MISCELLANEOUS

- ◇ SAME AS DEEDS—Except for consideration and grantee's address.

EASEMENTS / RIGHTS OF WAY

- ◇ ACKNOWLEDGEMENT / CHECKS—SELF ADDRESSED STAMPED ENVELOPE (same as deeds).
- ◇ STATEMENT OF VALUE NEEDED—Except for Public Utilities

MORTGAGE ASSIGNMENT / MODIFICATION / SATISFACTION

- ◇ ACKNOWLEDGEMENT / CHECKS—SELF ADDRESSED STAMPED ENVELOPE (same as mortgages).
- ◇ ORIGINAL BOOK / PAGE—Must be included and correct.

REQUIREMENTS FOR RE-RECORDING MORTGAGES & ASSIGNMENTS

- ◇ MORTGAGE MUST HAVE RE-RECORDING STATEMENT TYPED ON THE FRONT OF THE DOCUMENT. (WHY IT'S BEING RE-RECORDED) THE STATEMENT MUST BE SIGNED.
- ◇ THE PERSON WHO PUTS THAT STATEMENT ON THE DOCUMENT MUST GO BEFORE A NOTARY TO BE ACKNOWLEDGED. (NOT THE ORIGINAL MORTGAGOR)
- ◇ ASSIGNMENT OF MORTGAGE RE-RECORDING NEEDS TO FOLLOW THE SAME PROCEDURES AS ABOVE FOR A MORTGAGE RE-RECORDING.

PLAN CHECKLIST

- MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL
- REGISTRY OFFICE IN BOARD OF ASSESSMENT - PARCEL STICKERS—RECORDER OF DEEDS-RECORDING
- NO ALTERNATIONS AFFXED TO THE DOCUMENT—DOCUMENT MUST BE AN ORIGINAL
- ALL PARCEL NUMBERS MUST BE CLEARLY WRITTEN ON DOCUMENT (ATTACHMENT FOR MULTIPLE #S)
- OWNERSHIP MUST BE NOTED
- EQUITABLE OWNER, OWNER OF RECORD OR APPLICANT MUST SIGN OFF AND BE ACKNOWLEDGED
- ALL SIGNATURES MUST BE SEPARATE FROM THE ACKNOWLEDGEMENT (CORPORATIONS AND LIMITED PARTNERSHIPS MUST STATE THE COMPANY NAME PLUS HAVE PERSON SIGN WITH TITLE ON OWNERSHIP LINE
- FULL NOTARY ACKNOWLEDGEMENT MUST MATCH THE INFORMATION ON THE OWNERSHIP LINE (PERSON'S NAME IF INDIVIDUAL OR PERON'S NAME, TITLE & COMPANY IF CORPORATION OR PARTNERSHIP
- MUST HAVE TOWNSHIP / BOROUGH APPROVAL WITH SIGNATURES, TITLES OF PERSONS SIGNING AND DATE (SHOULD BE APPROVED WITHIN 90 DAYS OF DATE NOTED, IF NOT 90 DAY LETTER (STATING PAST 90 DAYS WITH APPROVAL TO RECORD) MUST BE ATTACHED
- PLANS MUST BE SCANABLE, LEGIBLE THROUGHOUT & CANNOT BE FOLDED
- PLAN MAY BE SUBMITTED ON MYLAR, LINEN OR PAPER.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 26, 2017

File No. 14-04125-02

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary Land Development Application – LD/S#690
Montgomery Township Retirement Residence - Hawthorn Development LLC
Block/Unit: 003/12, 22, 58 & 71

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, outdoor recreational areas, or any interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary Subdivision/Land Development Plans for Montgomery Township Retirement Residence 416-418 Doylestown Road (46 sheets), prepared by Bohler Engineering, dated May 5, 2016, last revised March 31, 2017.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2015 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. **IBC §1106.6** – Since multiple accessible entrances are provided, the accessible parking spaces shall be dispersed and located near the accessible entrances or information shall be provided to confirm that substantially equivalent or greater accessibility is provided in terms of user convenience by having all accessible parking spaces located by one entrance as proposed. We recommend accessible parking spaces be placed near the eastern and western building entrances to disperse the accessible parking spaces.
2. **ICC §§403, 405, and 406** – As previously requested, grading information shall be provided in sufficient detail to confirm that all accessible routes, facilities, and elements, including the proposed sidewalk within the right-of-way and recreational facilities, comply with the applicable requirements of these sections. This shall include providing additional detail at each turn to confirm a maximum slope of 1:48 in both cross slope directions and providing detailed designs for each curb ramp. We recommend blow up details for each proposed curb ramp be added to the plan in addition to complimentary spot elevations located along the proposed sidewalk to confirm a maximum cross slope of 1:48 is maintained and the noted running slopes are accurate.
3. **ICC §502.4** – All car and van parking spaces shall have an adjacent access aisle complying with the requirements of this section. A proposed handicap stall is located adjacent to a curb depression near the building entrance. The plan should be revised to show the adjacent sidewalk meets all requirements (e.g. width, slope, surface flush with adjacent parking space) to be considered an access aisle and should be noted as such (e.g. indicate accessible route).

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4. ICC §502.5 – The proposed 463.31 spot elevation near the crosswalk leading to the eastern building entrance shall be removed or revised to match the proposed slopes and contours. The spot elevation appears to conflict with the 463 elevation contour.
5. ICC §503 – A passenger loading zones shall have a minimum 20 foot long by 60 inch wide marked access aisle provided outside the vehicular way. It appears the noted area provides a 4-foot wide access aisle. The plans should be revised to show the minimum required 60-inch wide access aisle adjacent to the pull up area.

Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, 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.

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

Sincerely,



Vincent J. Esposito, E.I.T.
Accessibility Inspector/Plans Examiner, Certification #06133
Gilmore & Associates, Inc.

VJE/sl

cc: Lawrence J. Gegan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
James Garrity, Esq. - Wisler Pearlstine, LLP
Dan Roach, Architect – Hawthorn Development LLC
Ronald Klos, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 16, 2016

File No. 2014-04125-02

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary Land Development Application – LD/S#690
Montgomery Township Retirement Residence - Hawthorn Development LLC
Block/Unit: 003/12, 22, 58 & 71

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or any interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary Subdivision/Land Development Plans for Montgomery Township Retirement Residence 416-418 Doylestown Road (42 sheets), prepared by Bohler Engineering, dated May 5, 2016, last revised October 31, 2016

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2015 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §§1104.2 & 5 and 1111.1 & 2 – As previously requested, the plans shall be revised to identify all accessible facilities and elements on-site to confirm that at least one accessible route connects them all. Also, a note shall be added to the plan to indicate that, as per the response letter, all entrances to the building are accessible. However, if not all restricted/staff only doors are accessible, the plans shall be revised to provide signage at accessible entrances and directional signage at inaccessible building entrances, indicating the route to the nearest like accessible entrance. The signage shall comply with ICC §703 and include the International Symbol of Accessibility.
2. IBC §1105.1.1 – The entrance for the parking garages shall be labeled as accessible entrances as required and an accessible curb ramp shall be provided for access to the western garage.
3. IBC §1105.1.3 & 5 – Per the IBC's definition of restricted and service entrances, the service door/staff only doors shall be revised to reference restricted/staff only doors, or additional information shall be provided to support the doors as entrances intended primarily for delivery of goods or services. The accessible restricted entrance(s) shall be identified as required.
4. IBC §1106.6 – Since multiple accessible entrances are provided, the accessible parking spaces shall be dispersed and located near the accessible entrances or information shall be provided to confirm that

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substantially equivalent or greater accessibility is provided in terms of user convenience by having all accessible parking spaces located by one entrance as proposed.

5. ICC §§403, 405, and 406 – As previously requested, grading information shall be provided in sufficient detail to confirm that all accessible routes, facilities, and elements, including from the proposed sidewalk within the right-of-way and recreational facilities, comply with the applicable requirements of these sections. This shall include providing additional detail at each turn to confirm a maximum slope of 1:48 in both cross slope directions and providing detailed designs for each curb ramp.
6. ICC §502.5 – The proposed 463.67 spot elevation shall be removed from the accessible parking spaces to match the proposed slopes and contours.
7. ICC §503 - The location(s) of the required passenger loading zone shall be identified on the plans and information provided to confirm they are provided in accordance with the requirements of this section, including a minimum 20 foot long by 60 inch wide marked access aisle provided outside the vehicular way and detailed grading information confirming that the vehicle pull-up space and access aisle are not steeper than 1:48. The required accessible passenger loading signage shall also be added the plans.
8. ICC §705.5.1 – Though a note has been added, the plan view of the Truncated Dome Pattern for A.D.A. Detectable Warning Surface (For Use in DOT Roadways) detail provided on Sheet 36 shall be revised to specify a top dome diameter of 50 percent minimum and 65 percent maximum of the base diameter.

Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, 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.

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

Sincerely,



Karen M. Hulshizer, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMH/si

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Ken Amey, AICP
James Garrity, Esq. - Wisler Pearlstine, LLP
Dan Roach, Architect – Hawthorn Development LLC
Ronald Klos, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 1, 2016

File No. 2014-04125-02

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary Land Development Application – LD/S#690
Montgomery Township Retirement Residence - Hawthorn Development LLC
Block/Unit: 003/12, 22, 58 & 71

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or any interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary Land Development Plans (42 sheets), prepared by Bohler Engineering for Hawthorn Development LLC, dated May 5, 2016

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2015 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §1103.2.3 – We have not completed a review of the cottage area since we defer to the Building Code Official to determine whether they are regulated by the International Residential Code, rather than the IBC. If not required to comply with the Accessibility provisions of the IBC, we defer to municipal codes and review for accessibility requirements related to the proposed cottage area.
2. IBC §1104.2 & 5 – The plans shall be revised to identify all accessible entrances, facilities, and elements on-site to confirm that at least one accessible route connects them all.
3. IBC §§1105.1, 1105.1.3, 1105.1.5 – The location of all public, restricted, and services entrances shall be identified on the plans to confirm that the requirements of these sections have been met.
4. IBC §1106.7 – The location(s) of the required passenger loading zone shall be identified on the plans and information provided to confirm they are provided in accordance with the requirements of ICC §503.
5. IBC §1110.4 – Additional grading and dimensional information shall be provided to confirm that the proposed recreational facilities meet the requirements of this section.

BUILDING ON A FOUNDATION OF EXCELLENCE

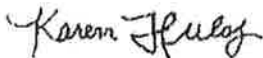
65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

6. IBC §1110.1 & 2 – If not all entrances are accessible, the plans shall be revised to provide signage at accessible entrances and directional signage at inaccessible building entrances, indicating the route to the nearest like accessible entrance. The signage shall comply with ICC §703 and include the International Symbol of Accessibility.
7. ICC §§403, 405, and 406 - Grading information shall be provided in sufficient detail to confirm that all accessible routes, facilities, and elements, including from the proposed sidewalk within the right-of-way, comply with the requirements of these sections, as applicable.
8. ICC §502.5 – Though the proposed spot elevations indicate the accessible parking spaces and access aisles would have surface slopes not steeper than 1:48 as required, the proposed 463 contour shall be revised to match the proposed slopes.
9. ICC §502.7 – The accessible parking signs identified on Sheet 6 shall be revised to indicate which accessible parking space(s) will be posted with a "van accessible" sign. Additionally, the Reserve Parking Space w/ Penalties & Van Accessible Signs detail on Sheet 36 shall be revised to indicate that the bottom of the van accessible sign shall be mounted a minimum of 60 inches above the floor of the parking space, measured to the bottom of the sign.
10. ICC §705.5.1 – The Truncated Dome Pattern for A.D.A. Detectable Warning Surface (For Use in DOT Roadways) detail provided on Sheet 36 shall be revised to specify a top dome diameter of 50 percent minimum and 65 percent maximum of the base diameter.
11. The plans should be revised to include a note stating that the plans must comply with the PAUCC.

Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, 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.

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

Sincerely,



Karen M. Hulshizer, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMH/si

cc: Lawrence J. Gegan, Manager – Montgomery Township
Marita A. Stoerle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
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Ken Amey, AICP
James Garrity, Esq. - Wisler Pearlstine, LLP
Dan Roach, Architect – Hawthorn Development LLC
Ronald Klos, P.E. – Bohler Engineering
James P. Dougherty, P.E., Senior Project Engineer
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

Marita A. Stoerrle

From: Valerie Liggett <vliggett@bjengineers.com>
Sent: Friday, April 21, 2017 9:20 AM
To: Marita A. Stoerrle; Bruce S. Shoupe
Cc: Judy Stern Goldstein; P. E. James P. Dougherty (JDOUGHERTY@gilmore-assoc.com)
Subject: Montgomery Retirement Residence Waiver Responses - REVISED

Below are our REVISED responses (*in italics*) to the waiver requests as submitted in the Bohler Engineering letter dated April 3, 2017.

4. A waiver from SLDO Section 205-52.C(2)(b) which requires all loading areas, trash receptacles and mechanical equipment to be screened from view. Due to site configuration, the loading area facing Montgomery Glen Drive cannot be screened with landscaping or access would be restricted.
We have no objection to this waiver request.
5. A partial waiver from SLDO Section 205-52.G and Table 1 which requires individual lot landscaping based on the total gross floor area of the building. The proposed 3-story building would require 86 total trees. The equivalent of 28 trees are provided throughout the site, with limited area to plant the additional 58 trees.
We have no objection to this waiver request, provided the required shade trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 58 shade trees are required.
 - 58 Shade Trees x \$350.00 = \$20,300.00
6. A waiver from SLDO Section 205-52.B(2)(b) to allow sidewalks, stormwater facilities and utility lines within a 20' softening buffer. Although the required number of shrubs and trees are planted in the softening buffer, a waiver is technically required to allow these features within the softening buffer.
We have no objection to this waiver request.
7. A waiver from SLDO Section 205-52.B(2)(d) to allow slopes greater than 25% within a softening buffer. Although the required number of shrubs and trees are planted in the softening buffers, a waiver is technically required to allow slopes of 33% within the softening buffer.
We have no objection to this waiver request, provided the requirements of SLDO Section 205-52.H Steep Slope Landscaping are met.
8. A waiver from SLDO Section 205-52.B(4)(a) which requires 26 shade trees in the softening buffer along Montgomery Glen Drive. Twenty (20) street trees are planted along Montgomery Glen Drive as required per the street tree requirements. There is limited space to plant an additional 26 trees along Montgomery Glen Drive.
We have no objection to this waiver request, provided the required shade trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 26 shade trees are required.
 - 26 Shade Trees x \$350.00 = \$9,100.00
9. A partial waiver from SLDO Section 205-53.C(1) which requires preservation of 60% of trees 8-23" diameter and preservation of 60% of trees 24-48" diameter. The waiver is requested to allow 47.8% of the 8-23" trees to be preserved and 13.7% of the 24-48" trees to be preserved. It should be noted that the site disturbance has been significantly reduced by eliminating the cottages from the site layout.
It should be noted that 43.5% of trees 8-23" are proposed to be preserved, and 11.9% of trees 24-48" are proposed to be disturbed. We have no objection to this waiver request, provided the deficient replacement trees are planted elsewhere in the township or a fee-in-lieu is provided, as outlined in #10 below.

10. A partial waiver from SLDO Section 205-53.C(4) which requires replacement for existing trees removed from the site. The replacement of 138 trees is required whereas the equivalent of 52 replacement trees are provided. Although deficient by 86 trees, there is limited areas on-site to add these trees without removing additional trees in the wooded areas in the northwest portion of the site.
It should be noted that a total of 186 replacement trees required. The equivalent of 53 replacement trees are proposed on site, leaving the plan deficient by 133 replacement trees. We have no objection to this waiver request, provided the required replacement trees are planted elsewhere in the Township or a fee-in-lieu is provided.
 - 133 Replacement Trees x \$275.00 = \$36,575.00

11. A partial waiver from SLDO Section 205-52.F (6) which requires perimeter landscaping around stormwater facilities. There is sufficient room around the facility that is adjacent to Route 202 to plant the required shrubs; however, there is insufficient room to plant the required 18 shade trees.
We have no objection to this waiver request, provided the required shade trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 18 shade trees are required.
 - 18 Shade Trees x \$350.00 = \$6,300.00

12. A waiver from SLDO Section 205-52.F(6) to permit more than 80 foot space between trees (trunk to trunk). Due to conflicts with sight triangles and driveway widths.
It should be noted that the ordinance section that should be referenced for this waiver is SLDO 205-52.A(2)(e). We have no objection to this waiver request.

Totals:

- 102 Shade Trees x \$350.00 = \$35,700.00
- 133 Replacement Trees x \$275.00 = \$36,575.00
- Total = \$72,275.00



Valerie L. Liggett, ASLA, R.L.A.
 ISA Certified Arborist®
 Planner / Landscape Architect
Boucher & James, Inc.

vliggett@bjengineers.com • www.bjengineers.com

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 2738 Rimrock Drive • Stroudsburg, PA 18360 • 570-629-0300
 559 Main Street, Suite 230 • Bethlehem, PA 18018 • 610-419-9407

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April 21, 2017
Revised April 25, 2017

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: MONTGOMERY RETIREMENT RESIDENCE
PRELIMINARY LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 690
PROJECT NO. 1655306R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary Subdivision and Land Development Plans for the proposed retirement residential community (herein referred to as "Montgomery Retirement Residence,") prepared by Bohler Engineering, dated May 5, 2016 and last revised March 31, 2017. The site is located at 416-418 Doylestown Road opposite the intersection of Doylestown Road and Montgomery Glen Drive and just south of the Pinecrest Golf Club. A portion of the site also has frontage on Bethlehem Pike, and several private access and right-of-way easements cross and adjoin the site.

The site currently consists of four parcels which are proposed to be consolidated and subdivided into two lots. One resulting 10.213-acre lot is intended to contain the proposed land development. This portion of the site currently contains a residential structure, a driveway accessing the site via the Montgomery Glen Drive right-of-way, sanitary and water easements, and wooded areas. The second 1.607-acre lot, which fronts on Bethlehem Pike, is to remain as the location of the existing Christiansen Memorials. It does not appear that any improvements are currently proposed to this second lot.

Access to the retirement residential community is proposed via an extension of Montgomery Glen Drive through an existing right-of-way easement. The plan proposes a 3-story 143-unit retirement residence with associated parking, activity areas, an access road, driveways, parking garages, and stormwater management improvements.

At their regularly scheduled meeting on July 25, 2016, the Montgomery Township Board of Supervisors approved the Decision and Order granting Conditional Use Approval to place a Congregate Care/Independent Senior Living Facility within the BP Business Office and Professional District.

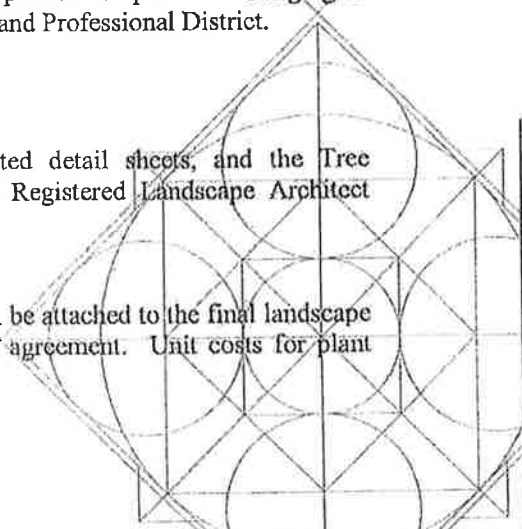
We offer the following comments for your consideration.

1. General Requirements

SLDO 205-49.C: The Final Landscape Plans, any associated detail sheets, and the Tree Protection/Removal Plan shall be signed and sealed by the Registered Landscape Architect responsible for preparation of the plans.

2. Landscape Plan Requirements

SLDO Section 205-51 Section 18: a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant



material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. SLDO 205-52.A(2)(e): distances of no more than 80' (trunk to trunk) are required between proposed street trees in informal groupings. A waiver has been requested.
- B. SLDO 205-52.B(2)(b): sidewalks, stormwater management areas, and utility lines are proposed within several of the 20' softening buffer areas. A waiver has been requested.
- C. SLDO 205-52.B(2)(d): slopes steeper than 25% are proposed within the required softening buffer areas. A waiver has been requested.
- D. SLDO 205-52.B(3)(a): 8 softening buffer shade trees along Doylestown Road and 17 softening buffer shrubs along Montgomery Glen Drive are located farther than 20' from the property line(s.) Softening buffers may be sited on any position of the property, provided approval for the alternate location is obtained from the Board. The applicant has requested that the Board waive the location requirement.
- E. SLDO 205-52.B(4)(a): the plans indicate that a waiver is requested for all 26 shade trees required to meet softening buffer requirements along Montgomery Glen Drive.
- F. SLDO 205-52.C(2)(b): all truck loading, outside storage areas, mechanical equipment and trash receptacles are required to be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. A waiver has been requested.
- G. SLDO 205-52.F(6): a total of 18 shade trees and 35 shrubs are required to meet basin landscape requirements for the rain garden at the front of the property. Thirty-five shrubs are provided, an additional 18 shade trees are required. In addition, landscaping is shown on the fill areas of the basin berm. A waiver has been requested.
- H. SLDO 205-52.G and Table 1: 86 shade trees are required to meet individual lot landscape requirements. The equivalent of 28 shade trees have been provided. A waiver has been requested for the remaining 58 required shade trees.
- I. SLDO 205-52.J: where existing preserved vegetation duplicates or essentially duplicates ordinance planting requirements, the requirements may be waived or amended by the Board of Supervisors. It appears that the softening and screen buffer vegetation shown as to be permanently preserved on site is sufficient to duplicate the planting requirements for the screen and softening buffers.

4. Preservation, Protection and Replacement of Trees

- A. SLDO 205-52.C(1): a 60% preservation rate is required for trees of size 8-23". Tree Preservation Calculations show that a total of 621 of these trees exist on the site; therefore 248 of these trees are permitted to be removed. The plans propose to remove 351 trees. 103 replacement trees are required. A waiver has been requested.
- B. SLDO 205-52.C(1): a 60% preservation rate is required for trees of size 23-48". The plans show that a total of 860 caliper inches of these trees on the site. Therefore, 344" are permitted to be removed. The plans propose to remove 758". 83 replacement trees are required. A waiver has been requested.

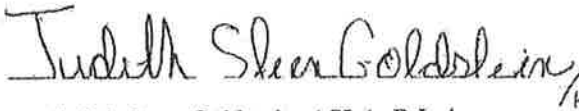
Mr. Lawrence Gregan, Township Manager
Montgomery Retirement Residence
April 21, 2017
Revised April 25, 2017
Page 3

C. SLDO 205-52.C(4): a total of 186 replacement trees are required. The plans propose a total of 53 replacement trees. The plan is deficient by 133 replacement trees. A waiver has been requested.

5. General Comments

- A. SLDO 205-55.A: no building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
- B. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



Judith Stern Goldstein /kam

Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



Valerie L. Liggett /kam

Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

JSG/vll/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
Hawthorn Development LLC
Ronald Klos, P.E., Bohler Engineering
D. Travis North, R.L.A., Bohler Engineering



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December 16, 2016

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: MONTGOMERY RETIREMENT RESIDENCE
PRELIMINARY LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 690
PROJECT NO. 1655306R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary Subdivision and Land Development Plans for the proposed retirement residential community (herein referred to as "Montgomery Retirement Residence,") prepared by Bohler Engineering, dated May 5, 2016 and last revised October 31, 2016. The site is located at 416-418 Doylestown Road opposite the intersection of Doylestown Road and Montgomery Glen Drive and just south of the Pinecrest Golf Club. A portion of the site also has frontage on Bethlehem Pike, and several private access and right-of-way easements cross and adjoin the site.

The site currently consists of four parcels which are proposed to be consolidated and subdivided into two lots. One resulting 10.213-acre lot is intended to contain the proposed land development. This portion of the site currently contains a residential structure, a driveway accessing the site via the Montgomery Glen Drive right-of-way, sanitary and water easements, and wooded areas. The second 1.607-acre lot, which fronts on Bethlehem Pike, is to remain as the location of the existing Christiansen Memorials. It does not appear that any improvements are currently proposed to this second lot.

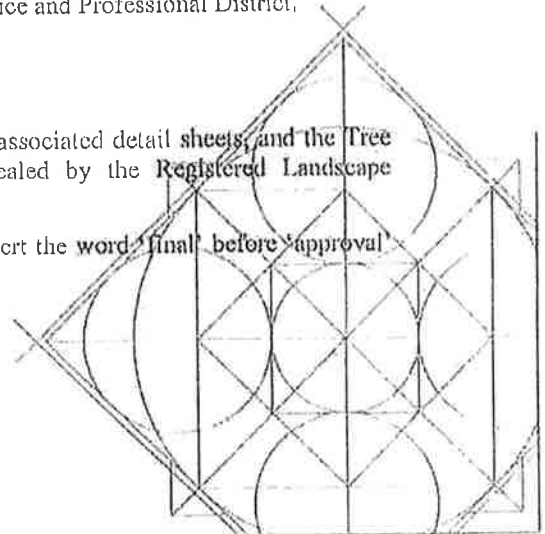
Access to the retirement residential community is proposed via an extension of Montgomery Glen Drive through an existing right-of-way easement. The plan proposes a 3-story 143-unit retirement residence with associated parking, activity areas, an access road, driveways, van parking garages, and stormwater management improvements.

At their regularly scheduled meeting on July 25, 2016, the Montgomery Township Board of Supervisors approved the Decision and Order granting Conditional Use Approval to place a Congregate Care/Independent Senior Living Facility within the BP Business Office and Professional District.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO 205-49.C: The Final Landscape Plans, any associated detail sheets, and the Tree Protection/Removal Plan shall be signed and sealed by the Registered Landscape Architect responsible for preparation of the plans.
- B. SLDO 205-49.G: Note 12.A shall be revised to insert the word "final" before "approval" in the second line of text.



2. Landscape Plan Requirements

SLDO Section 205-51 Section 18: a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. ZO 230-127.A(8)(a): two square feet of landscaped area is required for each square foot of freestanding sign area. Upon completion of the design of the signage package for the property, the plan shall be revised to provide calculations demonstrating compliance with the ordinance requirement.
- B. SLDO 205-52.A(2)(e): the plans shall be revised to show no more than 80' distances (trunk to trunk) between proposed street trees in informal groupings or a waiver would be required.
- C. SLDO 205-52.B(2)(b): softening buffer areas are to be used for no purpose other than the planting of trees, shrubs and lawn. Sidewalks, stormwater management areas, and utility lines are proposed within several of the 20' softening buffer areas. A waiver has been requested.
- D. SLDO 205-52.B(2)(d): slopes steeper than 25% are proposed within the required softening buffer areas. A waiver has been requested.
- E. SLDO 205-52.B(3)(a): 8 shade trees along Doylestown Road and 17 shrubs along Montgomery Glen Drive proposed to meet softening buffer requirements are located farther than 20' from the property line(s.) Softening buffers may be sited on any position of the property, provided approval for the alternate location is obtained from the Board. The applicant has requested that the Board waive the location requirement.
- F. SLDO 205-52.B(4)(a): the plans indicate that a waiver is requested for all 26 shade trees required to meet softening buffer requirements along Montgomery Glen Drive.
- G. SLDO 205-52.C(2)(b): all truck loading, outside storage areas, mechanical equipment and trash receptacles are required to be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type. A waiver has been requested.
- H. SLDO 205-52.F(6): required landscaping has not been provided for the rain garden at the front of the property. The 11/8/16 Bohler Engineering response letter states that plant material has not been provided for the rain garden as it is not a "detention basin" or "retention pond." However, this section specifically requires plantings for all stormwater management facilities, which includes rain gardens. The plans shall be revised to provide calculations and landscaping for the proposed rain garden, or a waiver would be required.
- I. SLDO 205-52.F(6): plantings around the large basin shall be adjusted so that no trees or shrubs are proposed to be planted on the fill area of the berm.
- J. SLDO 205-52.G and Table 1: 86 shade trees are required to meet individual lot landscape requirements. The equivalent of 28 shade trees have been provided. A waiver has been requested for the remaining 58 required shade trees.

- K. SLDO 205-52.J: where existing preserved vegetation duplicates or essentially duplicates ordinance planting requirements, the requirements may be waived or amended by the Board of Supervisors. The plans propose the use of existing vegetation to meet Screen Buffer requirements along the south, west and north property lines, and to meet Softening Buffer requirements along a portion of the eastern property line. Notes have been included in the landscape plan requiring the existing vegetation to be preserved in perpetuity. It appears that the vegetation to be preserved on site is sufficient to duplicate the planting requirements for the screen and softening buffers.

4. Preservation, Protection and Replacement of Trees

- A. SLDO 205-53.B: Note 8.B under the General Demolition Notes, sheet 2 of 42, and the Sequence of Construction on sheet 27 of 42, shall be revised to specify that tree protection fencing shall be installed, inspected and approved prior to any site disturbance or tree clearing.
- B. SLDO 205-53.B(1) and (2): the root area within the dripline of any tree or group of trees may be encroached upon to a maximum of $\frac{1}{4}$ of the total root area. If encroached by more than $\frac{1}{4}$, the tree will not be considered to be preserved and must be replaced. Additional protection measures are proposed in order to preserve trees that may be disturbed by more than 25%. The measures appear to be appropriate. However, the following revisions should be made:
- 1) A note and/or details should be added requiring root pruning to be completed after installation of the chain link TPF but before clearing and disturbance begins. A detail for the root pruning should be provided.
 - 2) General Note 10 on the landscape plan shall be revised to use the exact wording "at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced." This note shall also be included on the Record Plan.
 - 3) Note 5B in the Landscape Specifications and the Tree Protection Fencing detail on sheet 28 shall be revised to be consistent with the Special Tree Protection Details on Sheet 23.
 - 4) References to Root Stimulants in the detail shall be revised to require that product specifications be provided to the Township Landscape Architect for approval prior to use.
 - 5) The notes shall be revised to require that the root pruning and root stimulant application shall be performed by an ISA Certified Arborist[®].
- C. SLDO 205-52.C(1): a 60% preservation rate is required for trees of size 8-23". Tree Preservation Calculations indicate that a total of 557 of these trees exist on the site; therefore 334 trees are required to be preserved. The plans propose to preserve 266 trees. A waiver has been requested.
- D. SLDO 205-52.C(1): a 60% preservation rate is required for trees of size 23-48". The plans indicate a total of 746 caliper inches of these trees on the site. However, the Tree Protection/Removal plan shows a total of 770 caliper inches of trees within this category that are located on the site (that are not dead, not in decline, and not within proposed

ultimate right-of-way areas.) Therefore, a total of 448 caliper inches are required to be preserved. The plans propose to preserve 102 caliper inches. The plans should be revised to correctly indicate the total caliper inches of trees within this category, and to update the tree replacement calculations accordingly. A waiver has been requested.

- E. SLDO 205-52.C(2): for a tree to not be subject to preservation or replacement requirements, it must be "diseased and should be removed for safety or for the protection of other healthy trees, as determined by a certified arborist." A report prepared by the certified arborist must be submitted to and approved by the Township. A large number of existing trees are labeled as 'dead' or 'in decline' on the Tree Protection/Removal Plan and are not included in the tree replacement calculations. In addition, a field visit determined that some trees labeled as 'dead' still show viable buds. Only trees which are completely dead, or are certified by an arborist as needing to be removed for the reasons listed above may be excluded from the tree preservation and replacement calculations. The plans shall be revised to calculate the tree preservation and replacement requirements in accordance with the ordinance requirements, or a waiver would be required.
- F. SLDO 205-52.C(4): the Tree Replacement Calculations state that a total of 140 replacement trees are required. The plans propose a total of 52 replacement trees. A waiver has been requested.

5. General Comments

- A. SLDO 205-55.A: no building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
- B. The Compliance Chart indicates that 26 Honeylocusts are proposed to meet parking lot landscaping requirements and the Tree Replacement Schedule includes 9 Honeylocusts for a total of 35 proposed Honeylocust trees. However, the Overall Landscape Schedule and the planting plan shows only thirty (30) of these trees. The plans should be revised to correct this discrepancy.
- C. The Compliance Chart indicates that 8 'Bonfire' Sugar maples are proposed to meet individual lot landscape requirements and the Tree Replacement Schedule includes 9 of these trees for a total of 17 Sugar Maples. However, the Overall Landscape Schedule and the planting plan shows only 15 Sugar Maples. The plans should be revised to correct this discrepancy.
- D. The Tree Replacement Schedule indicates the total number of replacement shade trees proposed as 21. However, the shade tree quantities shown for each species total 28. The plans should be revised to correct this discrepancy.
- E. Three (3) Quercus bicolor in the basin area have not been labeled.
- F. It appears that 7 Douglas Fir have been included in the Overall Landscape Schedule in error, and the chart should be revised to specify Colorado Spruce as shown in the Tree Replacement Schedule and the landscape plan.
- G. One group of 12 Vanhoutte Spiraea has been labeled as 7 shrubs. The plans should be revised to correct this discrepancy.

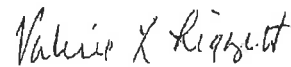
Mr. Lawrence Gregan, Township Manager
Montgomery Retirement Residence
December 16, 2016
Page 5

- H. Sheet 20 has notes indicating that the vegetation within the 20' Screen Buffer areas is to be preserved in perpetuity; a similar note should be provided for the existing vegetation along the eastern property line used to meet screen buffer requirements, and all of these notes should be included in the Record Plan.
- I. The Compliance Chart calculation for parking lot landscaping should be revised to indicate that 94 open air parking spaces are proposed.
- J. A number of shrubs throughout the site have been shown as located directly on top of proposed storm sewer or other utility lines. The plans should be revised to provide a note requiring that any shrubs removed as part of maintenance procedures be replaced in kind.
- K. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

JSG/vll/kam

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
James P. Dougherty, P.E., Gilmore & Associates, Inc.
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
Hawthorn Development LLC
Ronald Klos, P.E., Bohler Engineering
D. Travis North, R.L.A., Bohler Engineering



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AN EMPLOYEE OWNED COMPANY

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August 30, 2016

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: MONTGOMERY RETIREMENT RESIDENCE
PRELIMINARY LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 690
PROJECT NO. 1655306R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary Land Development Plans for the proposed retirement residential community (herein referred to as "Montgomery Retirement Residence,") prepared by Bohler Engineering and dated May 5, 2016. The site is located at 416-418 Doylestown Road opposite the intersection of Doylestown Road and Montgomery Glen Drive and just south of the Pinecrest Golf Club. A portion of the site also has frontage on Bethlehem Pike, and several private access and right-of-way easements cross and adjoin the site.

The site currently consists of three parcels which are proposed to be consolidated and subdivided into two lots. One resulting 10.213-acre lot is intended to contain the proposed land development. This portion of the site currently contains a residential structure, a driveway accessing the site via the Montgomery Glen Drive right-of-way, sanitary and water easements, and wooded areas. The second 1.607-acre lot, which fronts on Bethlehem Pike, is to remain as the location of the existing Christiansen Memorials. It does not appear that any improvements are proposed to this second lot.

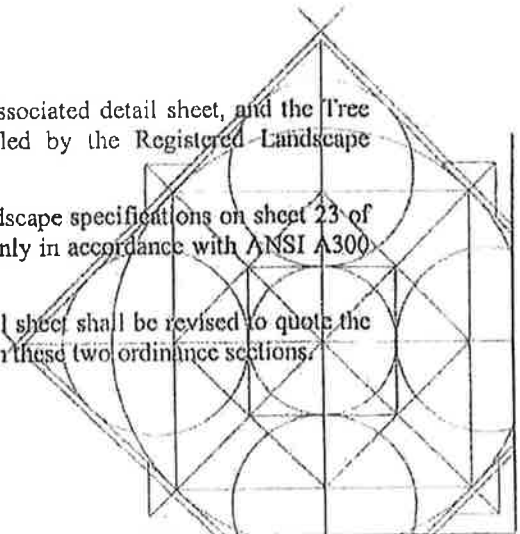
Access to the retirement residential community is proposed via an extension of Montgomery Glen Drive through an existing right-of-way easement. The plan proposes a 144-unit retirement residence, 12 residential cottage units, associated parking, activity areas, an access road, driveways, and stormwater management improvements.

The application has also been submitted for Conditional Use Approval to place a Congregate Care/Independent Senior Living Facility within the BP Business Office and Professional District.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO 205-49.C: The Final Landscape Plans, any associated detail sheet, and the Tree Protection/Removal Plan shall be signed and sealed by the Registered Landscape Architect responsible for preparation of the plans.
- B. SLDO 205-49.F: a note shall be provided in the landscape specifications on sheet 23 of 42 requiring that all plant material shall be pruned only in accordance with ANSI A300 pruning standards.
- C. SLDO 205-49.G and H: notes on the landscape detail sheet shall be revised to quote the guaranty and final inspection requirements as stated in these two ordinance sections.



- D. SLDO 205-49.J: notes shall be provided in the landscape plan and detail sheet demonstrating compliance with the size, species and quality requirements for street trees in this ordinance section.

2. Landscape Plan Requirements

SLDO Section 205-51: The Landscape Plan shall be revised to provide the following information:

- A. Section 2: building setback lines, landscape buffer setbacks, and adjacent zoning districts.
- B. Section 10: the common name of all trees greater than 23" in caliper.
- C. Section 8: the roadway cross section on sheet 36 of 42 shows conduits for gas, phone cable and electric lines. Locations for these conduits along Montgomery Glen Drive and connections to the residential cottage units, as well as the water meter pit adjacent Doylestown Road should be shown in the plans.
- D. Section 11 and 12: height, spread, and any other size and quality requirements for plant types as indicated in SLDO 205-56 Recommended Plant List shall be included in the Overall and Tree Replacement Landscape Schedules.
- E. Section 15: existing steep slopes in excess of 15%.
- F. Section 18: a detailed cost estimate shall be attached to the final landscape plan submission for the preparation of the land development agreement. Unit costs for plant material shall include costs for labor, materials, and guaranty, and shall be so stated on the estimate.

3. Planting Requirements

- A. ZO 230-127.A(8)(a): two square feet of landscaped area is required for each square foot of freestanding sign area. Landscaping has been provided for the proposed monument sign. The plan shall be revised to provide calculations demonstrating compliance with the ordinance requirement.
- B. SLDO 205-52.A(2)(a): street trees shall be provided along both sides of the Montgomery Glen Drive extension.
- C. SLDO 205-52.A(2)(a): street trees are required to be spaced no less than 40' on center and no more than 50' on center. The plan indicates that a waiver is to be requested for the street tree spacing along the access driveway.
- D. SLDO 205-52.B(2)(b): softening buffer areas are to be used for no purpose other than the planting of trees, shrubs and lawn. Sidewalks, stormwater management areas, and utility lines are proposed within several of the 20' softening buffer areas. A waiver is required.
- E. SLDO 205-52.B(2)(d): slopes steeper than 25% are proposed within the required softening buffer areas. A waiver is required.
- F. SLDO 205-52.B(3)(a): eight (8) shade trees along Doylestown Road and seventeen (17) shrubs along Montgomery Glen Drive are proposed to meet softening buffer requirements, but are located farther than 20' from the property line(s.) Softening buffers may be sited on any position of the property, provided approval for the alternate location is obtained from the Board.

- G. SLDO 205-52.B(4)(a): softening buffer calculations for the northeast screening buffer shall be revised to be calculated based on the full 1,285.17' property line.
 - H. SLDO 205-52.B(4)(a): the plans indicate that a waiver is to be requested for 26 shade trees required within the softening buffer along Montgomery Glen Drive.
 - I. SLDO 205-52.B(4)(a): the plans propose to count existing vegetation toward the softening buffer requirements for the South Softening Buffer part 2. However, the vegetation proposed to remain within this area is not adequate to meet the softening buffer landscape requirements. The plan should be revised to demonstrate compliance with the landscape requirements, or a waiver would be required.
 - J. SLDO 205-52.C(2)(a) and Table 2: screen buffers are required between proposed residential uses and adjacent Commercial and BP Business Professional district parcels. Screen buffers must be provided for the proposed residential cottage units along the northern property line adjacent the Pine Street easement and along the southern property line currently labeled as South Softening Buffer part 1.
 - K. SLDO 205-52.C(2)(b): all truck loading, outside storage areas, mechanical equipment and trash receptacles are required to be screened from view from streets and abutting residential areas in accordance with the standards for screen buffer size and type.
 - L. SLDO 205-52.C(3)(b): notes shall be provided requiring that existing vegetation within the 20' screen buffer area used to meet screening buffer requirements shall be preserved in perpetuity.
 - M. SLDO 205-52.D(1)(a) and Table 1: seventeen (17) island shade trees plus eight (8) parking space trees (25 shade trees total) are required to meet parking lot landscape requirements for the retirement facility. Fourteen (14) shade trees are proposed to meet both of these requirements. The plans indicate that a waiver will be required. The Landscape Compliance chart shall be revised so that the fourteen (14) proposed landscape shade trees are not double-counted between the two separate requirements.
 - N. SLDO 205-52.D(1)(a) and Table 1: the calculations for perimeter parking shrubs indicate that two (2) shrubs are provided per space, as opposed to the six (6) required. The calculations and plans shall be revised to demonstrate compliance with the ordinance requirements.
 - O. SLDO 205-52.F(6): the plans shall be revised to provide calculations and landscaping for the five proposed rain gardens in addition to the large basin at the rear of the property.
 - P. SLDO 205-52.G and Table 1: calculation of the individual lot landscaping for the retirement facility appears to be based on only the ground floor area of the proposed building. The gross floor area must include all three floors of the proposed structure. The calculations shall be revised to demonstrate compliance with the ordinance requirements.
 - Q. SLDO 205-52.H: the plans shall be revised to demonstrate compliance with the steep slope landscaping requirements for disturbed areas with slopes in excess of 15%.
4. Preservation, Protection and Replacement of Trees
- A. SLDO 205-53.B: Tree protection fencing has been shown around a portion of the remaining treeline on the site. Due to the extent of the proposed construction and the

limits of disturbance, Tree Protection Fencing must be provided along all proposed treelines around the property perimeter, including areas where clearing is proposed up to the property line but trees are to remain nearby on adjacent properties.

- B. SLDO 205-53.B: Note 8.B under the General Demolition Notes, sheet 2 of 42, and the Sequence of Construction on sheet 27 of 42, shall be revised to specify that tree protection fencing shall be installed, inspected and approved prior to any site disturbance or tree clearing.
- C. SLDO 205-53.B(1) and (2): the root area within the dripline of any tree or group of trees may be encroached upon to a maximum of $\frac{1}{4}$ of the total root area. If encroached by more than $\frac{1}{4}$, the tree will not be considered to be preserved and must be replaced.
- 1) The proposed treeline shall be revised to coincide with the proposed limits of disturbance and NPDES boundary. Trees located within the limit of disturbance as delineated in the plan set shall not be considered to be preserved. These trees must be marked as 'to be removed' and included with the trees to be removed in the tree replacement calculations.
 - 2) Trees that have trunks outside of the LOD but it is clear that more than 25% of the tree's root area will be disturbed shall not be considered preserved. These trees must be marked as 'to be removed' and calculated as such in the tree replacement calculations. These trees are not required to be removed from the site, but for the purposes of calculating tree replacement requirements they may not be considered 'preserved.'
 - 3) A number of trees on adjacent properties will be disturbed more than 25%, and are not considered to be preserved. In addition to including these trees in the tree replacement calculations, notification should be provided to the adjoining neighbors detailing the disturbance to occur to the trees on their property.
 - 4) A note shall be added to the plan indicating that should it become necessary to disturb more than $\frac{1}{4}$ of the total root area of a tree, the tree will no longer be considered to be preserved and must be replaced.
- D. SLDO 205-53.B(3): a note shall be added to the plan demonstrating compliance with this section stating that "at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced."
- E. SLDO 205-52.C(1): the Tree Replacement Calculations and Landscape Compliance Chart state that 60% of trees are permitted to be removed from the 8-23" and 23-48" size categories. This is incorrect, 60% is the required preservation rate. The plans should be revised to demonstrate compliance with the ordinance requirements.
- F. SLDO 205-52.C(1): preservation and replacement requirements for trees 23-48" in caliper are to be calculated based on the total caliper inches of trees in this category. The Tree Replacement Calculations in the plan are based on the total number of trees. The calculations shall be revised to demonstrate compliance with the ordinance requirements.
- G. SLDO 205-52.C(1): the Landscape Compliance Chart indicates that a waiver is to be requested for the provision of 402 replacement shade trees. The tree replacement calculations shall be revised based on the previous comments in this letter to determine

the actual required number of replacement trees in order to determine the scope of the waiver requested.

- H. The Tree Protection During Construction detail on sheet 28 of 42 shall be revised to remove the snow fence wrap around the tree trunk, the purpose of which is to "prevent damage from construction equipment." As construction equipment should not be entering the tree protection zone in the first place it does not appear that this step is necessary, and would likely cause more harm than good to the trees being preserved.

5. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO 205-56: planting types not on the Township recommended plant list may be permitted if they meet the requirements of this ordinance section. Juniperus chinensis 'Sea Green,' and Deutzia gracilis are not included within the Recommended Plant List, but appear to meet the requirements of this ordinance section.
- B. SLDO Appendix C: The Evergreen Tree Planting detail shall be revised to demonstrate compliance with the requirements of the Tree Planting Detail provided in this ordinance section.
- C. SLDO Appendix C: The Landscape Specifications shall be revised to demonstrate compliance with the Planting Standards and Guidelines of this ordinance section.

6. General Comments

- A. SLDO 205-55.A No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
- B. One tree within the basin area has not been labeled.
- C. A number of shrubs throughout the site have been shown as located directly on top of proposed storm sewer or other utility lines. The plans should be revised to ensure that no shrubs are shown as being located directly overtop of utility lines.
- D. One (1) Cornus kousa is proposed to be planted within a circular island in front of the retirement residence. The planting area for the tree appears to be only 7.5' in diameter, and there is a sanitary lateral running through it 4' from the tree. This is not enough planting area for a tree. The plans should be revised to correct these conflicts.
- E. A water meter pit proposed to be located to the northeast of the rain garden adjacent Doylestown Road is missing from the landscape plan. It appears that the pit may conflict with some of the proposed shrubs. The plans should be revised to show the water meter pit and to correct these conflicts.
- F. One honeylocust to the northwest of the retirement residence is shown 7' from a proposed fire hydrant. The plan should be revised to correct this conflict and to provide a minimum of 10' between the tree and the hydrant.
- G. Proposed landscaping to be placed around the monument sign is not aligned with the sign's location. The proposed landscaping should be adjusted.

Mr. Lawrence Gregan, Township Manager
Montgomery Retirement Residence
August 30, 2016
Page 6

- H. One "LB" shrub label along Doylestown Road says two shrubs are proposed, but three are shown.
- I. One "KLE" label along Montgomery Glen Drive says ten shrubs are proposed, but eleven (11) are shown.
- J. The Tree Protection note 5.A on sheet 23 of 42 specify that tree protection fencing is to be installed 15' from the trunk or at the dripline, whichever is greater. The tree protection fencing detail on sheet 28 of 42 specifies a distance of 6' from the trunk. The detail should be revised to be consistent with the 15' distance requirement.
- K. The plans should be revised to provide a note indicating that substantial changes to the approved Landscape Plans must be approved by the Township through plan resubmission. If substantial changes to the landscaping are made without prior approval from the Township, the changes will be rejected upon inspection.
- L. The plans should be revised to provide a note indicating that if a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be forwarded in writing to this office for review.
- M. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,

Judith Stern Goldstein/kam

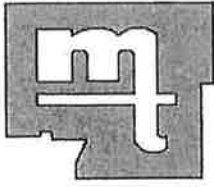
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director

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Ronald Klos, P.E., Bohler Engineering
D. Travis North, R.L.A., Bohler Engineering



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Chairman

DATE: May 18, 2017

RE: Montgomery Retirement Residence
LDS#690

The Planning Commission has reviewed the above land development plan and would like to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township's review agencies.

The motion further recommended that the requested waivers be approved in conjunction with the comments of the Township's consultants.

The questions of the park and recreation fee in lieu and tree replacement fees were deferred to the Board of Supervisors.

AGENDA ITEMS

- *Korean War Memorial*
- *Montgomery Retirement Residence – Doylestown Road*

MONTGOMERY TOWNSHIP PLANNING COMMISSION

May 18, 2017

The May 18, 2017, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jay Glickman at 7:30 p.m. In attendance were Commissioners Michael Lyon, James Rall, Ellen Reynolds, and Andrew Terreri. Commissioners David Fetzer, Steven Krumenacker and Leon McGuire were absent. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of April 20, 2017, were approved as submitted.

There were no public comments.

Korean War Memorial

The first item on the agenda was a presentation of a sketch plan for a Korean War Memorial American-Korean Alliance Peace Park at Montgomery Township. Roy Rodriguez, representing the Shade Tree Commission, Bong Pil Yang, Co-Chair of the Committee, Judy Stern Goldstein, Boucher & James, and Joe Lavelle, architect, were present to discuss this plan. Mr. Rodriguez stated that this memorial would be located by the Memorial Grove at Windlestrae Park. He explained that this was a project of the American Korean Alliance to honor all those who served in the Korean War and those who have served, or are serving presently, on the Korean peninsula. Mr. Rodriguez stated that this has been an ongoing project and that every dollar spent on the memorial will be through fund raising efforts. State Representatives Harper, Stephens and Murt and Congressman Boyle are Co-Chairs of the committee. The Korean Ambassador is also involved in this process. The project is approximately 40% funded. Mr. Rodriguez advised that Ms. Stern Goldstein and Mr. Lavelle have donated their time on this project. The Committee hopes to hold a ceremonial ground breaking on April 1, 2018. Mr. Rodriguez explained that they would be asking for a waiver of land development from the Board of Supervisors. The project was diminimus. There would be no impact on stormwater. They had previously discussed the plan with the Township Engineer, so he was familiar with the project. Mr. Rall asked about the plant material being used. Ms. Stern Goldstein stated that they had very carefully decided on the landscaping. She stated that they had used an hibiscus plant as an ode to the native Korean flower, so that it would be both beautiful and meaningful. Mr. Rodriguez also advised that as part of the fund raising effort, there were memorial bricks which could be purchased to be placed along the walkway. The Planning Commission

felt that this was a wonderful project. A motion was made by Mr. Glickman, seconded by Mr. Rall, to recommend to the Board of Supervisors that this project be granted a waiver of the formal land development process. Motion carried unanimously.

Montgomery Retirement Residence

The next item on the agenda was a discussion of the plan for the Montgomery Retirement Residence. James Garrity, attorney, Ron Klos, engineer, and Mark Lowen, Lenity Architecture, were present for this discussion. Mr. Garrity reminded the Commission members that this plan was for the development of several lots at the intersection of Doylestown Road and Montgomery Glen Drive as a Congregate Care/Independent Senior Living use. He explained that this is permitted in the BP Business Office and Professional District as a conditional use and that they had received this approval in 2016. He stated that the development includes 141 congregate care/independent living senior living unit suites and two manager units in a three-story building, along with associated improvements, such as parking, green space, site amenities and detached garages. Access to the site is from a proposed extension of Montgomery Glen Drive. Mr. Garrity stated that this plan had been revised in response to numerous review letters and meetings with the Township consultants and staff. Chairman Glickman stated that the Commission had previously discussed this plan and therefore did not feel that a detailed discussion was necessary at this time. He asked if there were any issues that remained unresolved from consultants' review letters. Mr. Garrity stated that the applicant will comply with the majority of the comments of the Township consultants. However, there were several waivers which had been requested. The waivers were as follows:

1. Section 92-2.D(2) – the requirement that only two curb cuts be permitted for any single property, tract or lot. Three curb cuts are proposed along Montgomery Glen Drive to allow proper circulation in and around the site. *(The consultants have no objection to this waiver with the Montgomery Glen Drive extension serving only this site. It is recommended that any future driveways on the southern side of Montgomery Glen Drive extension be aligned with proposed driveways for the Montgomery Retirement Residence site to minimize turning conflicts.)*
2. Section 205-18.D(3)(e)- the requirement that bottom slopes of detention basins should not be less than 2%. *(The applicant proposes flat bottom basin as infiltration is anticipated. Additionally, the applicant indicated in the response letter that an underdrain will not be provided. The flat bottom is difficult to build and maintain while providing for dewatering of the basin to prevent mosquito populations. The consultants have no objection to this waiver provided an acceptable, redundant dewatering method is provided in the extent infiltration does not occur as expected. Due to the size of the basin, it is recommended that the applicant provide at least one additional infiltration test within the area of the proposed basin to support the design infiltration rate.)*
3. Section 205-18.D(3)(f) – the requirement that a low flow channel, or equal, shall be provided from each basin inflow pipe to the outflow structure. *(The applicant is proposing to infiltrate stormwater and therefore the channel would be counterintuitive. The consultants have no objection to this waiver.)*
4. Section 205-52.B(2)(b) – the requirement that the buffer area shall be used for no purpose other than planting of trees, shrubs and lawn to meet planting requirements and may include a

wall or fence. Although the required number of shrubs and trees are planted in the softening buffer, a waiver is technically required to allow these features within the softening buffer. *(The consultants have no objection to this waiver.)*

5. Section 205-52.B(2)(d) – the requirement that within the buffer area, no slopes shall be steeper than one foot in height for each four feet in width (slope 25%). Although the required number of shrubs and trees are planted in the softening buffers, a waiver is technically required to allow slopes of 33% within the softening buffer. *(The consultants have no objection to this waiver, provided the requirements of SLDO Section 205-52.H Steep Slope Landscaping are met)*
6. Section 205-52.B(4)(a) – the requirement that four shade trees and eight shrubs shall be included for each 100 feet of property perimeter. This requires 26 shade trees in the softening buffer along Montgomery Glen Drive. Twenty (20) street trees are planted along Montgomery Glen Drive as required per the street tree requirements. There is limited space to plant an additional 26 trees along Montgomery Glen Drive. *(The consultants have no objection to this waiver, provided the required shade trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 26 shade trees are required. 26 Shade Trees x \$350.00 = \$9,100.00)*
7. Section 205-52.C(2)(b) – the requirement that all truck loading, outside storage areas, mechanical equipment and trash receptacles shall be screened from view. Due to site configuration, the loading area facing Montgomery Glen Drive cannot be screened with landscaping or access would be restricted. *(The consultants have no objection to this waiver.)*
8. Section 205-52.G – the requirement for individual lot landscaping. The proposed three-story building would require 86 total trees. The equivalent of 28 trees are provided throughout the site, with limited area to plant the additional 58 trees. *(The consultants have no objection to this waiver, provided the required shade trees are planted elsewhere in the Township or a fee in lieu is provided. An additional 58 trees are required. 58 trees X \$350 = \$20,300)*
9. Section 205-53.C(1) – the requirement for preservation of 60% of trees 8" to 23" in diameter and preservation of 60% of trees 24" to 48" in diameter. The waiver is requested to allow 47.8% of the 8-23" trees to be preserved and 13.7% of the 24-48" trees to be preserved. It should be noted that the site disturbance has been significantly reduced by eliminating the cottages from the site layout. It should also be noted that 43.5% of trees 8-23" are proposed to be preserved, and 11.9% of trees 24-48" are proposed to be disturbed. *(The consultants have no objection to this waiver, provided the deficient replacement trees are planted elsewhere in the township or a fee-in-lieu is provided, as outlined in #10 below.)*
10. Section 205-53.C(4) – the requirement for tree replacement/reforestation procedures. A partial waiver is requested. The replacement of 138 trees is required whereas the equivalent of 52 replacement trees are provided. Although deficient by 86 trees, there is limited areas on-site to add these trees without removing additional trees in the wooded areas in the northwest portion of the site. *(It should be noted that there are actually 186 replacement trees required. 52 replacement trees are proposed on site, leaving the plan deficient by 133 replacement trees. The consultants have no objection to this waiver, provided the required replacement trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 133 replacement trees are required. 133 Replacement Trees x \$275.00 = \$36,575.00.)*

11. Section 205-78.B(1) – the requirement that existing features within 400 feet of any part of the land to be subdivided be shown on the plan. *(The applicant has supplied an aerial that depicts these items. The consultants have no objection to this waiver conditioned upon the applicant supplying any of the information should it be deemed necessary to complete the review.)*
12. Section A237-1 Street Lighting – the requirement for street lights to be placed on Route 202. No street lights currently exist along Route 202 in this area of the site. *(The consultants have no objection to this waiver.)*
13. Section 205-52.F(6)– the requirement for perimeter landscaping around stormwater facilities. A partial waiver is requested. There is sufficient room around the facility that is adjacent to Route 202 to plant the required shrubs; however, there is insufficient room to plant the required 18 shade trees. *(The consultants have no objection to this waiver, provided the plans are revised to include the required thirty-six (36) shrubs around the facility adjacent to Route 202, and the remaining required shade trees are planted elsewhere in the Township or a fee-in-lieu is provided. An additional 18 shade trees are required. 18 Shade Trees x \$350.00 = \$6,300.00)*
14. Section 205-10.D(3) – the requirement for temporary turnarounds to have a minimum radius of 35 feet. Montgomery Glen Drive is proposed as a stub street to allow future extension by others. There is sufficient circulation in and around the site for emergency vehicles to access the property as necessary. *(The consultants have no objection to this waiver for such a low volume private road. The road will essentially function as a driveway for the proposed site which will generate relatively low traffic volume.)*
15. Section 205-10.D(2)(b) – the requirement that any cul-de-sac longer than 500 feet to provide a circular turnaround with a minimum right-of-way radius of 62 feet and an outer paving radius of 50 feet. Montgomery Glen Drive is proposed as a stub street to allow future extension by others. There is sufficient circulation in and around the site for emergency vehicles to access the property as necessary. *(The consultants have no objection to this waiver provided that the following conditions are satisfied: the applicant maintains the street (snow removal, etc., the applicant provides access to abutting properties, the applicant provides signage to the satisfaction of the Township Traffic Engineer, the applicant offers the road for dedication and that the Township Fire Marshal review and approve the plan relative to site access.)*
16. Section 205-52.F(6) – It should be noted that the correct ordinance section that should be referenced for this waiver is Section 205-52.A.(2)(e). A waiver is requested to permit more than 80 foot spaces between trees due to conflicts with sight triangles and driveway widths. *(The consultants have no objection to this waiver.)*

Mr. Garrity advised that the consultants had indicated that they had no objections to these requests. However, there were two items which the applicant would like to discuss: 1) park and recreation fee in lieu; and 2) tree replacement fee in lieu. Chairman Glickman advised that this discussion should be with the Board of Supervisors. The Planning Commission could not make decisions on these items. It was further mentioned that the applicant should meet with the Fire Marshal to discuss his review letter, especially the issue of fire flow. The Fire Marshal had stated that the required fire flow is 1,650 gallons per minute. The last fire hydrant water flow test indicated that the water flow is 1,300 gallons per minute. This needs to be resolved. Mr. Garrity stated that they would discuss this

with the Fire Marshal. A motion was made by Mr. Rall, seconded by Mrs. Reynolds, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township's consultants. The motion further recommended that the requested waivers be approved in conjunction with the comments of the Township's consultants. The questions of the park and recreation fee in lieu and tree replacement fees were deferred to the Board of Supervisors. Motion carried unanimously.

This meeting was adjourned at 8:10 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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610-278-3722
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WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 8, 2016

Mr. Bruce S. Shoupe, Director of Planning/Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #16-0127-002
Plan Name: Proposed Retirement Residential Community (LD/S #690)
(153 units on 11.538 acres)
Situate: Doylestown Road (E)/Montgomery Glen Drive (S)
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced preliminary subdivision and land development plans in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 28, 2016. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Hawthorn Development LLC, proposes to construct 141 age-restricted apartments and 12 age-restricted townhomes on a 10.21 acre area of mostly wooded land. This tract would be subdivided into two lots, with the apartments and townhomes constructed on the 9.831 acres of Lot 1, zoned BP-Business Professional, which permits congregate care and independent senior living as a conditional use. Lot 2, containing the remaining 1.527 acres immediately adjacent to Bethlehem Pike, will remain in its current use and zone of C-Commercial. The County has previously reviewed plans for this site on several occasions, including the zoning district text amendment proposal last addressed on March 4, 2016, the conditional use application addressed on June 3, 2016, and an additional zoning text amendment proposal addressed on June 20, 2016.



RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. We would recommend that any and all comments from previous letters continue to be utilized in the land development process, especially regarding buffering the property from surrounding streets and land uses.

Please note that the review comments and recommendations contained in this report are advisory to the municipality 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.

Sincerely,



Matthew Popek, Transportation Planner
mpopek@montcopa.org – 610-278-3730

- c: Hawthorn Development LLC, Applicant
- Ron Klos, Bohler Engineering, Applicant's Representative
- Lawrence Gregan, Twp. Manager
- Jay Glickman, Chrm., Twp. Planning Commission

Attachments: Aerial Photograph of Site
Overall Site Plan

Aerial: Proposed Retirement Residential Community, Montgomery Township

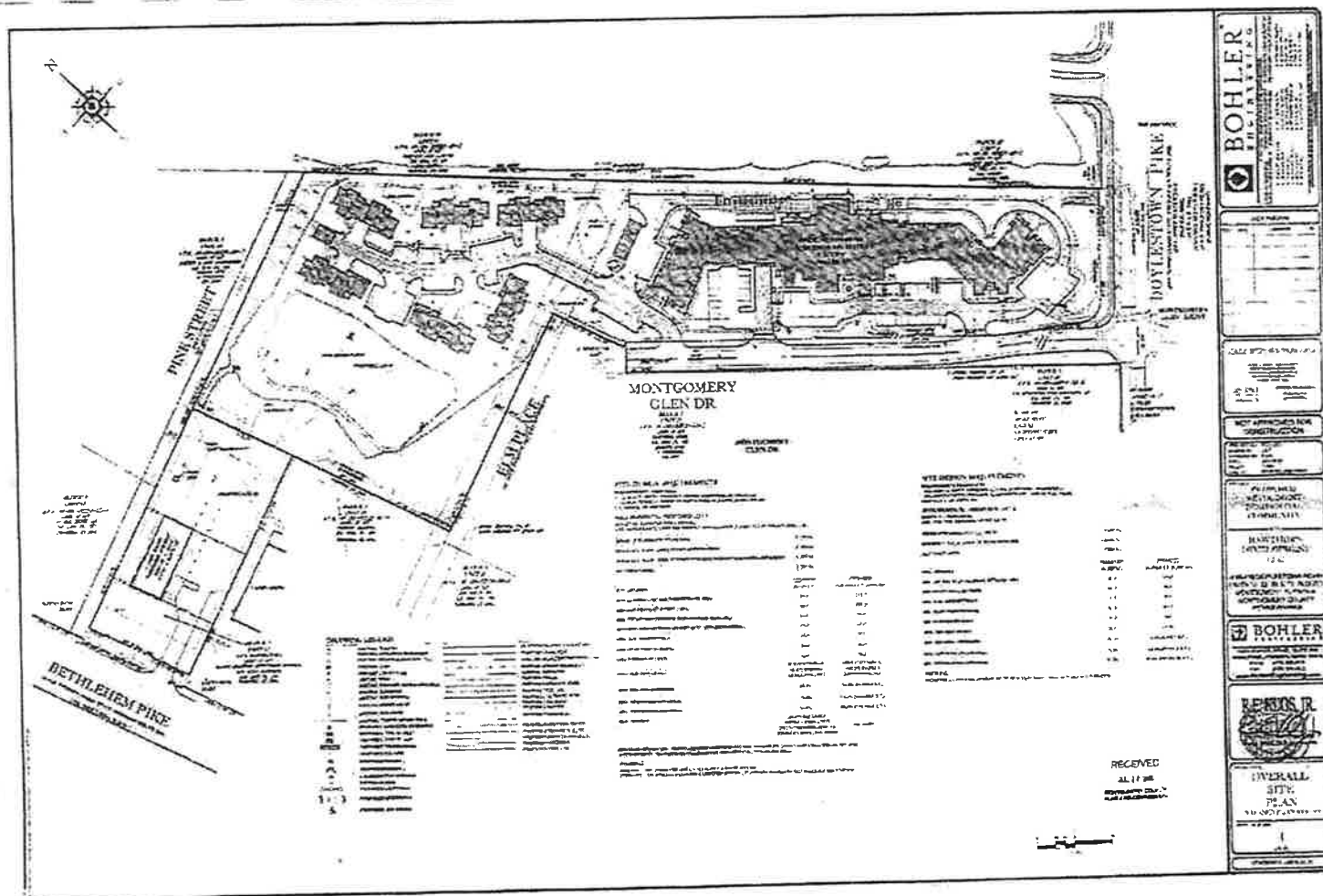


Proposed Retirement
Residential Community
MCPC #160127002

Montgomery
County
Planning
Commission
Municipal & County Offices - Planning Commission
PO Box 311 • Norristown, PA 19380-0311
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Montgomery County Planning Commission



Overall Site Plan: Proposed Retirement Residential Community, Montgomery Township





TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

April 24, 2017

Mr. Bruce S. Shoupe
Township Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

**RE: Montgomery Retirement Residence
Preliminary/Final Land Development Plan Review**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 690
TPD No. MOTO.A.0085

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items:

- Preliminary/Final Land Development Plans prepared by Bohler Engineering, dated May 5, 2016, last revised March 31, 2017;
- Response letter prepared by Bohler Engineering, dated April 3, 2017.

Based on our review, we offer the following comments. For ease of reference, the comments are listed in the same order as our June 20, 2016, August 30, 2016, and December 16, 2016 review letters. Comments that have been addressed are not shown below. For the purposes of this review, Doylestown Pike is considered to be a north-south road and Montgomery Glen Drive is considered an east-west road.

Previous Plan Comments

2. It is our understanding that the proposed Montgomery Glen Drive extension will be offered for dedication to the Township, but will remain a private road until the Township takes possession at some point in the future. Therefore, this comment has been addressed.
6. The following comments pertain to the vehicle circulation plans on Sheet 35:
 - a. The plans indicate that single unit trucks and WB-40 delivery trucks must cross into the oncoming travel lanes on the Montgomery Glen Drive extension, utilizing the entire cartway, to enter the site via the easternmost access. While this will likely

Mr. Bruce S. Shoupe
April 24, 2017
Page 2

not be an issue in the short term since the Montgomery Glen Drive extension will function more as a driveway than a local road, it is a cause for concern for the long term operation of the Montgomery Glen Drive extension which will serve additional properties and may ultimately extend to Bethlehem Pike. The site should be designed to accommodate trucks without the need to encroach into oncoming travel lanes and/or the site should be restricted through proper signing to certain size vehicles which can be accommodated.

- b. It appears that a WB-40 truck will have difficulty turning around in the loading area on the eastern side of the site. The turnaround area should be improved or the eastern side of the site should be limited to single unit deliveries. If the turnaround area can be improved to better accommodate a WB-40 truck, consideration should be given to restricting truck right turn movements into the easternmost access from Montgomery Glen Drive. The trucks should use the westernmost access to turn around and enter the easternmost driveway via a left turn movement from Montgomery Glen Drive.
- c. The purpose of the concrete loading area along the center driveway is unclear. While the truck turning templates do not indicate that tractor trailers will back into this driveway, it appears that they could. In our opinion, trucks should not be permitted to back into or from Montgomery Glen Drive.

8. TPD will defer to the Fire Marshal regarding the need for a secondary/emergency access.

11. TPD will defer to the Township Fire Marshal regarding the adequacy of fire truck access and circulation.

16. Please refer to the waiver section below.

17. The handicap ramps labeled as "Type 1" are "Type 4" ramps and should be relabeled accordingly. All applicable details should be provided in accordance with PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.

Street Lighting Comments

31. The Applicant's engineer indicated in the response letter that the proposed facility will have 24 hour use and, for safety/welfare concerns, all lighting will remain on after 10 P.M. until dawn. Automatic switching devices are to be provided as part of the electrical design to ensure lighting is extinguished during daylight hours.

The lighting plan shall be revised to add a note indicating the automatic switching devices and their operation schedule.

Mr. Bruce S. Shoupe
April 24, 2017
Page 3

According to Montgomery Township's Street Lighting Specifications, Section 1.3.d – Lighting for safety or security or businesses that operate all night require appropriate officer or agents of the Municipality permission. The Applicant shall coordinate with Montgomery Township to obtain approval for lighting to be provided at full intensity after 10 P.M.

32. The Applicant's engineer has indicated that street lighting will not be provided along Montgomery Glen Drive until it is determined that Montgomery Township will accept dedication of the road. Therefore a waiver will be required to not provide street lighting along this proposed section of roadway per Chapter A237-1.A.

If the above discussed waiver is not granted, street lighting shall be installed along Montgomery Glen Drive and appropriate details, as previously requested, shall be included on the plans and Lighting Note No. 12 shall be revised accordingly.

36. The Applicant's engineer has indicated that street lighting will not be provided along Montgomery Glen Drive until it is determined that Montgomery Township will accept dedication of the road. Therefore a waiver will be required to not provide street lighting along this proposed section of roadway per Chapter A237-1.A.

If the above discussed waiver is not granted, street lighting shall be installed along Montgomery Glen Drive and appropriate details, as previously requested, shall be included on the plans and Lighting Note No. 12 shall be revised accordingly.

40. The Applicant's engineer responded that the site lighting will be the responsibility of the owner/operator of the facility and that no street lighting is proposed at this time.

In the future, if street lighting is to be installed along Montgomery Glen Drive, ownership and maintenance responsibility shall be clearly identified and approved by Montgomery Township. Notes shall be added to the lighting plans indicating ownership and maintenance responsibilities of the site and street lighting.

41. A handicap ramp should be provided on the southern end of the sidewalk on the southern corner of the intersection of the westernmost access to Montgomery Glen Drive and the parking lot located adjacent to Basin #1.

New Plan Comments

43. The radius on the southwest corner of the intersection of Doylestown Pike and Montgomery Glen Drive must be increased from 20 feet to 40 feet in accordance with Section 205-10.E(3) of the Montgomery Township Subdivision and Land Development Ordinance.
44. A "No Outlet" sign (W14-2), sized 30" x 30", needs to be provided on Montgomery Glen Drive at the intersection with Doylestown Pike.

Mr. Bruce S. Shoupe

April 24, 2017

Page 4

45. Bollards should be provided between the turnaround area and the building for the loading area on the eastern side of the site.
46. The lane shift taper for the proposed eastbound left turn lane on Montgomery Glen Drive at the intersection with Doylestown Pike is located on a reverse curve. As a result, drivers following the painted taper will be directed into the curb that is also transitioning in this area. The gored area on the western side of the eastern driveway should be maintained at a full 10 foot width through the reverse curve and the lane shift taper should be provided on the tangent section between the center driveway and the eastern driveway.
47. A painted stop bar and "Stop" legend should be provided in front of the western garage at the T-intersection since a "Stop" sign cannot be provided.
48. A "Stop" sign and stop bar should be provided on the eastbound approach to the internal intersection with the easternmost access driveway.
49. The short north-south section of sidewalk on the western corner of the intersection of Montgomery Glen Drive and the westernmost driveway should be removed.
50. A "Dead End" sign (W-14-1) should be provided on Montgomery Glen Drive a minimum of 100 feet in advance of the westernmost driveway facing westbound traffic.

Requested Waivers

TPD offers the following opinions for the waivers from the Montgomery Township Subdivision and Land Development Ordinance pertaining to traffic:

1. *A waiver has been requested from Section 92.D(2) to provide three driveways on Montgomery Glen Drive.*

TPD has no objections to this request at this time with the Montgomery Glen Drive extension serving only this site. It is recommended that any future driveways on the southern side of Montgomery Glen Drive extension be aligned with proposed driveways for the Montgomery Retirement Residence site to minimize turning conflicts.

2. *A waiver has been requested from Section A237- which requires street lights along Route 202.*

TPD supports a waiver of this requirement along Doylestown Pike, as existing lighting is not currently provided along the project site frontage.

Mr. Bruce S. Shoupe
April 24, 2017
Page 5

3. *A waiver has been requested from Section 205-10.D (2) (b) which requires a cul-de-sac or through street for Montgomery Glen Drive.*

It is our understanding that Montgomery Glen Drive will remain a private road unless the Township accepts dedication in the future. In addition, the road will essentially function as a driveway for the proposed site which will generate relatively low traffic volumes. TPD has no objections to the waiver for such a low volume private road.

4. *A waiver has been requested from Section 205-10.D (3) which requires a temporary turnaround for the Montgomery Glen Drive extension.*

It is our understanding that Montgomery Glen Drive will remain a private road unless the Township accepts dedication in the future. In addition, the road will essentially function as a driveway for the proposed site which will generate relatively low traffic volumes. TPD has no objections to the waiver for such a low volume private road.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
James Garrity, Esq., Wisler Pearlstine, LLP
Joseph Platt, P.E., TPD
Frank Falzone, P.E., TPD
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

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April 24, 2017

Mr. Bruce S. Shoupe
Township Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

**RE: Montgomery Retirement Residence
Preliminary/Final Land Development Plan Review**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 690
TPD No. MOTO.A.0085

Dear Bruce:

In our role as Township Traffic Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items pertaining to the PennDOT Highway Occupancy Permit submission for the above-reference project:

- Highway Occupancy Permit plans for Montgomery Township Retirement Residence, dated February 17, 2017, prepared by McMahon Associates, Inc.;
- Traffic Signal Plans for the intersection of Doylestown Road and Montgomery Glen Drive, prepared by McMahon Associates;
- Response letter addressing PennDOT comments, February 17, 2017, prepared by McMahon Associates.

TPD will defer to PennDOT for a detailed review of the Highway Occupancy Permit Plans in order to avoid a duplication of work. However, based on our review of the plans, we offer the following comments:

Signal Plan Comments

We concur with the PennDOT comments. We also have these additional comments related to the traffic signal design:

1. Previously approved designs for this intersection included overhead lane control signing for southbound SR 2202 that we believe this should be included in this project.
2. It does not appear that the intersection will be interconnected with fiber optic cable. Since

Mr. Bruce S. Shoupe
April 24, 2017
Page 2

this intersection is only 1300' from the 5 points intersection and the Bethlehem Pike corridor, we are requesting fiber be included.

HQP Plan Comments

3. As indicated in the land development plan review, the radius on the southwest corner of the intersection of Doylestown Pike and Montgomery Glen Drive must be increased from 20 feet to 40 feet in accordance with Section 205-10.E(3) of the Montgomery Township Subdivision and Land Development Ordinance.
4. As indicated in the land development plan review, the lane shift taper for the proposed eastbound left turn lane on Montgomery Glen Drive at the intersection with Doylestown Pike is located on a reverse curve. As a result, drivers following the painted taper will be directed into the curb that is also transitioning in this area. The gored area on the western side of the eastern driveway should be maintained at a full 10 foot width through the reverse curve and the lane shift taper should be provided on the tangent section between the center driveway and the eastern driveway.
5. As indicated in the land development plan review, a "No Outlet" sign (W14-2), sized 30" x 30", should be provided on Montgomery Glen Drive at the intersection with Doylestown Pike.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Larry Gregan, Township Manager
Marita Stoerle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
James Garrity, Esq., Wisler Pearlstine, LLP
Joseph Platt, P.E., TPD
Bob Stone, TSOS, TQPS, TPD
Eric Hammond, TPD



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December 16, 2016

Mr. Bruce S. Shoupe
Township Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

**RE: Montgomery Retirement Residence
Preliminary Land Development Plan Review**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 690
TPD No. MOTO.A.0085

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items:

- Preliminary Land Development Plans prepared by Bohler Engineering, dated May 5, 2016, last revised October 31, 2016;
- Response letter prepared by Bohler Engineering, dated November 8, 2016.

Based on our review, we offer the following comments. For ease of reference, the comments are listed in the same order as our June 20, 2016 and August 30, 2016 review letters. Comments that have been addressed are not shown below. For the purposes of this review, Doylestown Pike is considered to be a north-south road and Montgomery Glen Drive is considered an east-west road.

Previous Plan Comments

2. The response letter indicates that the Montgomery Glen Drive extension has been designed as a stub street for future extension by the Township. A temporary turnaround with a 35 foot paved radius and 50' right-of-way must be provided in accordance with Section 205-10.D(3) of the Montgomery Township Subdivision and Land Development Ordinance. The Township should be aware that the roadway will not be eligible for liquid fuels funds unless the road is extended to provide an outlet or a paved turnaround with a 40 foot minimum radius is provided. In addition, the alignment for the future Montgomery Glen Extension is unclear. It is recommended that a conceptual plan be prepared showing the future extension of Montgomery Glen Drive to ensure that the proposed basin will not interfere with the alignment.

Mr. Bruce S. Shoupe

December 16, 2016

Page 2

3. The previous TPD review letter indicated that the Montgomery Glen Drive extension exceeds 700 feet in length but Section §205-10.D(2)(b) of the Montgomery Township Subdivision and Land Development Ordinance limits the length of a cul-de-sac to 500 feet. The response letter indicates that this Section is not applicable because the Montgomery Glen Extension is not a cul-de-sac. The Township should determine if this Section applies and/or if a waiver is required.
6. The vehicle circulation plans on Sheet 34 indicate that a WB-40 delivery truck can access the eastern end of the site. However, it is not clear if there is sufficient room for the truck to turn around and exit the site. Additional templates should be provided indicating that the trucks can turn around and exit the site. In addition, a note should be added to the plans indicating that a WB-40 is the largest delivery truck that can be accommodated.
8. TPD will defer to the Fire Marshal regarding the need for a secondary/emergency access.
11. TPD will defer to the Township Fire Marshal regarding the adequacy of fire truck access and circulation.
13. A Highway Occupancy Permit (HOP) will be needed from PennDOT to construct the proposed modifications to the intersection of Doylestown Pike and Montgomery Glen Drive. The Township should be copied on all submissions to PennDOT and the latest TPD review letter should be included in the submission to PennDOT.
14. Handicap ramps should be provided on the northeastern and southwestern corners of the intersection of Doylestown Pike and Montgomery Glen Drive since these crosswalks are being modified.
15. The westernmost driveway on Montgomery Glen Drive has a sharp centerline radius of approximately 28 feet near the intersection with Montgomery Glen Drive. A minimum centerline radius of 50 feet should be provided to accommodate a design speed of 15 mph.
16. A waiver has been requested from Section 92.D(2), of the Montgomery Township Subdivision and Land Development Ordinance to provide three driveways on Montgomery Glen Drive. TPD has no objections to this request at this time with the Montgomery Glen Drive extension serving only this site. However, the future layout and use of Montgomery Glen Drive should be evaluated to determine if three driveways on this site will be compatible with the future uses.
17. The plans should clearly indicate the type of each handicap ramp. All applicable details should be provided in accordance with PennDOT Standards for Roadway Construction, Publication 72M, RC-67M. In our opinion, this comment can be addressed in the Final Plans.
20. The "Ultimate Right-of-Way" line on the northern side of Montgomery Glen Drive should be revised to indicate "Dedicated Right-of-Way".

24. The "Pedestrian Crossing" signs located on the westbound driveway approach near the center driveway serving the three story building should be removed and the westbound approach should be stop-controlled.
26. The length of the parallel parking spaces located in the front of the three story building have been revised to 22 feet for the inner spaces 20 feet for the end spaces per the previous TPD review letter. However, the eastern end of the parallel parking area should be tapered to facilitate access to the end parking space.

Street Lighting Comments

31. Provide the anticipated hours of operation on the plans. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10 P.M. and dawn. For lighting proposed after 10 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose.
 - a. In addition to the note, please indicate the manner in which the 50% minimum reduction will be achieved. The Township would prefer a dimming situation in lieu of an individual light extinguishment to achieve a minimum 50% reduction.
32. Per Chapter A237-1 Streetlighting (Amended by Ordinance #13-276); "Street Lighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors."
 - a. TPD supports the waiver requested of this requirement along Doylestown Pike because existing lighting is not currently provided along the project site frontage.
 - b. Please install street lighting as recommended by the Montgomery Township Street Lighting Specification along the proposed section of Montgomery Glen Drive associated with this Project.
36. Please include typical details as depicted in the Montgomery Township Specification, Section 11. (i.e. typical details should include, but are not limited to; Typical Detail: Base and Junction Box (with or without PECO Service), and Typical Detail: Base/Conduit/Junction Box Interconnection)
40. Please confirm ownership and maintenance responsibility of the site and streetlighting.

New Plan Comments

41. Sidewalk should be provided on the southern corner of the intersection of the westernmost access to Montgomery Glen Drive and the parking lot located adjacent to Basin #1.

Mr. Bruce S. Shoupe
December 16, 2016
Page 4

New Street Lighting Comments

42. The Township reserves the right to conduct a post-installation nighttime inspection to verify compliance with the Township lighting standards. If the inspection reveals a non-conformance to Township standards, the Township shall direct corrective action, which shall be executed by the property owner at no expense to the Township. Remedial action must be completed within thirty (30) days of notification from the Township.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Larry Gegan, Township Manager
Marita Stoerle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
James Garrity, Esq., Wisler Pearlstine, LLP
Joseph Platt, P.E., TPD
Frank Falzone, P.E., TPD
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

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August 30, 2016

Mr. Bruce S. Shoupe
Township Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

**RE: Montgomery Retirement Residence
Preliminary Land Development Plan Review**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 690
TPD No. MOTO.A.0085

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the following items:

- Preliminary Land Development Plans prepared by Bohler Engineering, dated May 5, 2016;
- Transportation Impact Assessment prepared by McMahon Associates, dated May 6, 2016.

Based on our review, we offer the following comments. For ease of reference, the comments are listed in the same order as our June 20, 2016 review letter. Comments that have been addressed are not shown below. For the purposes of this review, Doylestown Pike is considered to be a north-south road and Montgomery Glen Drive is considered an east-west road.

Previous Plan Comments

2. A turnaround/cul-de-sac with a minimum radius of 40 feet must be provided on the Montgomery Glen Drive extension in order for the road to qualify for liquid fuels funds. In addition, §205-10.D(2)(b) of the Montgomery Township Subdivision and Land Development Ordinance requires a paved turnaround with an outer radius of 50 feet.
3. The Montgomery Glen Drive extension exceeds 700 feet in length. However, §205-

Mr. Bruce S. Shoupe
August 30, 2016
Page 2

10.D(2)(b) of the Montgomery Township Subdivision and Land Development Ordinance limits the length of a cul-de-sac to 500 feet.

6. Truck tracking templates have been provided for 30 foot single unit delivery trucks. It appears that delivery vehicles larger than 30 foot single unit delivery trucks will be required to make back-up maneuvers on the Montgomery Glen Drive extension to access the loading area. Truck tracking templates should be provided for WB-62 delivery vehicles or the largest delivery vehicles that will serve the site. The loading areas must be designed to be accessed without backing into a public street in accordance with §205-10.H(6) of the Montgomery Township Subdivision and Land Development Ordinance.
8. The site is served by a single access. The need for a secondary/emergency access should be determined by the Township Fire Marshal.
10. A covered entrance is proposed for the three story building. The clearance height should be specified. If the clearance height is less than 14'-6", it will need to be properly posted. In addition, the covered entrance must provide sufficient clearance to accommodate emergency vehicles, buses, etc.
11. The Township Fire Marshal should review the fire truck templates to ensure that fire trucks can be accommodated where necessary.

New Plan Comments

13. A Highway Occupancy Permit (HOP) will be needed from PennDOT to construct the proposed modifications to the intersection of Doylestown Pike and Montgomery Glen Drive. The Township should be copied on all submissions to PennDOT and the latest TPD review letter should be included in the submission to PennDOT.
14. The pedestrian accommodations for the intersection of Doylestown Pike and Montgomery Glen Drive should be improved to be ADA compliant as indicated in the Transportation Impact Assessment.
15. The westernmost driveway intersects Montgomery Glen Drive with a sharp radius of approximately 37 feet on the driveway and a tangent approaching the intersection of approximately 15 feet from the curbline along Montgomery Glen Drive. While the Township's Ordinances reference PennDOT driveway requirements for driveway intersections which would be more restrictive, in our opinion, the southbound approach of the westernmost driveway at the intersection with Montgomery Glen Drive should be revised to provide a tangent of at least one car length (25 feet) and a minimum centerline radius of 50 to accommodate a design speed of 15 mph.

Mr. Bruce S. Shoupe

August 30, 2016

Page 3

16. Three driveways are proposed to serve the site via access to Montgomery Glen Drive. However, Section 92.D(2), of the Montgomery Township Subdivision and Land Development Ordinance states that no more than two curb cuts may be permitted for any single property.
17. The plans should clearly indicate the type of each handicap ramp. All applicable details should be provided in accordance with PennDOT Standards for Roadway Construction, Publication 72M, RC-67M. In our opinion, this comment can be addressed in the Final Plans.
18. A handicap ramp should be provided at the northern end of the sidewalk terminus at the driveway for Duplex Cottage Unit 8.
19. Four foot wide sidewalk is proposed throughout the project. Therefore, passing spaces for wheelchairs with a minimum dimension of five feet by five feet should be provided at intervals less than 200 feet apart.
20. The right-of-way on the northern side of Montgomery Glen Drive between the easternmost driveway and Doylestown Pike must be revised to be a minimum of five feet beyond the curbline.
21. The following comments pertain to the "Typical Roadway Cross-Section and Paving Detail" on Sheet 36 of 17:
 - a. The sidewalk cross slope should be a maximum of 2% in lieu of 3/8" per foot;
 - b. The detail indicates that Belgian block or granite curb will be provided. The detail should indicate that concrete curb will be provided.
22. The following general notes should be included on the plan:
 - a. "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following standards:
 - i. PennDOT Design Manual 2, Chapter 6.
 - ii. PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.
 - iii. U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."

Mr. Bruce S. Shoupe

August 30, 2016

Page 4

23. Sidewalk should be provided along Montgomery Glen Drive between the proposed sidewalk to the east of the eastern driveway serving the three story building and the center driveway serving the three story building.
24. The "Pedestrian Crossing" signs located on the westbound driveway approach near the dumpster enclosure and on the center driveway serving the three story building should be removed because the approaches are stop-controlled.
25. The "Stop" sign on the eastbound Montgomery Glen Drive approach to the intersection with Doylestown Pike must be removed because the intersection is signalized.
26. The length of the parallel parking spaces located in the front of the three story building must be increased to a minimum of 22 feet for the inner spaces and may remain at 20 feet for the end spaces in accordance with the FHWA publication, "Manual on Uniform Traffic Control Devices." In addition, the eastern end of the parallel parking area should be tapered to facilitate access to the end parking space.
27. The "White Painted Stop Bar Detail" on Sheet 36 should indicate a four inch wide double yellow line adjacent to the stop bar in lieu of a four inch wide single yellow line. The minimum length of the line should be 25 feet which represents the length of one vehicle.
28. Curb end tapers should be clearly shown and labeled on the duplex cottage driveways.

Street Lighting Comments

29. Please coordinate luminaire placement at the signalized intersection of Montgomery Glen Drive and Doylestown Pike (SR 0202) via the Traffic Signal submission/review process with PennDOT.
30. Revise the lighting plan to include the following note: "The Developer shall be responsible for contacting the Lighting Consultant/Inspector for Montgomery Township at least 48 hours prior to the start of any site electric work. The Township's Lighting Consultant/Inspector must be contacted during both "rough" and "final" stages of construction. The Township's Consultant/Inspector must be given the opportunity to observe open trench and conduit prior to backfill. The Township's Consultant/Inspector shall also be contacted again at completion of site electrical construction (i.e. Final). The Developer shall make arrangements for the necessary electrical inspections at both phases of construction and provide evidence of same to Township."
31. Provide the anticipated hours of operation on the plans. As stated in The Montgomery Township Street Lighting Specifications, lighting for commercial, industrial, public recreational, and institutional applications shall be controlled by automatic switching

Mr. Bruce S. Shoupe
August 30, 2016
Page 5

devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10 P.M. and dawn. For lighting proposed after 10 P.M., or after normal hours of operation, the lighting shall be reduced by at least 50% from then until dawn, unless supporting a specific purpose.

- In addition to the note, please indicate the manner in which the 50% minimum reduction will be achieved. The Township would prefer a dimming situation in lieu of an individual light extinguishment to achieve a minimum 50% reduction.

32. Per Chapter A237-1 Streetlighting (Amended by Ordinance #13-276); "Street Lighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer, unless specifically waived by the Board of Supervisors."

- TPD would support a waiver of this requirement along Doylestown Pike (SR 0202), as existing lighting is not currently provided along the project site frontage.
- Please install street lighting as recommended by the Montgomery Township Street Lighting Specification along the proposed section of Montgomery Glen Drive associated with this Project.

33. Please revise the included lighting plan to indicate or delineate the limits of each calculation area within the "Calculation Summary".

34. The "Recommended Maintained Illuminance Values for Parking Lots," according to the IES RP-20-14 (Table 2), indicates a Minimum Horizontal Illuminance of 0.5 fc and a Uniformity Ratios of 15:1 (Max:Min) and 4:1 (Avg:Min). Please verify the calculation areas and/or reconfigure lighting design to achieve these recommended values.

35. Please add a note to the lighting plan indicating that all street lighting to be installed per Montgomery Township Street Lighting Specification.

36. Please include typical details as depicted in the Montgomery Township Specification, Section 11. (i.e. typical details should include, but are not limited to; Typical Detail: Base and Junction Box (with or without PECO Service), and Typical Detail: Base/Conduit/Junction Box Interconnection)

37. All outside lighting, including sign lighting, shall be arranged, designed and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights.

38. Where site lighting fixtures are proposed within pedestrian walkways, confirm that

Mr. Bruce S. Shoupe
August 30, 2016
Page 6

minimum Pedestrian Access Route widths are provided per the latest ADA standards.

39. Verify that the proposed lighting locations are situated such that interference from the proposed landscaping does not result in an inefficient design.

40. Please confirm ownership and maintenance responsibility of the site and streetlighting.

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
James Garrity, Esq., Wisler Pearlstine, LLP
Joseph Platt, P.E., TPD
Frank Falzone, P.E., TPD
Eric Hammond, TPD

**ZONING ORDINANCE
PLAN REVIEW
Hawthorn Development LLC**

DATE: September 8, 2016

PLAN REVIEW – Hawthorn Development – 408 Doylestown Road
LD/S # 690 – Preliminary Approval

DEVELOPMENT NAME: Hawthorn Development
LOCATION: 408 Doylestown Road LOT NUMBER & SUBDIVISION: Proposed 5
ZONING DISTRICT: BP – Business Professional
PROPOSED USE: Congregate Care Living
ZONING HEARING BOARD APPROVAL REQUIRED? NO
CONDITIONAL USE APPROVAL REQUIRED? YES - GRANTED

| | Proposed Lot 1 | Required | Approved | Not Approved | WAIVER |
|----------------------|----------------|------------------|----------|--------------|--------|
| USE | Residential | | X | | |
| HEIGHT | Max 40 ft. | Max 40 ft. | | | |
| LOT SIZE | 9.831 acre | 20,000+ | X | | |
| SETBACKS | | | | | |
| FRONT | 35.3 ft. | 35 ft. | X | | |
| SIDES | 20.1 ft. | 20 ft. | X | | |
| 2 nd SIDE | 77.2 ft. | 40 ft. | | | |
| REAR | 20 ft. | 59.2 ft. | X | | |
| BUFFERS | | | | | |
| SOFTENING | ???? | 20 ft. Perimeter | ? | | |
| SCREENING | ???? | 20 ft. Perimeter | ? | | |
| BUILDING COVERAGE | Max 19.8% | Max 25% | X | | |
| IMPERVIOUS COVERAGE | Max 42% | Max 75% | X | | |
| GREEN AREA | 58.0% | Min 25% | X | | |

| | Proposed Lot 2 | Required | Approved | Not Approved | WAIVER |
|----------------------|-----------------------|------------|----------|--------------|--------|
| USE | Commercial | | X | | |
| HEIGHT | 13.0 +/- ft. existing | Max 35 ft. | | | |
| LOT SIZE | 1.527 acre | 25,000+ | X | | |
| SETBACKS | | | | | |
| FRONT | 88.0 ft. | 60.0 ft. | X | | |
| SIDES | 31.4 ft. | 10.0 ft. | X | | |
| 2 nd SIDE | 92.9 ft. | 10.0 ft. | | | |
| REAR | 171.0 ft. | 40.0 ft. | X | | |

| | | | | | |
|---------------------|----------------|------------------|---|--|--|
| BUFFERS | | | | | |
| SOFTENING | ???? | 20 ft. Perimeter | ? | | |
| SCREENING | ???? | 20 ft. Perimeter | ? | | |
| BUILDING COVERAGE | Existing 9.2% | Max 20% | X | | |
| IMPERVIOUS COVERAGE | Existing 43.0% | Max 75% | X | | |
| GREEN AREA | Existing 57.0% | Min 25% | X | | |

ADDITIONAL COMMENTS

Based on my review the following items do not appear to comply with Township code. Upon further development of the plans, additional comments may become apparent.

- The proposed plan shows a subdivision of 697 Bethlehem Pike – Tecco Associates, but a subdivision application has not been submitted. Please clarify.
- The signature sheet must be on the Record page to be recorded at the Montgomery County Recorder of Deeds.
- PADEP Act 537, approved sewage facilities planning module approval is required prior to recording of subdivision plan.
- Please clarify note on page 3 of 42 of the plan set “area to be dedicated per “Plan Book 15 page 23”.
- Please clarify page 4 of 42 gross acreage 10.231 acres and net 9.831 acres. States density is based on 11.820 acres. Maximum density is 20 units per acre which would be 205 units inclusive of manager’s apartments.
- I defer to the Township Engineers review concerning the discharge of storm water management onto property owned by others (697 Bethlehem Pike). Please clarify if receiving basins on Pinecrest Golf Course were evaluated for the storm water being discharged into the existing storm water piping on Doylestown Road.
- A highway occupancy permit for storm water management facilities agreement will be required for any work within a state highway right of way.
- All waivers must be submitted in writing listing all code section and reasoning for waiver request.
- Under site design requirements for Lot 1 the use of the word condominiums is now being used, please clarify.
- Please clarify if the rear yard landscaping and screening buffering on lot #1 is in compliance with the C-Commercial District abutting a residential use.
- I defer to Landscape Consultant for verification of landscaping requirements.
- Verify that the height of entrance feature at the front of the building that it does not cause conflict with Fire Departments aerial fire apparatus.



 ZONING OFFICER



 DATE



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Montgomery Township Board of Supervisors
Marita Stoerrle, Development Coordinator

From: J. Scott Bendig, Chief of Police *JSB*

Date: July 29, 2016

Re: LD/S #: 690
Doylestown Road
Date of Plan: 5/5/16

A review of the above referenced subdivision/land development has been conducted on this date. There are no areas of concern to the police department at this time.

Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues or concerns.

KENNETH AMEY, AICP
professional land planner

December 16, 2016

(via e-mail)

Lawrence J. Gregan, Township Manager
MONTGOMERY TOWNSHIP
1001 Stump Road
Montgomeryville, PA 18936

Re: Subdivision/Land Development Application
Hawthorn Development LLC
Doylestown Road
Township File #LD/S 690

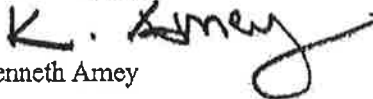
Dear Mr. Gregan:

I have reviewed the revised plans and response letter dated November 8, 2016, prepared by Ron Klos, PE, of Bohler Engineering.

The plans have been modified to show a total of 143 units in a three story building, and the zoning compliance table has been revised as requested in my letter of September 1, 2016. At this point, all of my comments have been satisfactorily addressed.

Please let me know if there are any questions.

Very truly yours,


Kenneth Amey

cc: Bruce S. Shoupe, Township Director of Planning and Zoning
Marita Stoerle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
James P. Dougherty, PE, Township Engineer
Frank Bartle, Esq., Township Solicitor
Kevin Johnson, PE, Township Traffic Engineer
Judith Stern Goldstein, ASLA, Township Landscape Architect
James Garrity, Esq.
Ron Klos, PE

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

KENNETH AMEY, AICP
professional land planner

September 1, 2016

(via e-mail)

Lawrence J. Gregan, Township Manager
MONTGOMERY TOWNSHIP
1001 Stump Road
Montgomeryville, PA 18936

Re: Subdivision/Land Development Application
Hawthorn Development LLC
Doylestown Road
Township File #LD/S 690

Dear Mr. Gregan:

I am in receipt of a subdivision/land development application for the Montgomery Retirement Residence Community at 416-418 Doylestown Road, located opposite the intersection of Doylestown Road and Montgomery Glen Drive. Plans submitted with the application were prepared by Bohler Engineering and are dated May 5, 2016, with no revisions noted. The property to be developed is zoned BP Business and Professional District, is 10.213 acres in area and is designated as Lot #1. Lot #2 is zoned C Commercial and is 1.607 acres in area; no further development is proposed for Lot #2.

The plans depict a development of 153 retirement apartments and cottages on Lot #1, including two apartments for resident managers. Also shown are parking and circulation areas, outdoor activity areas and stormwater management facilities. Planning related issues were handled during the conditional use approval; however, the following comments should be addressed on the land development plans:

1. The 141 unit retirement residence building is labeled Phase I on the plan and the 12 carriage houses are labeled Phase II. It is not clear if the intention is to have a phased land development approval or if the phasing designation is just for construction sequencing. This should be clarified.
2. The zoning table on sheet 4 of 42 shows the minimum lot area for congregate care/independent senior living incorrectly. The minimum lot area for this use is 4 acres (174,240 square feet).

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

3. Allowable density is not calculated properly. The gross area of Lot #1 is 10.213 acres, which results in a maximum unit count of 207.
($10.213 \times 20 = 205 + 2 = 207$)

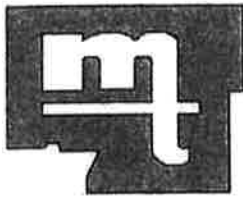
Please let me know if there are any questions.

Very truly yours,



Kenneth Amey

cc: Bruce S. Shoupe, Township Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
James P. Dougherty, PE, Township Engineer
Frank Bartle, Esq., Township Solicitor
Kevin Johnson, PE, Township Traffic Engineer
Judith Stern Goldstein, ASLA, Township Landscape Architect
James Garrity, Esq.
Ron Klos, PE



**MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES**
1001 STUMP ROAD
MONTGOMERYVILLE, PA 1 18936-9605
Telephone: 215-393-6935 • Fax: 215-699-1560
email: rlesniak@montgomerytwp.org
www.montgomerytwp.org

RICHARD M. LESNIAK
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393-6936

May 18, 2017

Bruce Shoupe
Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Montgomery Retirement Residence

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: Montgomery Retirement Residence.

Using the 2009 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.
Exception: The *fire code official* is authorized to increase the dimensions of 150 feet (45720 mm) where:
 1. The building is equipped throughout with an *approved* automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
 3. There are not more than two Group R-3 or Group-U occupancies.

Comment: The applicant must demonstrate that the fire apparatus access road extends to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Shown on plans last revised March 31, 2017

2. **D106.1 Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1, or 903.3.1.2.
Comment: The proposed development includes 153 dwelling units which requires two separate and approved fire apparatus access roads.

The applicant indicates on the plans last revised on March 31, 2017 that there will be 141 sleeping units and two manager units. A sleeping unit, as defined by the 2009 International Fire Code, is "a room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a *dwelling unit* are not sleeping units." Therefore, a second fire apparatus access road is not required.

3. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
Comment: The roadways leading to the rear of the building do not meet the dimensional requirements as set forth in the code and, therefore, are not considered fire apparatus access roads.

Shown on plans last revised March 31, 2017

4. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
Comment: The vehicle circulation plan submitted by the applicant shows, in several locations, that fire apparatus will be forced to go off of the macadam in order to access portions of the building. The plans shall be revised to allow fire apparatus to remain on the macadam while traveling throughout the site.

Shown on plans last revised March 31, 2017

5. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
- D103.6.1 - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - D103.6.2 - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

Comment: Applicant shall install No Parking – Fire Lane signs as prescribed above.

Additional No Parking – Fire Lane signs shall be placed in the area of the loading dock.

6. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 05. Inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.
Comment: Street address numbers shall be provided on building as directed by the Fire Marshal's Office.

7. **912.0 Fire Department Connection(s).** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. A fire hydrant shall be located within 100 feet of Fire Department connection.

Comment: To ensure efficient and effective operations during an emergency, the Fire Department requests the Fire Department Connection be installed as per the attached drawing.

Shown on plans last revised March 31, 2017

8. **B105.2 Buildings other than one-and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.
Exception: A reduction in required fire-flow of up to 75 percent, as *approved*, allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

Comment: The architect should verify the construction type and square footage to determine the required fire-flow. In addition, the applicant should provide a recent water flow test to confirm the required fire-flow is available to this property.

The applicant provided documentation indicating that the required fire flow is 6,500 gallons per minute. With the 75% reduction for the automatic sprinkler system, the required fire flow requirement is 1,650 gallons per minute. On December 12, 2016, Anchor Fire Protection performed a fire hydrant water flow test to determine the available fire flow for this development. Based on the results of their test, there is 1,300 gallons per minute available.

9. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

Comment: According to the site design requirements on sheet 4, the retirement residence building is forty (40) feet in height. The applicant is required to provide an approved fire apparatus access road capable of accommodating fire department aerial apparatus.

Shown on plans last revised March 31, 2017

10. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.

Comment: The roadways leading to the rear of the building do not meet the dimensional requirements as set forth in the code and, therefore, are not considered fire apparatus access roads. The plans shall be revised to provide an aerial fire apparatus access road.

Shown on plans last revised March 31, 2017

Bruce Shoupe
May 18, 2017
Page 4

GENERAL COMMENTS

11. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
12. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.
13. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.
14. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

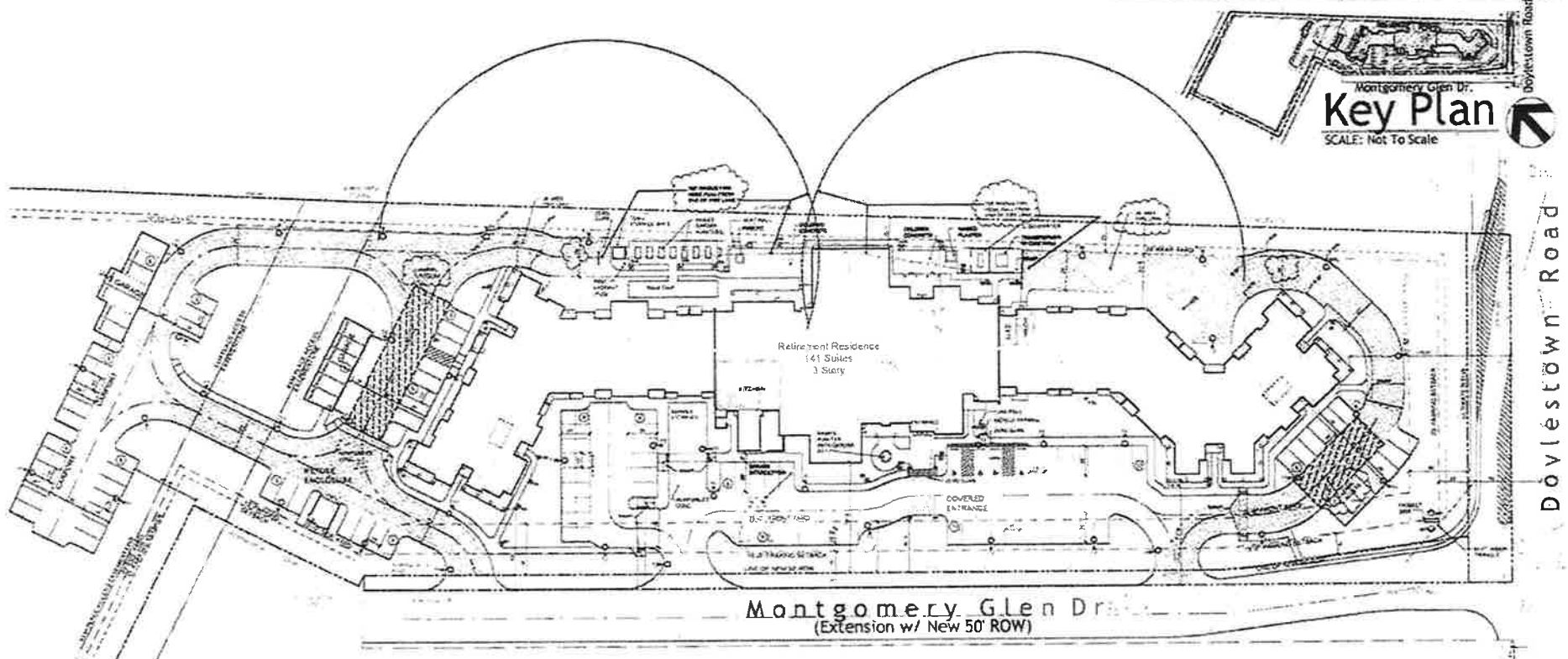
Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Richard M. Lesniak
Director of Fire Services

Montgomery Township



Montgomery Glen Dr.
Key Plan
SCALE: Not To Scale

Montgomery Glen Dr.
(Extension w/ New 50' ROW)

Dowlstown Road



Preliminary Site Plan

DATE: Jan. 19, 2016
SCALE: 1" = 30'-0"
0 15 30 60 90



Montgomery Township Retirement Residence

Montgomery County, PA



**TABLE D101
MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS***

| Type IA and IB ¹ 0-22,700 | FIRE FLOW CALCULATION AREA (square feet) | | | | FIRE FLOW (gallons per minute) | FLOW DURATION (hours) |
|---|--|---|---|----------------------------------|--------------------------------------|-----------------------------|
| | Type IA and IB ¹ 0-12,700 | Type IV and V-A ² 0-8,200 | Type III and IB ² 0-5,900 | Type V-B ³ 0-1,600 | | |
| 22,701-30,200 | 12,701-17,000 | 8,201-10,900 | 5,901-7,000 | 3,601-4,800 | 1,500 | 1.500 |
| 30,201-48,700 | 17,001-21,300 | 10,901-12,900 | 7,001-8,000 | 4,801-6,200 | 2,000 | 2.000 |
| 48,701-68,000 | 21,301-24,700 | 12,901-17,400 | 8,001-12,600 | 6,201-7,700 | 2,500 | 2.500 |
| 68,001-89,000 | 24,701-31,200 | 17,401-23,500 | 12,601-18,100 | 7,701-9,400 | 3,000 | 3.000 |
| 89,001-112,700 | 31,201-39,700 | 23,501-31,000 | 18,101-25,000 | 9,401-11,300 | 3,500 | 3.500 |
| 112,701-138,000 | 39,701-49,000 | 31,001-40,100 | 25,001-33,000 | 11,301-13,700 | 4,000 | 4.000 |
| 138,001-164,000 | 49,001-59,000 | 40,101-50,000 | 33,001-42,000 | 13,701-16,600 | 4,500 | 4.500 |
| 164,001-191,000 | 59,001-69,000 | 50,001-60,000 | 42,001-51,000 | 16,601-20,000 | 5,000 | 5.000 |
| 191,001-219,000 | 69,001-80,000 | 60,001-70,000 | 51,001-60,000 | 20,001-23,800 | 5,500 | 5.500 |
| 219,001-248,000 | 80,001-92,000 | 70,001-80,000 | 60,001-69,000 | 23,801-28,000 | 6,000 | 6.000 |
| 248,001-278,000 | 92,001-105,000 | 80,001-90,000 | 69,001-78,000 | 28,001-32,500 | 6,500 | 6.500 |
| 278,001-309,000 | 105,001-119,000 | 90,001-100,000 | 78,001-87,000 | 32,501-37,000 | 7,000 | 7.000 |
| 309,001-341,000 | 119,001-134,000 | 100,001-110,000 | 87,001-96,000 | 37,001-41,500 | 7,500 | 7.500 |
| 341,001-374,000 | 134,001-150,000 | 110,001-120,000 | 96,001-105,000 | 41,501-46,000 | 8,000 | 8.000 |
| 374,001-408,000 | 150,001-167,000 | 120,001-130,000 | 105,001-114,000 | 46,001-50,500 | 8,500 | 8.500 |
| 408,001-443,000 | 167,001-185,000 | 130,001-140,000 | 114,001-123,000 | 50,501-55,000 | 9,000 | 9.000 |
| 443,001-479,000 | 185,001-204,000 | 140,001-150,000 | 123,001-132,000 | 55,001-59,500 | 9,500 | 9.500 |
| 479,001-516,000 | 204,001-224,000 | 150,001-160,000 | 132,001-141,000 | 59,501-64,000 | 10,000 | 10.000 |
| 516,001-554,000 | 224,001-245,000 | 160,001-170,000 | 141,001-150,000 | 64,001-68,500 | 10,500 | 10.500 |
| 554,001-593,000 | 245,001-267,000 | 170,001-180,000 | 150,001-159,000 | 68,501-73,000 | 11,000 | 11.000 |
| 593,001-633,000 | 267,001-290,000 | 180,001-190,000 | 159,001-168,000 | 73,001-77,500 | 11,500 | 11.500 |
| 633,001-674,000 | 290,001-314,000 | 190,001-200,000 | 168,001-177,000 | 77,501-82,000 | 12,000 | 12.000 |
| 674,001-716,000 | 314,001-339,000 | 200,001-210,000 | 177,001-186,000 | 82,001-86,500 | 12,500 | 12.500 |
| 716,001-759,000 | 339,001-365,000 | 210,001-220,000 | 186,001-195,000 | 86,501-91,000 | 13,000 | 13.000 |
| 759,001-803,000 | 365,001-392,000 | 220,001-230,000 | 195,001-204,000 | 91,001-95,500 | 13,500 | 13.500 |
| 803,001-848,000 | 392,001-420,000 | 230,001-240,000 | 204,001-213,000 | 95,501-100,000 | 14,000 | 14.000 |
| 848,001-894,000 | 420,001-449,000 | 240,001-250,000 | 213,001-222,000 | 100,001-104,500 | 14,500 | 14.500 |
| 894,001-941,000 | 449,001-479,000 | 250,001-260,000 | 222,001-231,000 | 104,501-109,000 | 15,000 | 15.000 |
| 941,001-989,000 | 479,001-510,000 | 260,001-270,000 | 231,001-240,000 | 109,001-113,500 | 15,500 | 15.500 |
| 989,001-1,038,000 | 510,001-542,000 | 270,001-280,000 | 240,001-249,000 | 113,501-118,000 | 16,000 | 16.000 |
| 1,038,001-1,088,000 | 542,001-575,000 | 280,001-290,000 | 249,001-258,000 | 118,001-122,500 | 16,500 | 16.500 |
| 1,088,001-1,139,000 | 575,001-609,000 | 290,001-300,000 | 258,001-267,000 | 122,501-127,000 | 17,000 | 17.000 |
| 1,139,001-1,191,000 | 609,001-644,000 | 300,001-310,000 | 267,001-276,000 | 127,001-131,500 | 17,500 | 17.500 |
| 1,191,001-1,244,000 | 644,001-680,000 | 310,001-320,000 | 276,001-285,000 | 131,501-136,000 | 18,000 | 18.000 |
| 1,244,001-1,298,000 | 680,001-717,000 | 320,001-330,000 | 285,001-294,000 | 136,001-140,500 | 18,500 | 18.500 |
| 1,298,001-1,353,000 | 717,001-755,000 | 330,001-340,000 | 294,001-303,000 | 140,501-145,000 | 19,000 | 19.000 |
| 1,353,001-1,409,000 | 755,001-794,000 | 340,001-350,000 | 303,001-312,000 | 145,001-149,500 | 19,500 | 19.500 |
| 1,409,001-1,466,000 | 794,001-834,000 | 350,001-360,000 | 312,001-321,000 | 149,501-154,000 | 20,000 | 20.000 |
| 1,466,001-1,524,000 | 834,001-875,000 | 360,001-370,000 | 321,001-330,000 | 154,001-158,500 | 20,500 | 20.500 |
| 1,524,001-1,583,000 | 875,001-917,000 | 370,001-380,000 | 330,001-339,000 | 158,501-163,000 | 21,000 | 21.000 |
| 1,583,001-1,643,000 | 917,001-960,000 | 380,001-390,000 | 339,001-348,000 | 163,001-167,500 | 21,500 | 21.500 |
| 1,643,001-1,704,000 | 960,001-1,004,000 | 390,001-400,000 | 348,001-357,000 | 167,501-172,000 | 22,000 | 22.000 |
| 1,704,001-1,766,000 | 1,004,001-1,049,000 | 400,001-410,000 | 357,001-366,000 | 172,001-176,500 | 22,500 | 22.500 |
| 1,766,001-1,829,000 | 1,049,001-1,095,000 | 410,001-420,000 | 366,001-375,000 | 176,501-181,000 | 23,000 | 23.000 |
| 1,829,001-1,893,000 | 1,095,001-1,142,000 | 420,001-430,000 | 375,001-384,000 | 181,001-185,500 | 23,500 | 23.500 |
| 1,893,001-1,958,000 | 1,142,001-1,190,000 | 430,001-440,000 | 384,001-393,000 | 185,501-190,000 | 24,000 | 24.000 |
| 1,958,001-2,024,000 | 1,190,001-1,239,000 | 440,001-450,000 | 393,001-402,000 | 190,001-194,500 | 24,500 | 24.500 |
| 2,024,001-2,091,000 | 1,239,001-1,289,000 | 450,001-460,000 | 402,001-411,000 | 194,501-199,000 | 25,000 | 25.000 |
| 2,091,001-2,160,000 | 1,289,001-1,340,000 | 460,001-470,000 | 411,001-420,000 | 199,001-203,500 | 25,500 | 25.500 |
| 2,160,001-2,231,000 | 1,340,001-1,392,000 | 470,001-480,000 | 420,001-429,000 | 203,501-208,000 | 26,000 | 26.000 |
| 2,231,001-2,304,000 | 1,392,001-1,445,000 | 480,001-490,000 | 429,001-438,000 | 208,001-212,500 | 26,500 | 26.500 |
| 2,304,001-2,378,000 | 1,445,001-1,500,000 | 490,001-500,000 | 438,001-447,000 | 212,501-217,000 | 27,000 | 27.000 |
| 2,378,001-2,454,000 | 1,500,001-1,556,000 | 500,001-510,000 | 447,001-456,000 | 217,001-221,500 | 27,500 | 27.500 |
| 2,454,001-2,531,000 | 1,556,001-1,613,000 | 510,001-520,000 | 456,001-465,000 | 221,501-226,000 | 28,000 | 28.000 |
| 2,531,001-2,610,000 | 1,613,001-1,671,000 | 520,001-530,000 | 465,001-474,000 | 226,001-230,500 | 28,500 | 28.500 |
| 2,610,001-2,691,000 | 1,671,001-1,730,000 | 530,001-540,000 | 474,001-483,000 | 230,501-235,000 | 29,000 | 29.000 |
| 2,691,001-2,774,000 | 1,730,001-1,790,000 | 540,001-550,000 | 483,001-492,000 | 235,001-239,500 | 29,500 | 29.500 |
| 2,774,001-2,859,000 | 1,790,001-1,851,000 | 550,001-560,000 | 492,001-501,000 | 239,501-244,000 | 30,000 | 30.000 |
| 2,859,001-2,946,000 | 1,851,001-1,913,000 | 560,001-570,000 | 501,001-510,000 | 244,001-248,500 | 30,500 | 30.500 |
| 2,946,001-3,035,000 | 1,913,001-1,976,000 | 570,001-580,000 | 510,001-519,000 | 248,501-253,000 | 31,000 | 31.000 |
| 3,035,001-3,126,000 | 1,976,001-2,040,000 | 580,001-590,000 | 519,001-528,000 | 253,001-257,500 | 31,500 | 31.500 |
| 3,126,001-3,219,000 | 2,040,001-2,105,000 | 590,001-600,000 | 528,001-537,000 | 257,501-262,000 | 32,000 | 32.000 |
| 3,219,001-3,314,000 | 2,105,001-2,171,000 | 600,001-610,000 | 537,001-546,000 | 262,001-266,500 | 32,500 | 32.500 |
| 3,314,001-3,411,000 | 2,171,001-2,238,000 | 610,001-620,000 | 546,001-555,000 | 266,501-271,000 | 33,000 | 33.000 |
| 3,411,001-3,510,000 | 2,238,001-2,306,000 | 620,001-630,000 | 555,001-564,000 | 271,001-275,500 | 33,500 | 33.500 |
| 3,510,001-3,611,000 | 2,306,001-2,375,000 | 630,001-640,000 | 564,001-573,000 | 275,501-280,000 | 34,000 | 34.000 |
| 3,611,001-3,714,000 | 2,375,001-2,445,000 | 640,001-650,000 | 573,001-582,000 | 280,001-284,500 | 34,500 | 34.500 |
| 3,714,001-3,819,000 | 2,445,001-2,516,000 | 650,001-660,000 | 582,001-591,000 | 284,501-289,000 | 35,000 | 35.000 |
| 3,819,001-3,926,000 | 2,516,001-2,588,000 | 660,001-670,000 | 591,001-600,000 | 289,001-293,500 | 35,500 | 35.500 |
| 3,926,001-4,035,000 | 2,588,001-2,661,000 | 670,001-680,000 | 600,001-609,000 | 293,501-298,000 | 36,000 | 36.000 |
| 4,035,001-4,146,000 | 2,661,001-2,735,000 | 680,001-690,000 | 609,001-618,000 | 298,001-302,500 | 36,500 | 36.500 |
| 4,146,001-4,259,000 | 2,735,001-2,810,000 | 690,001-700,000 | 618,001-627,000 | 302,501-307,000 | 37,000 | 37.000 |
| 4,259,001-4,374,000 | 2,810,001-2,886,000 | 700,001-710,000 | 627,001-636,000 | 307,001-311,500 | 37,500 | 37.500 |
| 4,374,001-4,491,000 | 2,886,001-2,963,000 | 710,001-720,000 | 636,001-645,000 | 311,501-316,000 | 38,000 | 38.000 |
| 4,491,001-4,610,000 | 2,963,001-3,041,000 | 720,001-730,000 | 645,001-654,000 | 316,001-320,500 | 38,500 | 38.500 |
| 4,610,001-4,731,000 | 3,041,001-3,120,000 | 730,001-740,000 | 654,001-663,000 | 320,501-325,000 | 39,000 | 39.000 |
| 4,731,001-4,854,000 | 3,120,001-3,200,000 | 740,001-750,000 | 663,001-672,000 | 325,001-329,500 | 39,500 | 39.500 |
| 4,854,001-4,979,000 | 3,200,001-3,281,000 | 750,001-760,000 | 672,001-681,000 | 329,501-334,000 | 40,000 | 40.000 |
| 4,979,001-5,106,000 | 3,281,001-3,363,000 | 760,001-770,000 | 681,001-690,000 | 334,001-338,500 | 40,500 | 40.500 |
| 5,106,001-5,235,000 | 3,363,001-3,446,000 | 770,001-780,000 | 690,001-699,000 | 338,501-343,000 | 41,000 | 41.000 |
| 5,235,001-5,366,000 | 3,446,001-3,530,000 | 780,001-790,000 | 699,001-708,000 | 343,001-347,500 | 41,500 | 41.500 |
| 5,366,001-5,509,000 | 3,530,001-3,615,000 | 790,001-800,000 | 708,001-717,000 | 347,501-352,000 | 42,000 | 42.000 |
| 5,509,001-5,654,000 | 3,615,001-3,701,000 | 800,001-810,000 | 717,001-726,000 | 352,001-356,500 | 42,500 | 42.500 |
| 5,654,001-5,801,000 | 3,701,001-3,788,000 | 810,001-820,000 | 726,001-735,000 | 356,501-361,000 | 43,000 | 43.000 |
| 5,801,001-5,950,000 | 3,788,001-3,876,000 | 820,001-830,000 | 735,001-744,000 | 361,001-365,500 | 43,500 | 43.500 |
| 5,950,001-6,101,000 | 3,876,001-3,965,000 | 830,001-840,000 | 744,001-753,000 | 365,501-370,000 | 44,000 | 44.000 |
| 6,101,001-6,254,000 | 3,965,001-4,055,000 | 840,001-850,000 | 753,001-762,000 | 370,001-374,500 | 44,500 | 44.500 |
| 6,254,001-6,409,000 | 4,055,001-4,146,000 | 850,001-860,000 | 762,001-771,000 | 374,501-379,000 | 45,000 | 45.000 |
| 6,409,001-6,566,000 | 4,146,001-4,238,000 | 860,001-870,000 | 771,001-780,000 | 379,001-383,500 | 45,500 | 45.500 |
| 6,566,001-6,725,000 | 4,238,001-4,331,000 | 870,001-880,000 | 780,001-789,000 | 383,501-388,000 | 46,000 | 46.000 |
| 6,725,001-6,886,000 | 4,331,001-4,425,000 | 880,001-890,000 | 789,001-798,000 | 388,001-392,500 | 46,500 | 46.500 |
| 6,886,001-7,049,000 | 4,425,001-4,520,000 | 890,001-900,000 | 798,001-807,000 | 392,501-397,000 | 47,000 | 47.000 |
| 7,049,001-7,214,000 | 4,520,001-4,616,000 | 900,001-910,000 | 807,001-816,000 | 397,001-401,500 | | |

JOB - J176445

LENITY ARCHITECTURE

Doylestown Pike & Montgomery Glen Drive
Doylestown Pike & Montgomery Glen Drive
North Wales, PA 19454
United States



Anchor Fire Protection
270 Renninger Road
Perkiomenville, PA 18074
United States
Tel: 610-754-7836
E-mail:
service@anchorfireprotection.com

J176445

Job is Completed

JOB DETAILS

| SCHEDULED | JOB LEAD | CREW |
|--------------------|------------|-----------|
| 12/22/16, 11:41 AM | Jason Bush | Josh Jago |

JOB TYPE: Quoted Service

JOB DESCRIPTION

Q347 - Location is Doylestown Pike & Montgomery Glen Drive North Wales PA 19454

Quoted Service - Perform Fire Hydrant Water Flow Test - Montgomery Township PA. North Wales Water Authority

Performed fire hydrant water flow test to obtain current water data at location test hydrant location M 150 61.

TEST DATE: 12/23/2016

TEST TIME: 9:30 AM

STATIC / RESIDUAL HYDRANT

STATIC 60 psi.

RESIDUAL 60 psi.

FLOW TEST HYDRANT

PITOT PRESSURE 60 psi. = 1300GPM

ROUNDED OUTLET ON FIRE HYDRANT

WITNESS - NORTH WALES WATER AUTHORITY

WORK DETAILS

| NAME | DESCRIPTION | QTY |
|----------------|---|-----|
| QUOTED SERVICE | Provide Travel and Labor To Perform Service | |

Anchor Fire Protection

Tel: 610-754-7836 Fax: 610-754-6716 E-mail: service@anchorfireprotection.com



**MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES**
1001 STUMP ROAD
MONTGOMERYVILLE, PA 1 18936-9605
Telephone: 215-393-6935 • Fax: 215-699-1560
email: rlesniak@montgomerytwp.org
www.montgomerytwp.org

RICHARD M. LESNIAK
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE;
215-393-6936

October 7, 2016

Bruce Shoupe
Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Montgomery Retirement Residence

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: Montgomery Retirement Residence.

Using the 2009 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.
Exception: The *fire code official* is authorized to increase the dimensions of 150 feet (45720 mm) where:
 1. The building is equipped throughout with an *approved* automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
 3. There are not more than two Group R-3 or Group-U occupancies.**Comment:** The applicant must demonstrate that the fire apparatus access road extends to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
2. **503.1.2 Additional access.** The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
3. **D106.1 Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1, or 903.3.1.2.
Comment: The proposed development includes 153 dwelling units which requires two separate and approved fire apparatus access roads.

4. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
Comment: The roadways leading to the rear of the building do not meet the dimensional requirements as set forth in the code and, therefore, are not considered fire apparatus access roads.
5. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
Comment: The vehicle circulation plan submitted by the applicant shows, in several locations, that fire apparatus will be forced to go off of the macadam in order to access portions of the building. The plans shall be revised to allow fire apparatus to remain on the macadam while traveling throughout the site.
6. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. “NO PARKING FIRE LANE” signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal’s Office.
 - D103.6.1 - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - D103.6.2 - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.**Comment: Applicant shall install No Parking – Fire Lane signs as prescribed above.**
7. **505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.
Comment: Street address numbers shall be provided on building as directed by the Fire Marshal’s Office.
8. **912.0 Fire Department Connection(s).** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. A fire hydrant shall be located within 100 feet of Fire Department connection.
Comment: To ensure efficient and effective operations during an emergency, the Fire Department requests the Fire Department Connection be installed as per the attached drawing.
9. **B105.2 Buildings other than one-and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.
Exception: A reduction in required fire-flow of up to 75 percent, as *approved*, allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.
Comment: The architect should verify the construction type and square footage to determine the required fire-flow. In addition, the applicant should provide a recent water flow test to confirm the required fire-flow is available to this property.

10. **D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility power lines shall not be located within the aerial fire apparatus access roadway.

Comment: According to the site design requirements on sheet 4, the retirement residence building is forty (40) feet in height. The applicant is required to provide an approved fire apparatus access road capable of accommodating fire department aerial apparatus.

11. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height.

Comment: The roadways leading to the rear of the building do not meet the dimensional requirements as set forth in the code and, therefore, are not considered fire apparatus access roads. The plans shall be revised to provide an aerial fire apparatus access road.

GENERAL COMMENTS

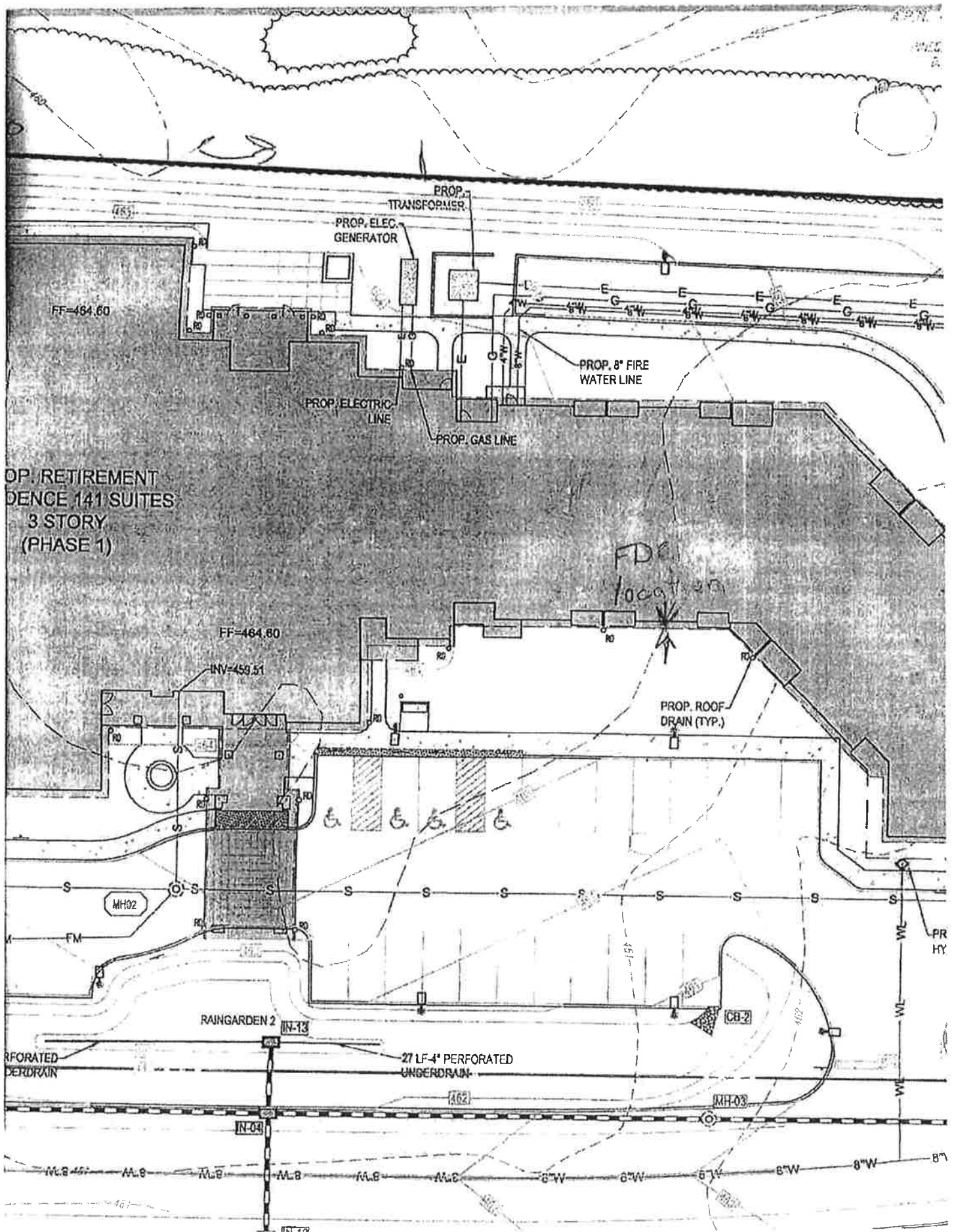
12. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
13. All buildings of Truss Construction SHALL comply with the Montgomery Township Truss Ordinance #04-188. Truss emblems can be obtained through the Fire Marshal's Office or Code Enforcement Office. The Fire Marshal's Office SHALL be contacted in regards to placement of truss placard.
14. Fire Department key boxes (Knox Box) SHALL be provided on buildings at an approved location. Knox Box forms are available through the Fire Marshals or Code Enforcement Office.
15. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Richard M. Lesniak
Director of Fire Services



OP. RETIREMENT
 DENCE 141 SUITES
 3 STORY
 (PHASE 1)

FDE
 location

RAINGARDEN 2
 27 LF 4" PERFORATED
 UNDERDRAIN

RFORATED
 UNDERDRAIN

PR
 HY

**BEFORE THE MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

**IN RE: HAWTHORN DEVELOPMENT LLC
CONDITIONAL USE APPLICATION**

PROPERTY: 416 Doylestown Pike, 418 Doylestown Pike,
Elm Place, and a portion of 697 Bethlehem Pike

PARCEL NOS.: 46-00-00817-00-1, 46-00-00820-00-7,
46-00-00940-00-4, and a portion of 46-00-00223-00-1

APPLICATION NO.: C-65

DECISION AND ORDER

NATURE OF THE APPLICATION

Applicant Hawthorn Development LLC owns the following properties located in the Township's BP-Business Office and Professional District: 416 Doylestown Pike, 418 Doylestown Pike, Elm Place, and a portion of 697 Bethlehem Pike, ("Property")¹. Applicant proposes to construct a Congregate Care/ Independent Senior Living Facility on the Property.

In order to facilitate the proposed use and improvement of the Property, Applicant seeks the following conditional use relief under the Montgomery Township Zoning Ordinance, as amended: (1) Article XIV, Section 230-80(A), relating to use regulations; (2) Article XXI, Section 230-156.2, relating to conditional use standards; and (3) Table 230-A, table of permitted uses.

¹ The Property can be further identified as tax parcel numbers 46-00-00817-00-1, 46-00-00820-00-7, 46-00-00940-00-4, and 46-00-00223-00-1, respectively.

FINDINGS OF FACT

1. Applicant is Hawthorn Development LLC.
2. Hawthorn Development LLC is the legal owner of the Property located within the Township's BP-Business Office and Professional District.
3. Applicant filed an application with this Board requesting a Conditional Use pursuant to the requirements of the Montgomery Township Zoning Ordinance, as amended, as referenced above.
4. A duly advertised Hearing was held before this Board on June 27, 2016. At the Hearing, Applicant was represented by James Garrity, Esquire.
5. No parties entered their appearances in opposition to the Application.
6. At the Hearing, the exhibits listed on Appendix 1 were entered into the record.
7. Mark Lowen testified in support of the application. The following findings of fact are taken from his testimony:
 - Applicant proposes to construct a Congregate Care/ Independent Senior Living Facility on the Property which will consist of a 3-story main building with 1-bedroom and 2-bedroom suites and additional twin units. (N.T. pp. 14-16).
 - The proposed use is permitted as a conditional use in the District. (N.T. p. 13).
 - The proposed use will conform to the regulations applicable to the District. (N.T. pp. 13, 17, 31).
 - Applicant will provide to its residents shuttle services for transportation in the community for everything from going to the doctor, church, volunteering activities, shopping, etc. (N.T. pp. 18-19).
 - Of those residents who move into the community with cars, many determine quickly that they don't have a need for the car because of the shuttle services. (N.T. p. 19).
 - Access roads will be constructed to the specifications of the Township and dedicated if the Township so desires. (N.T. pp. 21-22).

- Landscaping and tree plantings will be provided to protect the property from the neighboring golf course. (N.T. pp. 22-24).
 - The shuttling services provided by the Applicant will be the primary means of transportation for the residents. (N.T. p. 25).
 - Applicant's counsel noted of record that Applicant will comply with all of the comments set forth in each of the review letters relative to the application to the satisfaction of the Township. (N.T. pp. 29-30).
8. The complete Hearing testimony and exhibits are incorporated by reference as though fully set forth herein as findings of fact.
 9. This Board found the testimony of Applicant's witness to be credible.
 10. At the conclusion of the Hearing, this Board verbally granted Applicant's requested conditional use. This written decision and order shall serve as the Board's formal, written approval.

CONCLUSIONS OF LAW

1. It is well-settled that once an applicant for conditional use bears the initial burden of proving compliance with the specific requirements of the zoning ordinance relative to that conditional use, the governing body is obligated to approve the conditional use unless objectors (neighbors) present sufficient evidence to such a high risk of probability that the Applicant's use will cause a substantial threat to the community.²
2. Here, conditional use relief is sought under Article XIV, Section 230-80(A) of the Ordinance, as amended, to permit a Congregate Care/Independent Senior Living Facility on the Property within the BP-Business Office and Professional District.
3. In considering this requested relief, Section 230-156.2 of the Ordinance sets forth the following criteria that this Board should be guided by when considering a conditional use application:
 - The proposed use is permitted by conditional use, and it will conform to the applicable regulations of the district in which it is located or any district regulations which may relate to or apply to

² See e.g., *Borough of Perkasio v. Moulton Builders, Inc.*, 850 A.2d 778 (Pa. Commw. Ct. 2004).

the use, including but not limited to setbacks, building coverage, open space and buffering.

- The proposed use will conform to the regulations applicable according to use and/or district, including but not limited to regulations contained in Article XVIII, Signs; Article XIX, Off-Street Parking and Loading; Article XX, Nonconforming Uses; and Article XXI, Miscellaneous Provisions.
- Points of vehicular access to the lot are provided at a distance from the intersections and other points of access and in number sufficient to prevent undue traffic hazards and obstruction to the movement of traffic.
- The location of the site with respect to the existing public roads giving access to it is such that the safe capacity of the public roads is not exceeded by the estimated traffic attracted or generated by the proposed use, and the traffic generated or attracted is not out of character with the normal traffic using said public roads.
- A determination that the proposed use will not have an unwarranted impact on traffic in the area, either creating significant additional congestion in an area of existing congestion or posing a threat of significant additional congestion where there is a high probability of future congestion. In addition, the Board shall consider whether the proposed use will create any traffic hazard dangerous to the public safety.
- Screening of the proposed use from adjacent uses is sufficient to prevent the deleterious impact of the uses upon each other, considering the type, dimension and character of the screening.
- The proposed use does not adversely affect or contradict Montgomery Township's Comprehensive Plan.
- The proposed use meets the purpose of the Ordinance, as set forth in Article I.
- The proposed use is suitable for the character of the neighborhood and the uses of the surrounding properties.
- The proposed use will not impair an adequate supply of light and air to adjacent property.

- The proposed use will not adversely affect the public health, safety or general welfare.
 - The proposed use will not adversely affect transportation or unduly burden water, sewer, school, park or other public facilities.
 - The proposed use shall not overcrowd land or create undue concentration of population or undue intensity of use.³
4. Having considered the credible testimony and exhibits presented at the Hearing in support of the Application, which demonstrates compliance with the applicable conditional use criteria above, and with no opposition from neighboring property owners, this Board concludes that Applicant has met its requisite burden of establishing an entitlement to the requested conditional use.
5. Specifically, this Board finds that Applicant satisfactorily established compliance with the specific conditional use requirements under Section 230-156.2 of the Ordinance, and as such is permitted to construct a Congregate Care/ Independent Senior Living Facility on the Property.

³ See Article XXI, Section 230-156 [Standards and criteria].

**BEFORE THE MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

**IN RE: HAWTHORN DEVELOPMENT LLC
CONDITIONAL USE APPLICATION**

PROPERTY: 416 Doylestown Pike, 418 Doylestown Pike,
Elm Place, and a portion of 697 Bethlehem Pike

PARCEL NOS.: 46-00-00817-00-1, 46-00-00820-00-7,
46-00-00940-00-4, and a portion of 46-00-00223-00-1

APPLICATION NO.: C-65

ORDER

AND NOW, this 25TH day of JULY, 2016, Hawthorn
Development LLC's conditional use application is **GRANTED**.

Applicant is permitted to construct a Congregate Care/ Independent
Senior Living Facility on the Property.

This conditional use approval shall be in strict conformance with the
testimony and exhibits presented at the Hearing, including but not
limited to compliance with the applicable review letters (marked as
Exhibit B-5) to the satisfaction of the Township.

[SIGNATURES ON NEXT PAGE]

APPENDIX 1

HEARING EXHIBITS

Board Exhibits


- B-1 Application
- B-2 Proof of Publication and Advertisement
- B-3 Posting of Property
- B-4 Notification Letters
- B-5 Review Letters

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**


CANDYCE FLUEHR CHIMERA, *Vice-Chairman*


ROBERT J. BIRCH, *Member*


MICHAEL J. FOX, *Member*


JEFFREY W. MCDONNELL, *Member*

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

SUBJECT: Consider Construction Escrow Release # 2- 1390 Welsh Road – Nappen & Associates –
LDS#681

MEETING DATE: June 12, 2017

ITEM NUMBER: #11

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe **BOARD LIAISON:** Candyce Fluehr Chimera
Director of Planning and Zoning Chairman

BACKGROUND:

Attached is a construction escrow release requested by Nappen & Associates for 1390 Welsh Road, as recommended by the Township Engineer. The original amount of the escrow was \$290,163.94, held as a Letter of Credit. This is the second escrow release for this project. The current release is in the amount of \$ 168,513.15, which would leave a balance of \$ 39,568.04.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$168,513.15, as recommended by the Township Engineer for Nappen & Associates, 1390 Welsh Road.

MOTION _____

SECOND _____

ROLL CALL:

| | | | | |
|------------------------|-----|---------|---------|--------|
| Robert J. Birch | Aye | Opposed | Abstain | Absent |
| Michael J. Fox | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell | Aye | Opposed | Abstain | Absent |
| Richard E. Miniscalco | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA EMAIL

June 8, 2017

File No. 2015-01064

Mr. Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Reference: Financial Security Release 2
Nappen & Associates Preliminary/Final Land Development – LD/S #681
1390 Welsh Road
Tax Parcel #46-00-04250-03-3; Block 019, Unit 069

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$168,513.15 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

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

JPD/sl

Enclosure: as referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Valerie L. Liggett, ASLA, R.L.A. – Boucher & James, Inc.
Allan I. Nappen – Nappen & Associates
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager – 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

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.
Senior Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 05/16/2017

Development: 1390 Welsh Road - LD/S #681
Release #: 2

G&A Project #: 2015-01064

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$208,581.19. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

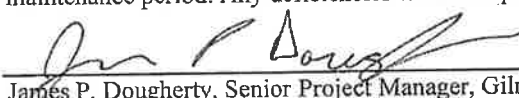
ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Mr. Lawrence Gregan
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 06/08/2017

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$168,513.15 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.



James P. Dougherty, Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Nappen & Associates for 1390 Welsh Road - LD/S #681, in the amount of \$208,581.19, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$168,513.15; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$168,513.15; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$290,163.94 pursuant to a signed Land Development Agreement and that \$82,082.75 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$39,568.04 in escrow.

MOTION BY _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 2
RELEASE DATE: 8-Jun-2017

| | | | | | |
|-------------------|-----------------------|---------------------------------------|---------------|--------------------------------------|---------------|
| PROJECT NAME: | 1390 Welsh Road | TOTAL CONSTRUCTION: | \$263,785.40 | ORIGINAL CONSTRUCTION AMOUNT: | \$ 290,163.94 |
| PROJECT NO.: | 2015-01064 | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 26,378.54 | AMOUNT OF THIS RELEASE: | \$ 168,513.15 |
| TOWNSHIP NO.: | LD/S #681 | TOTAL CONSTRUCTION ESCROW POSTED: | \$ 290,163.94 | PRIOR CONSTRUCTION RELEASED: | \$ 82,082.75 |
| PROJECT OWNER: | Nappen & Associates | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): | \$ 26,400.00 | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 250,595.90 |
| MUNICIPALITY: | Montgomery Township | TOTAL ADMINISTRATION (CASH ACCOUNT): | \$ 2,600.00 | BALANCE AFTER CURRENT RELEASE: | \$ 39,568.04 |
| ESCROW AGENT: | Univest National Bank | MAINTENANCE BOND AMOUNT (15%): | \$ 39,567.81 | | |
| TYPE OF SECURITY: | Letter of Credit | | | | |
| AGREEMENT DATE: | 4-Aug-2016 | | | | |

| ESCROW TABULATION | | | | | CURRENT RELEASE | | RELEASED TO DATE (including current release) | | AVAILABLE FOR RELEASE | | RELEASE REQ # 3 |
|---|-------|----------|---------------|-----------------|-----------------|-----------------|---|-----------------|-----------------------|-----------------|--------------------|
| CONSTRUCTION ITEMS | UNITS | QUANTITY | UNIT PRICE | TOTAL AMOUNT | QUANTITY | TOTAL AMOUNT | QUANTITY | TOTAL AMOUNT | QUANTITY | TOTAL AMOUNT | QUANTITY |
| A. SITE PREPARATION / DEMOLITION | | | | | | | | | | | |
| 1. Mobilization | LS | 1 | 2000.00 | \$ 2,000.00 | | \$ - | 1.00 | \$ 2,000.00 | | \$ - | |
| 2. Orange Construction Fence | LF | 200 | \$ 2.20 | \$ 440.00 | | \$ - | 200.00 | \$ 440.00 | | \$ - | |
| B. EROSION AND SEDIMENT CONTROL | | | | | | | | | | | |
| 1. Construction Entrance | LS | 1 | \$ 1,650.00 | \$ 1,650.00 | | \$ - | 1.00 | \$ 1,650.00 | | \$ - | |
| 2. Inlet Protection | EA | 2 | \$ 110.00 | \$ 220.00 | | \$ - | 2.00 | \$ 220.00 | | \$ - | |
| 3. 18" Silt Fence | LF | 120 | \$ 5.00 | \$ 600.00 | | \$ - | 120.00 | \$ 600.00 | | \$ - | |
| 4. Concrete Wash area | LS | 1 | \$ 500.00 | \$ 500.00 | 1.00 | \$ 500.00 | 1.00 | \$ 500.00 | | \$ - | |
| 5. Waterbar | LS | 1 | \$ 375.00 | \$ 375.00 | 1.00 | \$ 375.00 | 1.00 | \$ 375.00 | | \$ - | |
| 6. Slope Erosion Blanket | SY | 880 | \$ 6.25 | \$ 5,500.00 | 880.00 | \$ 5,500.00 | 880.00 | \$ 5,500.00 | | \$ - | |
| 7. Pumped Water Filter Bag | LS | 1 | \$ 500.00 | \$ 500.00 | 1.00 | \$ 500.00 | 1.00 | \$ 500.00 | | \$ - | |
| 8. Temp Seed Stockpile | LS | 1 | \$ 500.00 | \$ 500.00 | | \$ - | 1.00 | \$ 500.00 | | \$ - | |
| 9. E&S Maintenance and removal | LS | 1 | \$ 1,000.00 | \$ 1,000.00 | 1.00 | \$ 1,000.00 | 1.00 | \$ 1,000.00 | | \$ - | |
| C. EARTHWORK | | | | | | | | | | | |
| 1. Topsoil cut & Stockpile | CY | 1025 | \$ 3.00 | \$ 3,075.00 | | \$ - | 1,025.00 | \$ 3,075.00 | | \$ - | |
| 2. Earthwork - Cut/Fill | CY | 980 | \$ 5.50 | \$ 5,390.00 | | \$ - | 980.00 | \$ 5,390.00 | | \$ - | |
| 3. Import Fill | CY | 770 | \$ 22.00 | \$ 16,940.00 | | \$ - | 770.00 | \$ 16,940.00 | | \$ - | |
| 4. Return Topsoil | CY | 271 | \$ 3.75 | \$ 1,016.25 | 271.00 | \$ 1,016.25 | 271.00 | \$ 1,016.25 | | \$ - | |
| D. STORM SEWER | | | | | | | | | | | |
| 1. 18" HDPE | LF | 232 | \$ 47.00 | \$ 10,904.00 | | \$ - | 232.00 | \$ 10,904.00 | | \$ - | |
| 2. Inlets | EA | 2 | \$ 1,775.00 | \$ 3,550.00 | | \$ - | 2.00 | \$ 3,550.00 | | \$ - | |
| 3. Type "DW" Endwall | EA | 1 | \$ 1,600.00 | \$ 1,600.00 | | \$ - | 1.00 | \$ 1,600.00 | | \$ - | |
| 4. Roof Drains, 8" PVC | LF | 370 | \$ 11.00 | \$ 4,070.00 | | \$ - | 370.00 | \$ 4,070.00 | | \$ - | |
| 5. Roof Drains, 10" PVC (incl. connection to 8in PVC) | LF | 50 | \$ 13.00 | \$ 650.00 | | \$ - | 50.00 | \$ 650.00 | | \$ - | |
| 7. 8"x18" HDPE Tee | EA | 2 | \$ 50.00 | \$ 100.00 | | \$ - | 2.00 | \$ 100.00 | | \$ - | |
| 8. Rip Rap Apron | TN | 10 | \$ 75.00 | \$ 750.00 | | \$ - | 10.00 | \$ 750.00 | | \$ - | |
| 9. 24" Silt Sock Compost Berm | LF | 80 | \$ 11.50 | \$ 920.00 | | \$ - | 80.00 | \$ 920.00 | | \$ - | |
| 10. Forebay Preparation for Planting | SF | 2,600 | \$ 0.50 | \$ 1,300.00 | 2,421.00 | \$ 1,210.50 | 2,421.00 | \$ 1,210.50 | 179.00 | \$ 89.50 | |



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 2
RELEASE DATE: 8-Jun-2017

| | | |
|-------------------------------------|--|--|
| PROJECT NAME: 1390 Welsh Road | TOTAL CONSTRUCTION: \$263,785.40 | ORIGINAL CONSTRUCTION AMOUNT: \$ 290,163.94 |
| PROJECT NO.: 2015-01064 | TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 26,378.54 | |
| TOWNSHIP NO.: LD/S #681 | TOTAL CONSTRUCTION ESCROW POSTED: \$ 290,163.94 | AMOUNT OF THIS RELEASE: \$ 168,513.15 |
| PROJECT OWNER: Nappen & Associates | | |
| MUNICIPALITY: Montgomery Township | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 26,400.00 | PRIOR CONSTRUCTION RELEASED: \$ 82,082.75 |
| ESCROW AGENT: Univest National Bank | TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,600.00 | TOTAL CONSTRUCTION RELEASED TO DATE: \$ 250,595.90 |
| TYPE OF SECURITY: Letter of Credit | | BALANCE AFTER CURRENT RELEASE: \$ 39,568.04 |
| AGREEMENT DATE: 4-Aug-2016 | MAINTENANCE BOND AMOUNT (15%): \$ 39,567.81 | |

| ESCROW TABULATION | | | | | CURRENT RELEASE | | RELEASED TO DATE (including current release) | | AVAILABLE FOR RELEASE | | RELEASE REQ # 3 |
|-------------------------|---|----|-------|-------------|-----------------|-----------------|---|-----------------|-----------------------|-----------------|--------------------|
| CONSTRUCTION ITEMS | | | | | QUANTITY | TOTAL AMOUNT | QUANTITY | TOTAL AMOUNT | QUANTITY | TOTAL AMOUNT | QUANTITY |
| E. SITE WORK | | | | | | | | | | | |
| 1. | 1.5" 9.5mm SP WC (PG 64-22, 0-0.3M ESALs, SRL H) | SY | 2,840 | \$ 7.50 | \$ 21,300.00 | 2,840.00 | \$ 21,300.00 | 2,840.00 | \$ 21,300.00 | \$ - | - |
| 2. | 5" 25mm SP BC (PG 64-22, 0-0.3M ESALs) | SY | 2,840 | \$ 15.50 | \$ 44,020.00 | 2,840.00 | \$ 44,020.00 | 2,840.00 | \$ 44,020.00 | \$ - | - |
| 3. | 3" 2A Modified Stone | SY | 2,840 | \$ 5.25 | \$ 14,910.00 | 2,840.00 | \$ 14,910.00 | 2,840.00 | \$ 14,910.00 | \$ - | - |
| 4. | Sweep & Tack Coat | SY | 3,315 | \$ 1.05 | \$ 3,480.75 | 3,315.00 | \$ 3,480.75 | 3,315.00 | \$ 3,480.75 | \$ - | - |
| 5. | Milling | SY | 475 | \$ 3.75 | \$ 1,781.25 | | \$ - | 475.00 | \$ 1,781.25 | \$ - | - |
| 6. | 1.5" 9.5mm SP Overlay (PG 64-22, 0-0.3M ESALs, SRL H) | SY | 475 | \$ 7.50 | \$ 3,562.50 | 475.00 | \$ 3,562.50 | 475.00 | \$ 3,562.50 | \$ - | - |
| 7. | Concrete Curb | LF | 420 | \$ 18.00 | \$ 7,560.00 | | \$ - | 420.00 | \$ 7,560.00 | \$ - | - |
| 8. | Curb Joint Seal | LF | 420 | \$ 0.30 | \$ 126.00 | 420.00 | \$ 126.00 | 420.00 | \$ 126.00 | \$ - | - |
| 9. | Concrete Walk | SF | 110 | \$ 6.00 | \$ 660.00 | 110.00 | \$ 660.00 | 110.00 | \$ 660.00 | \$ - | - |
| 10. | Trash Pad (6in 2A, 6in 4000psi concrete w/ 2xWWF) | SF | 500 | \$ 9.50 | \$ 4,750.00 | 500.00 | \$ 4,750.00 | 500.00 | \$ 4,750.00 | \$ - | - |
| 11. | Trash Enclosure | LS | 1 | \$ 3,000.00 | \$ 3,000.00 | 1.00 | \$ 3,000.00 | 1.00 | \$ 3,000.00 | \$ - | - |
| 12. | Accessible Ramp at Entrance | LS | 1 | \$ 4,000.00 | \$ 4,000.00 | 1.00 | \$ 4,000.00 | 1.00 | \$ 4,000.00 | \$ - | - |
| 13. | Bollards | EA | 11 | \$ 375.00 | \$ 4,125.00 | 8.00 | \$ 3,000.00 | 11.00 | \$ 4,125.00 | \$ - | - |
| F. LANDSCAPING | | | | | | | | | | | |
| <i>Deciduous Trees</i> | | | | | | | | | | | |
| 1. | Acer Rubrum 'Red Sunset' (3" - 3.5" cal.) | EA | 5 | \$ 475.00 | \$ 2,375.00 | | \$ - | 5.00 | \$ 2,375.00 | \$ - | - |
| 2. | Platanus x Acerifolia 'Bloodgood' (3" - 3.5" cal.) | EA | 15 | \$ 475.00 | \$ 7,125.00 | 2.00 | \$ 950.00 | 15.00 | \$ 7,125.00 | \$ - | - |
| 3. | Quercus bicolor (3" - 3.5" cal.) | EA | 6 | \$ 550.00 | \$ 3,300.00 | | \$ - | 6.00 | \$ 3,300.00 | \$ - | - |
| 4. | Zelkova a serrata 'Green Vase' (3" - 3.5" cal.) | EA | 11 | \$ 462.50 | \$ 5,087.50 | | \$ - | 11.00 | \$ 5,087.50 | \$ - | - |
| <i>Deciduous Shrubs</i> | | | | | | | | | | | |
| 1. | Itea Virginica 'Henry's Garnet' (30" ht.) | EA | 19 | \$ 75.00 | \$ 1,425.00 | 19.00 | \$ 1,425.00 | 19.00 | \$ 1,425.00 | \$ - | - |
| 2. | Physocarpus Opulifolius 'Diabolo' (30" ht.) | EA | 18 | \$ 80.00 | \$ 1,440.00 | 18.00 | \$ 1,440.00 | 18.00 | \$ 1,440.00 | \$ - | - |
| 3. | Spiraea x Bumalda 'Anthony's Waterer' (30" ht.) | EA | 29 | \$ 80.00 | \$ 2,320.00 | 29.00 | \$ 2,320.00 | 29.00 | \$ 2,320.00 | \$ - | - |
| <i>Evergreen Shrubs</i> | | | | | | | | | | | |
| 1. | Prunus Laurocerasus 'Otto Luyken' (24" - 30" ht.) | EA | 29 | \$ 112.50 | \$ 3,262.50 | 29.00 | \$ 3,262.50 | 29.00 | \$ 3,262.50 | \$ - | - |
| <i>Ground Covers</i> | | | | | | | | | | | |
| 1. | Rhus Amoratica 'Gro-Low' (10" - 24" spd.) | EA | 275 | \$ 51.25 | \$ 14,093.75 | 275.00 | \$ 14,093.75 | 275.00 | \$ 14,093.75 | \$ - | - |
| 2. | Juniperus Conferta 'Blue Pacific' (3 gal.) | EA | 115 | \$ 30.00 | \$ 3,450.00 | 115.00 | \$ 3,450.00 | 115.00 | \$ 3,450.00 | \$ - | - |
| 3. | Herbaceous Plugs (LP 50) | EA | 3,002 | \$ 1.70 | \$ 5,103.40 | 3,002.00 | \$ 5,103.40 | 3,002.00 | \$ 5,103.40 | \$ - | - |



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 2
RELEASE DATE: 8-Jun-2017

| | | | | | |
|-------------------|-----------------------|---------------------------------------|---------------|--------------------------------------|----------------------|
| PROJECT NAME: | 1390 Welsh Road | TOTAL CONSTRUCTION: | \$263,785.40 | ORIGINAL CONSTRUCTION AMOUNT: | \$ 290,163.94 |
| PROJECT NO.: | 2015-01064 | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 26,378.54 | AMOUNT OF THIS RELEASE: | \$ 168,513.15 |
| TOWNSHIP NO.: | LD/S #681 | TOTAL CONSTRUCTION ESCROW POSTED: | \$ 290,163.94 | PRIOR CONSTRUCTION RELEASED: | \$ 82,082.75 |
| PROJECT OWNER: | Nappen & Associates | | | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 250,595.90 |
| MUNICIPALITY: | Montgomery Township | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): | \$ 26,400.00 | BALANCE AFTER CURRENT RELEASE: | \$ 39,568.04 |
| ESCROW AGENT: | Univest National Bank | TOTAL ADMINISTRATION (CASH ACCOUNT): | \$ 2,600.00 | | |
| TYPE OF SECURITY: | Letter of Credit | | | | |
| AGREEMENT DATE: | 4-Aug-2016 | MAINTENANCE BOND AMOUNT (15%): | \$ 39,567.81 | | |

| ESCROW TABULATION | | | | | CURRENT RELEASE | | RELEASED TO DATE (including current release) | | AVAILABLE FOR RELEASE | | RELEASE REQ # 3 |
|---|--|----|--------|--------------|-----------------|-----------------|---|-----------------|-----------------------|-----------------|--------------------|
| CONSTRUCTION ITEMS | | | | | QUANTITY | TOTAL AMOUNT | QUANTITY | TOTAL AMOUNT | QUANTITY | TOTAL AMOUNT | QUANTITY |
| Soil Amenities & Tree Protection Fence | | | | | | | | | | | |
| 1. | Topsoil Dressing | SY | 54 | \$ 60.00 | \$ 3,240.00 | 54.00 | \$ 3,240.00 | 54.00 | \$ 3,240.00 | \$ - | |
| 2. | Topsoil and Seed | SF | 24,000 | \$ 0.20 | \$ 4,800.00 | 24,000.00 | \$ 4,800.00 | 24,000.00 | \$ 4,800.00 | \$ - | |
| 3. | Mulch | SY | 97 | \$ 50.00 | \$ 4,850.00 | 97.00 | \$ 4,850.00 | 97.00 | \$ 4,850.00 | \$ - | |
| 4. | Tree Protection Fence | LF | 600 | 2.20 | \$ 1,320.00 | | \$ - | 600.00 | \$ 1,320.00 | \$ - | |
| G. MISCELLANEOUS | | | | | | | | | | | |
| 1. | Site Pavement Markings | LS | 1 | \$ 2,000.00 | \$ 2,000.00 | 1.00 | \$ 2,000.00 | 1.00 | \$ 2,000.00 | \$ - | |
| 2. | ADA Parking Signs | EA | 4 | \$ 250.00 | \$ 1,000.00 | 4.00 | \$ 1,000.00 | 4.00 | \$ 1,000.00 | \$ - | |
| 3. | ADA Building Signs | EA | 5 | \$ 150.00 | \$ 750.00 | 5.00 | \$ 750.00 | 5.00 | \$ 750.00 | \$ - | |
| 4. | Traffic Signs | EA | 13 | \$ 200.00 | \$ 2,600.00 | 13.00 | \$ 2,600.00 | 13.00 | \$ 2,600.00 | \$ - | |
| 5. | Wall Sconces | EA | 11 | \$ 392.50 | \$ 4,317.50 | 11.00 | \$ 4,317.50 | 11.00 | \$ 4,317.50 | \$ - | |
| 6. | Light Poles (Foundations, conduit, wire, poles, luminaries) | EA | 4 | \$ 2,400.00 | \$ 9,600.00 | | \$ - | | \$ - | 4.00 | \$ 9,600.00 |
| 7. | As Built Drawings | LS | 1 | \$ 3,500.00 | \$ 3,500.00 | | \$ - | | \$ - | 1.00 | \$ 3,500.00 |
| J. CONTINGENCY | | | | | | | | | | | |
| 1. | 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond) | LS | 1 | \$ 26,378.54 | \$ 26,378.54 | | \$ - | | \$ - | 1.00 | \$ 26,378.54 |



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

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1456 Ferry Road, Building 500
Doylestown, PA 18901
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Fax 215-345-9401

2738 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408
www.bjengineers.com

May 19, 2017
Revised June 7, 2017

Mr. James P. Dougherty, P.E.
Gilmore & Associates, Inc.
65 East Butler Avenue Suite 100
New Britain, PA 18901

**SUBJECT: 1390 WELSH ROAD -- NAPPEN ASSOCIATES
ESCROW RELEASE INSPECTION 01
TOWNSHIP LD/S NO. 681
PROJECT NO. 1555287R**

Dear Mr. Dougherty:

Please be advised that on May 17 and 18, 2017, I conducted an inspection of landscaping installed at 1390 Welsh Road in accordance with the approved landscape plans, prepared by Glackin Thomas Panzak, dated December 17, 2014 and last revised December 1, 2015.

This inspection was conducted based on the escrow release request from Allan Nappen received on May 18, 2017. The inspection of plant material is limited to the release of escrow funds for size, species, general health, correct installation, and location. Plant material determined to be acceptable for the release of escrow funds meets these aforementioned conditions.

Based on our review of this escrow release request, we recommend that all remaining landscape escrow funds in the amount of **Forty-Four Thousand Nine Hundred Thirty-Four Dollars and Sixty-Five Cents (\$44,934.65)** be released. Please find attached an updated escrow tabulation for your reference.

Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date.

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,

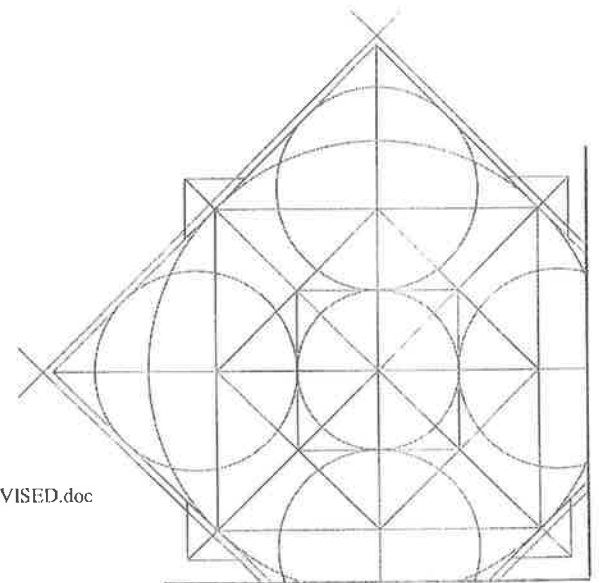
Valerie L. Liggett, ASLA, R.L.A.
Planner/Landscape Architect

VLL/kam

Enclosure(s)

ec: Board of Supervisors
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerrle, Development Coordinator
Marianne McConnell, Shade Tree Commission
Allan I. Nappen, Nappen Associates
Vincent Pileggi, Vince Pileggi Landscaping

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1390 WELSH ROAD - NAPPEN
MONTGOMERY TOWNSHIP (5/23/16 UPDATED May 19, 2017 REVISED 6/7/17)

PROJECT #15 55 187R LD/S # 681

| ITEM DESCRIPTION | SIZE | UNIT PRICE | QTY. | TOTAL | PREVIOUS ESCROW | | CURRENT ESCROW | | REMAINING | |
|--|--------------|------------|-------|---------------------|-----------------|---------------------|----------------|---------------------|-----------|-------------|
| | | | | | RELEASSED | RECOMMENDED FOR | RELEASE | ESCROW | | |
| | | | | | QTY. | AMOUNT | QTY. | AMOUNT | QTY. | AMOUNT |
| 1.0 Shade Trees | | | | | | | | | | |
| Acer rubrum 'Red Sunset' | | | | | | | | | | |
| (Sub Acer rubrum 'Karpick') | 3-3.5" cal. | \$ 475.00 | 5 | \$ 2,375.00 | 5 | \$ 2,375.00 | | \$ - | 0 | \$ - |
| Platanus x acerifolia 'Bloodgood' | 3-3.5" cal. | \$ 475.00 | 15 | \$ 7,125.00 | 13 | \$ 6,175.00 | 2 | \$ 950.00 | 0 | \$ - |
| Quercus bicolor | | | | | | | | | | |
| (Sub Gymnocladus dioicus) | 3-3.5" cal. | \$ 550.00 | 6 | \$ 3,300.00 | 6 | \$ 3,300.00 | | \$ - | 0 | \$ - |
| Zelkova serrata 'Green Vase' | 3-3.5" cal. | \$ 462.50 | 11 | \$ 5,087.50 | 11 | \$ 5,087.50 | | \$ - | 0 | \$ - |
| SUBTOTAL | | | | \$ 17,887.50 | 35 | \$ 16,937.50 | 2 | \$ 950.00 | 0 | \$ - |
| 2.0 Deciduous Shrubs | | | | | | | | | | |
| Itea virginica 'Henry's Garnet' | 30" ht. | \$ 75.00 | 19 | \$ 1,425.00 | 0 | \$ - | 19 | \$ 1,425.00 | 0 | \$ - |
| Physocarpus opulifolius 'Diablo' | 30" ht. | \$ 80.00 | 18 | \$ 1,440.00 | 0 | \$ - | 18 | \$ 1,440.00 | 0 | \$ - |
| Spiraea x bumalda 'Anthony Waterer' | 30" ht. | \$ 80.00 | 29 | \$ 2,320.00 | 0 | \$ - | 29 | \$ 2,320.00 | 0 | \$ - |
| SUBTOTAL | | | | \$ 5,185.00 | 0 | \$ - | 66 | \$ 5,185.00 | 0 | \$ - |
| 3.0 Evergreen Shrubs | | | | | | | | | | |
| Prunus laurocerasus 'Otto Luyken' | 24"-30" ht. | \$ 112.50 | 29 | \$ 3,262.50 | 0 | \$ - | 29 | \$ 3,262.50 | 0 | \$ - |
| SUBTOTAL | | | | \$ 3,262.50 | 0 | \$ - | 29 | \$ 3,262.50 | 0 | \$ - |
| 4.0 Ground Covers and Plugs | | | | | | | | | | |
| Rhus aromatica 'Gro Low' | 10"-24" spd. | \$ 51.25 | 275 | \$ 14,093.75 | 0 | \$ - | 275 | \$ 14,093.75 | 0 | \$ - |
| Juniperus conferta 'Blue Pacific' | 3 gal. | \$ 30.00 | 115 | \$ 3,450.00 | 0 | \$ - | 115 | \$ 3,450.00 | 0 | \$ - |
| Herbaceous Plugs | LP 50 | \$ 1.70 | 3002 | \$ 5,103.40 | 0 | \$ - | 3002 | \$ 5,103.40 | 0 | \$ - |
| SUBTOTAL | | | | \$ 22,647.15 | 0 | \$ - | 3392 | \$ 22,647.15 | 0 | \$ - |
| 5.0 Soil Amenities, Seeding and Tree Protection Fencing | | | | | | | | | | |
| Topsoil Dressing | SY | \$ 60.00 | 54 | \$ 3,240.00 | 0 | \$ - | 54 | \$ 3,240.00 | 0 | \$ - |
| Topsoil and Seed | SF | \$ 0.20 | 24000 | \$ 4,800.00 | 0 | \$ - | 24000 | \$ 4,800.00 | 0 | \$ - |
| Mulch | SY | \$ 50.00 | 97 | \$ 4,850.00 | 0 | \$ - | 97 | \$ 4,850.00 | 0 | \$ - |
| Tree Protection Fencing | LF | \$ 2.20 | 600 | \$ 1,320.00 | 600 | \$ 1,320.00 | 0 | \$ - | 0 | \$ - |
| | | | | \$ 14,210.00 | 600 | \$ 1,320.00 | 24151 | \$ 12,890.00 | 0 | \$ - |
| 6.0 TOTAL OF ALL PLANTINGS | | | | \$ 63,192.15 | | \$ 18,257.50 | | \$ 44,934.65 | | \$ - |



Boucher & James, Inc.

2015-2016

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills

MEETING DATE: June 12, 2017 ITEM NUMBER: #12

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Candyce Fluehr Chimera,
Township Manager  Chairman of the Board of Supervisors

BACKGROUND:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|--------------------------|------|-------|-----------|-------------------------------------|------------|
| Bank 01 UNIVEST CHECKING | | | | | |
| 06/09/2017 | 01 | 18(S) | 00001172 | DETLAN EQUIPMENT, INC. | 0.00 |
| 06/09/2017 | 01 | 19(S) | 00000102 | INTERSTATE BATTERY SYSTEMS OF | 0.00 |
| 05/25/2017 | 01 | 68333 | 00000447 | PETTY CASH - POLICE | 273.07 |
| 05/30/2017 | 01 | 68334 | 03214568 | FULTON CARDMEMBER SERVICES | 5,923.73 |
| 05/30/2017 | 01 | 68335 | 00001225 | MONTGOMERY TOWNSHIP MUNICIPAL | 462.00 |
| 05/30/2017 | 01 | 68336 | 00002033 | REPUBLIC SERVICES NO. 320 | 1,069.34 |
| 05/30/2017 | 01 | 68337 | 00001394 | STANDARD INSURANCE COMPANY | 7,591.49 |
| 06/09/2017 | 01 | 68338 | 00000354 | MAD SCIENCE OF WEST NEW JERSEY | 299.00 |
| 06/09/2017 | 01 | 68339 | 00000496 | 21ST CENTURY MEDIA NEWSPAPERS LLC | 408.12 |
| 06/09/2017 | 01 | 68340 | 00002050 | A TO Z PARTY RENTAL | 57.00 |
| 06/09/2017 | 01 | 68341 | 00000006 | ACME UNIFORMS FOR INDUSTRY | 378.15 |
| 06/09/2017 | 01 | 68342 | MISC-FIRE | ADAM MORROW | 15.00 |
| 06/09/2017 | 01 | 68343 | MISC-FIRE | ADAM WEBSTER | 40.00 |
| 06/09/2017 | 01 | 68344 | 00000340 | ADVENT SECURITY CORPORATION | 114.00 |
| 06/09/2017 | 01 | 68345 | MISC-FIRE | ALEXANDER J DEANGELIS | 30.00 |
| 06/09/2017 | 01 | 68346 | 00001291 | ANCHOR FIRE PROTECTION CO., INC. | 1,000.00 |
| 06/09/2017 | 01 | 68347 | MISC-FIRE | ANDREW WEINER | 60.00 |
| 06/09/2017 | 01 | 68348 | 100000420 | ANN RIVERS | 102.00 |
| 06/09/2017 | 01 | 68349 | 00000528 | ANYWHERE MINATURE GOLF | 375.00 |
| 06/09/2017 | 01 | 68350 | MISC | ASPEN MILL PROPERTIES LLC | 5,116.67 |
| 06/09/2017 | 01 | 68351 | 00000030 | ASSOCIATED TRUCK PARTS | 899.84 |
| 06/09/2017 | 01 | 68352 | 00000031 | AT&T | 132.83 |
| 06/09/2017 | 01 | 68353 | 00002061 | AT&T MOBILITY | 145.00 |
| 06/09/2017 | 01 | 68354 | 00001997 | AUTOMATIC SYNC TECHNOLOGIES, LLC | 428.12 |
| 06/09/2017 | 01 | 68355 | MISC | BARDESKAR MADHAVI | 1,200.00 |
| 06/09/2017 | 01 | 68356 | 00000043 | BERGEY'S | 1,187.95 |
| 06/09/2017 | 01 | 68357 | MISC-FIRE | BILL WIEGMAN | 150.00 |
| 06/09/2017 | 01 | 68358 | 100000112 | BOB TOMLINSON | 750.00 |
| 06/09/2017 | 01 | 68359 | 00000209 | BOUCHER & JAMES, INC. | 18,455.43 |
| 06/09/2017 | 01 | 68360 | MISC-FIRE | BRANDON UZDZIENSKI | 45.00 |
| 06/09/2017 | 01 | 68361 | 100000405 | C.E.S. | 1,008.63 |
| 06/09/2017 | 01 | 68362 | 100000319 | CANDORIS | 11,820.00 |
| 06/09/2017 | 01 | 68363 | 00000072 | CANON FINANCIAL SERVICES, INC | 1,622.00 |
| 06/09/2017 | 01 | 68364 | MISC-FIRE | CARL HERR | 30.00 |
| 06/09/2017 | 01 | 68365 | 100000316 | CAROLYN SHOEMAKER | 295.00 |
| 06/09/2017 | 01 | 68366 | 00001601 | CDW GOVERNMENT, INC. | 547.14 |
| 06/09/2017 | 01 | 68367 | 00000085 | CHAMBERS ASSOCIATES, INC. | 557.30 |
| 06/09/2017 | 01 | 68368 | 00000181 | CHEMSEARCH | 260.88 |
| 06/09/2017 | 01 | 68369 | 100000027 | CLASSIC CHEER | 1,100.00 |
| 06/09/2017 | 01 | 68370 | 00906107 | CLEMENS FOOD GROUP | 55.50 |
| 06/09/2017 | 01 | 68371 | 100000221 | COLMAR VETERINARY HOSPITAL | 82.56 |
| 06/09/2017 | 01 | 68372 | 00000363 | COMCAST | 852.55 |
| 06/09/2017 | 01 | 68373 | 00000335 | COMCAST CORPORATION | 607.06 |
| 06/09/2017 | 01 | 68374 | 100000431 | CONTI, MATTHEW R | 4.92 |
| 06/09/2017 | 01 | 68375 | 00001891 | CREATIVE PRODUCT SOURCING, INC. | 1,530.35 |
| 06/09/2017 | 01 | 68376 | MISC-FIRE | DAVID P BENNETT | 15.00 |
| 06/09/2017 | 01 | 68377 | 00000629 | DAVIDHEISER'S INC. | 631.00 |
| 06/09/2017 | 01 | 68378 | 100000435 | DEBBIE NOLL | 139.00 |
| 06/09/2017 | 01 | 68379 | 00000118 | DEL-VAL INTERNATIONAL TRUCKS, INC. | 48.00 |
| 06/09/2017 | 01 | 68380 | 00000208 | DELL MARKETING L.P. | 1,359.92 |
| 06/09/2017 | 01 | 68381 | MISC | DOBLMAIER THOMAS J & SUSAN E | 1,200.00 |
| 06/09/2017 | 01 | 68382 | 100000213 | DOG TOWN | 219.96 |
| 06/09/2017 | 01 | 68383 | 00905026 | DON LEN INC. | 100.00 |
| 06/09/2017 | 01 | 68384 | 00000967 | DVHT - DELAWARE VALLEY HEALTH TRUST | 179,727.17 |
| 06/09/2017 | 01 | 68385 | 00000612 | DVMMA - DELAWARE VALLEY MUNICIPAL | 591.50 |
| 06/09/2017 | 01 | 68386 | 100000200 | EDWIN LESHAR | 380.00 |
| 06/09/2017 | 01 | 68387 | 100000422 | EJ USA, INC | 870.08 |
| 06/09/2017 | 01 | 68388 | 100000425 | ELAAN RADLEY | 1,235.00 |
| 06/09/2017 | 01 | 68389 | 03214663 | ELITE 3 FACILITIES MAINTNEANCE, LLC | 4,240.00 |
| 06/09/2017 | 01 | 68390 | 00002999 | ELITE K9 INC. | 1,123.42 |
| 06/09/2017 | 01 | 68391 | 00903110 | ESTABLISHED TRAFFIC CONTROL | 185.24 |
| 06/09/2017 | 01 | 68392 | 00000161 | EUREKA STONE QUARRY, INC. | 165.15 |
| 06/09/2017 | 01 | 68393 | 00001904 | FACENDA WHITAKER LANES | 810.00 |
| 06/09/2017 | 01 | 68394 | 00000423 | FAMILY DINING, INC. | 73.24 |
| 06/09/2017 | 01 | 68395 | 00001466 | FEDEX OFFICE | 456.76 |
| 06/09/2017 | 01 | 68396 | 100000408 | FIRST SOURCE SOLUTIONS | 188.50 |
| 06/09/2017 | 01 | 68397 | 100000187 | FRED BEANS FORD LINCOLN | 28,439.00 |
| 06/09/2017 | 01 | 68398 | 00000188 | GALLS, AN ARAMARK CO., LLC | 1,751.49 |
| 06/09/2017 | 01 | 68399 | 00000193 | GEORGE ALLEN PORTABLE TOILETS, INC. | 621.00 |
| 06/09/2017 | 01 | 68400 | 00000817 | GILMORE & ASSOCIATES, INC. | 20,733.57 |
| 06/09/2017 | 01 | 68401 | 00000817 | VOID | 0.00 |
| 06/09/2017 | 01 | 68402 | 00000198 | GLASGOW, INC. | 60.00 |

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|------------|------|-------|-----------|------------------------------------|------------|
| 06/09/2017 | 01 | 68403 | MISC-FIRE | GLEN ROETMAN | 15.00 |
| 06/09/2017 | 01 | 68404 | 00000235 | GLENN A. DAVIS | 750.00 |
| 06/09/2017 | 01 | 68405 | 00001784 | GOOGLE INC. | 96.92 |
| 06/09/2017 | 01 | 68406 | 00000608 | GOOSE SQUAD L.L.C. | 900.00 |
| 06/09/2017 | 01 | 68407 | 00000229 | GRAINGER | 63.15 |
| 06/09/2017 | 01 | 68408 | 00000213 | HAJOCA CORPORATION | 28.66 |
| 06/09/2017 | 01 | 68409 | 00000114 | HARLEYSVILLE MATERIALS, LLC | 962.88 |
| 06/09/2017 | 01 | 68410 | 00000215 | HAVIS, INC. | 1,586.09 |
| 06/09/2017 | 01 | 68411 | 00906083 | HEAD START SPORTS, INC | 244.00 |
| 06/09/2017 | 01 | 68412 | 100000162 | HERMAN GOLDNER COMPANY, INC. | 1,037.00 |
| 06/09/2017 | 01 | 68413 | 00000903 | HOME DEPOT CREDIT SERVICES | 1,500.44 |
| 06/09/2017 | 01 | 68414 | 00441122 | HORSHAM CAR WASH | 186.00 |
| 06/09/2017 | 01 | 68415 | 00000318 | INDUSTRIAL NAMEPLATE INC. | 920.00 |
| 06/09/2017 | 01 | 68416 | 00000531 | INTERSTATE GRAPHICS | 500.00 |
| 06/09/2017 | 01 | 68417 | 100000421 | JACQUELINE TENUTA | 400.00 |
| 06/09/2017 | 01 | 68418 | MISC-FIRE | JOHN H. MOGENSEN | 60.00 |
| 06/09/2017 | 01 | 68419 | 00001389 | JOHN MCGREADY | 1,000.00 |
| 06/09/2017 | 01 | 68420 | 03214618 | JOHNSTONE DOWNINGTOWN | 23.67 |
| 06/09/2017 | 01 | 68421 | MISC-FIRE | JON WASHINGTON | 75.00 |
| 06/09/2017 | 01 | 68422 | 00001386 | JOSEPH C. BENNIS | 500.00 |
| 06/09/2017 | 01 | 68423 | 100000157 | JUMPIN JACK'S | 560.00 |
| 06/09/2017 | 01 | 68424 | 00000264 | KENCO HYDRAULICS, INC. | 1,114.29 |
| 06/09/2017 | 01 | 68425 | 00000261 | KERSHAW & FRITZ TIRE SERVICE, INC. | 1,720.00 |
| 06/09/2017 | 01 | 68426 | 00000271 | LANSDALE CHRYSLER PLYMOUTH INC. | 127.28 |
| 06/09/2017 | 01 | 68427 | 00000057 | LAWN AND GOLF SUPPLY COMPANY, INC. | 92.21 |
| 06/09/2017 | 01 | 68428 | 03214574 | LEHIGH VALLEY IRON PIGS | 930.00 |
| 06/09/2017 | 01 | 68429 | MISC | LENITY ARCHITECTURE | 2,156.35 |
| 06/09/2017 | 01 | 68430 | 100000427 | LESLIES POOLMART, INC | 131.31 |
| 06/09/2017 | 01 | 68431 | 100000426 | LYDIA KRZEMINSKI | 75.00 |
| 06/09/2017 | 01 | 68432 | 00001065 | MAILLIE LLP | 1,500.00 |
| 06/09/2017 | 01 | 68433 | 100000332 | MARCY LYNCH FITNESS | 560.00 |
| 06/09/2017 | 01 | 68434 | 00000689 | MARY KAY KELM, ESQUIRE | 812.50 |
| 06/09/2017 | 01 | 68435 | MISC-FIRE | MARY NEWELL | 55.00 |
| 06/09/2017 | 01 | 68436 | 00000201 | MASTERTECH AUTO SERVICE, LLC | 1,844.32 |
| 06/09/2017 | 01 | 68437 | 100000433 | MEG MILLER | 160.00 |
| 06/09/2017 | 01 | 68438 | 00902390 | MEGAN ULMER | 60.00 |
| 06/09/2017 | 01 | 68439 | 00000743 | MES - PENNSYLVANIA | 360.91 |
| 06/09/2017 | 01 | 68440 | MISC-FIRE | MICHAEL D. SHINTON | 30.00 |
| 06/09/2017 | 01 | 68441 | 00001387 | MICHAEL SOLIS | 250.00 |
| 06/09/2017 | 01 | 68442 | MISC-FIRE | MIKE BEAN | 30.00 |
| 06/09/2017 | 01 | 68443 | MISC | MILLER KRISTIN & STEVEN | 1,200.00 |
| 06/09/2017 | 01 | 68444 | 100000188 | MJ EARL | 354.00 |
| 06/09/2017 | 01 | 68445 | 00001539 | MONTGOMERY CO CONCERT BAND, INC. | 1,000.00 |
| 06/09/2017 | 01 | 68446 | 00000324 | MOYER INDOOR / OUTDOOR | 17,455.00 |
| 06/09/2017 | 01 | 68447 | 00000540 | MYSTIC PIZZA | 465.00 |
| 06/09/2017 | 01 | 68448 | 00000356 | NORTH WALES WATER AUTHORITY | 75.04 |
| 06/09/2017 | 01 | 68449 | 00001134 | OFFICE DEPOT, INC | 676.94 |
| 06/09/2017 | 01 | 68450 | 00000814 | OLIVIERI & ASSOCIATES, INC. | 103,263.84 |
| 06/09/2017 | 01 | 68451 | MISC-FIRE | PAUL R. MOGENSEN | 100.00 |
| 06/09/2017 | 01 | 68452 | 00000595 | PENN VALLEY CHEMICAL COMPANY | 290.37 |
| 06/09/2017 | 01 | 68453 | 00001358 | PENNSYLVANIA RECREATION AND PARK | 1,580.00 |
| 06/09/2017 | 01 | 68454 | 00000009 | PETTY CASH | 100.00 |
| 06/09/2017 | 01 | 68455 | MISC-FIRE | PHIL STUMP | 30.00 |
| 06/09/2017 | 01 | 68456 | 00001171 | PHILA OCCEALTH/DBA WORKNET OCC | 1,141.46 |
| 06/09/2017 | 01 | 68457 | 00000446 | PHISCON ENTERPRISES, INC. | 300.00 |
| 06/09/2017 | 01 | 68458 | 00000945 | PIPERSVILLE GARDEN CENTER, INC. | 94.49 |
| 06/09/2017 | 01 | 68459 | 00000945 | PIPERSVILLE GARDEN CENTER, INC. | 2,393.80 |
| 06/09/2017 | 01 | 68460 | 00001158 | PITNEY BOWES | 1,419.42 |
| 06/09/2017 | 01 | 68461 | 100000423 | POLICE CHIEFS ASSOCIATION OF | 50.00 |
| 06/09/2017 | 01 | 68462 | 00000345 | PRINTWORKS & COMPANY, INC. | 186.95 |
| 06/09/2017 | 01 | 68463 | 00000252 | PURE CLEANERS | 666.00 |
| 06/09/2017 | 01 | 68464 | MISC-FIRE | RACHEL GIBSON | 60.00 |
| 06/09/2017 | 01 | 68465 | MISC-FIRE | RACHEL TROUTMAN | 100.00 |
| 06/09/2017 | 01 | 68466 | 00906102 | READY REFRESH | 281.74 |
| 06/09/2017 | 01 | 68467 | 00000439 | RED THE UNIFORM TAILOR | 8,205.90 |
| 06/09/2017 | 01 | 68468 | 00001153 | RICARDO DEJESUS | 1,000.00 |
| 06/09/2017 | 01 | 68469 | 00000117 | RIGGINS INC | 3,110.16 |
| 06/09/2017 | 01 | 68470 | 00000115 | RIGGINS, INC | 3,953.13 |
| 06/09/2017 | 01 | 68471 | 100000412 | RODCHINE LUSANE | 120.00 |
| 06/09/2017 | 01 | 68472 | 00000610 | RUBIN, GLICKMAN, STEINBERG AND | 26.00 |
| 06/09/2017 | 01 | 68473 | MISC-FIRE | RYAN CROUTHAMEL | 30.00 |
| 06/09/2017 | 01 | 68474 | 00000452 | S&S WORLDWIDE | 35.94 |
| 06/09/2017 | 01 | 68475 | 00000653 | SCATTON'S HEATING & COOLING, INC. | 4,757.03 |
| 06/09/2017 | 01 | 68476 | 00906118 | SELEX ES | 440.00 |
| 06/09/2017 | 01 | 68477 | MISC | SHERLOCK COMPANY | 25.00 |

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|------------|------|-------|-----------|-------------------------------------|----------|
| 06/09/2017 | 01 | 68478 | MISC | SHERLOCK COMPANY | 2,332.50 |
| 06/09/2017 | 01 | 68479 | MISC | SHERLOCK COMPANY | 25.00 |
| 06/09/2017 | 01 | 68480 | MISC | SHERLOCK COMPANY | 1,555.00 |
| 06/09/2017 | 01 | 68481 | MISC | SHERLOCK COMPANY | 388.47 |
| 06/09/2017 | 01 | 68482 | 00001030 | SIGNAL CONTROL PRODUCTS, INC. | 1,387.00 |
| 06/09/2017 | 01 | 68483 | 100000411 | SPENCER D. BORINE | 140.00 |
| 06/09/2017 | 01 | 68484 | 100000361 | SPIKE'S TROPHIES, LTD | 125.00 |
| 06/09/2017 | 01 | 68485 | 00000015 | SPRINT | 447.61 |
| 06/09/2017 | 01 | 68486 | 00001847 | STAPLES CONTRACT & COMMERCIAL, INC. | 1,352.40 |
| 06/09/2017 | 01 | 68487 | 00001847 | VOID | 0.00 V |
| 06/09/2017 | 01 | 68488 | MISC-FIRE | STEVE SPLENDIDO | 30.00 |
| 06/09/2017 | 01 | 68489 | 00000485 | SYRENA COLLISION CENTER, INC. | 604.00 |
| 06/09/2017 | 01 | 68490 | 00661122 | TEES WITH A PURPOSE | 1,765.50 |
| 06/09/2017 | 01 | 68491 | 100000424 | TEX SHOEMAKER AND SONS | 452.32 |
| 06/09/2017 | 01 | 68492 | MISC | THE GREENE TURTLE | 359.68 |
| 06/09/2017 | 01 | 68493 | 00001783 | THE HOMER GROUP | 5,885.00 |
| 06/09/2017 | 01 | 68494 | 00001771 | TIMAC AGRO USA | 2,025.00 |
| 06/09/2017 | 01 | 68495 | 00002036 | TIMBERLINK CONSULTING LLC | 825.00 |
| 06/09/2017 | 01 | 68496 | 100000434 | TODD WALTER | 1,000.00 |
| 06/09/2017 | 01 | 68497 | MISC-FIRE | TOM HUGUENIN | 30.00 |
| 06/09/2017 | 01 | 68498 | 00000720 | TRAIL ELECTRICAL SERVICE, INC. | 985.00 |
| 06/09/2017 | 01 | 68499 | 00000506 | TRANS UNION LLC | 60.00 |
| 06/09/2017 | 01 | 68500 | MISC-FIRE | TREVOR DALTON | 30.00 |
| 06/09/2017 | 01 | 68501 | 00001998 | TROPIANO BUS COMPANY LLC | 475.00 |
| 06/09/2017 | 01 | 68502 | 00001998 | TROPIANO BUS COMPANY LLC | 475.00 |
| 06/09/2017 | 01 | 68503 | 00001998 | TROPIANO BUS COMPANY LLC | 475.00 |
| 06/09/2017 | 01 | 68504 | 00001998 | TROPIANO BUS COMPANY LLC | 475.00 |
| 06/09/2017 | 01 | 68505 | 00001998 | TROPIANO BUS COMPANY LLC | 475.00 |
| 06/09/2017 | 01 | 68506 | 00001998 | TROPIANO BUS COMPANY LLC | 475.00 |
| 06/09/2017 | 01 | 68507 | 00000040 | VERIZON | 102.25 |
| 06/09/2017 | 01 | 68508 | 00000040 | VERIZON | 39.83 |
| 06/09/2017 | 01 | 68509 | 00000040 | VERIZON | 246.40 |
| 06/09/2017 | 01 | 68510 | 00000040 | VERIZON | 124.99 |
| 06/09/2017 | 01 | 68511 | 00000040 | VERIZON | 140.06 |
| 06/09/2017 | 01 | 68512 | 00000040 | VERIZON | 134.99 |
| 06/09/2017 | 01 | 68513 | 00000040 | VERIZON | 174.97 |
| 06/09/2017 | 01 | 68514 | 00000038 | VERIZON WIRELESS SERVICES, LLC | 1,672.11 |
| 06/09/2017 | 01 | 68515 | MISC-FIRE | VINAY SETTY | 120.00 |
| 06/09/2017 | 01 | 68516 | MISC-FIRE | VINCE ZIRPOLI | 150.00 |
| 06/09/2017 | 01 | 68517 | 00001329 | WELDON AUTO PARTS | 1,024.00 |
| 06/09/2017 | 01 | 68518 | 00001329 | VOID | 0.00 V |
| 06/09/2017 | 01 | 68519 | 00000632 | WEST GENERATOR SERVICES INC. | 2,261.98 |
| 06/09/2017 | 01 | 68520 | 03214583 | WESTON FITNESS | 6,210.15 |
| 06/09/2017 | 01 | 68521 | 00001084 | WITMER ASSOCIATES, INC. | 698.88 |

01 TOTALS:

(3 Checks Voided)

Total of 188 Disbursements:

528,606.91

06/09/2017

Check List
For Check Dates 05/23/2017 to 06/12/2017

| Check Date | Name | Amount | | |
|-----------------|------------------------|---------------------|----|------------|
| 05/24/2017 | STATE OF PA | State Tax Payment | \$ | 8,532.71 |
| 06/01/2017 | ICMA RC | DROP Plan Payment | \$ | 8,955.22 |
| 06/01/2017 | UNITED STATES TREASURY | 945 Tax Payment | \$ | 6,170.38 |
| 06/01/2017 | BCG 401 | 401 Payment | \$ | 15,712.16 |
| 06/01/2017 | BCG 457 | 457 Payment | \$ | 11,324.31 |
| 06/01/2017 | PA SCDU | Withholding Payment | \$ | 1,406.43 |
| 06/01/2017 | PBA | PBA Payment | \$ | 744.81 |
| 06/01/2017 | UNITED STATES TREASURY | 941 Tax Payment | \$ | 83,422.11 |
| 06/07/2017 | STATE OF PA | State Tax Payment | \$ | 8,687.48 |
| Total Checks: 9 | | | \$ | 144,955.61 |