

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
MARCH 13, 2017

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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 February 27, 2017 Meeting
6. Recognize Detective Michael Solis on his Retirement
7. Announce Volunteer Board/Commission Appointments and Resignation
8. Consider Award of Bids for the Annual Public Works Materials and Services
9. Consider Approval of Participating in National IPA Cooperative Purchasing Group
10. Consider Authorization to Accept Proposal from Traffic Planning Design for Engineering Services for Powerline Trail Connector- Phase I
11. Consider Approval of Preliminary Land Development for Christian Brothers Automotive – 565 DeKalb Pike – LDS 692
12. Consider Waiver of Special Event Permit Fee – Manna on Main Street – 5K Run
13. Consider Approval of Request for Out of State Training – Department of Fire Services
14. Consider Payment of Bills
15. Other Business
16. Adjournment

Future Public Hearings/Meetings:

03-15-2017 @6:00pm – Sewer Municipal Authority
03-15-2017 @7:30pm – Shade Tree Commission
03-15-2017 @7:30pm – Public Safety Committee
03-16-2017 @7:30pm – Planning Commission
03-20-2017 @7:00pm – Finance Committee
03-27-2017 @8:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: March 13, 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

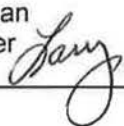
SUBJECT: Announcement of Executive Session

MEETING DATE: March 13, 2017 ITEM NUMBER: **# 4**

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:

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 February 27, 2017

MEETING DATE: March 13, 2017 ITEM NUMBER: #5

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:

Please contact Deb Rivas on Monday, March 13, 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
FEBRUARY 27, 2017**

At 7:00 p.m. Vice Chairman Robert J. Birch called to order an executive session. In attendance were Supervisors Michael J. Fox, Jeffrey W. McDonnell and Richard E. Miniscalco. Chairman Candyce Fluehr Chimera was absent. Also in attendance were Lawrence Gregan, and Frank Bartle, Esquire.

Vice Chairman Robert J. Birch called the meeting to order at 8:06 p.m. In attendance were Supervisors Michael J. Fox, Jeffrey W. McDonnell and Richard E. Miniscalco. 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 A. Rivas.

Following the Pledge of Allegiance, Vice Chairman Robert J. Birch called for public comment from the audience and there was none.

Solicitor Frank Bartle announced that the Board had met in an executive session prior to this meeting and discussed two personnel matters, one regarding the Police Union and the other regarding the Fire Union. The Board also discussed potential matters of litigation and one legal matter, the Airport Square v. Montgomery Township Zoning Hearing Board (Montgomery County Court of Common Pleas – 2014-03708. 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 February 13, 2017 Board of Supervisors meeting, and Supervisor Richard Miniscalco seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Chief of Police Scott Bendig reported that on February 24, 2017, Sergeant Daniel Mitchell retired from the Montgomery Township Police Department after 33 years of service to the community. Daniel Mitchell began his career with the Montgomery Township Police Department as a police officer in June of 1985. In 1990 Officer Mitchell was temporarily assigned to the Montgomery County District Attorney's Office for a year, serving as a member of the County Detectives Narcotics Enforcement Team. Upon his return in 1991, Officer was assigned to the Department's Detective Division. In June of 2000 Officer Mitchell was promoted to the rank of corporal. In June of 2002, Corporal Mitchell was promoted to the rank of sergeant. In addition to these duties Sergeant Mitchell has also served as a member of the department's Special Operations Unit, firearms instructor, field training officer, and EVOC instructor. During his career Sergeant Mitchell has received six departmental commendations for his actions as an officer as well as numerous letters of appreciation from township residents and neighboring law enforcement agencies. Vice Chairman Robert J. Birch thanked Sergeant Mitchell for his dedication to the Township. Supervisor Michael J. Fox stated that it was always a pleasure to work with Sergeant Mitchell. Township Manager Lawrence J. Gregan stated that he worked with Sergeant Mitchell on three Police contract negotiations and he was always fair and honest and worked well representing his fellow officers during the negotiations. Resolution #1 made by Vice Chairman Robert J. Birch, seconded by Supervisor Michael J. Fox and adopted unanimously, recognized Sergeant Mitchell and expressed gratitude to him for his dedication and faithful service to the Montgomery Township Police Department and Montgomery Township community.

Public Works Director Kevin Costello reported that the bids for the annual Curb and Sidewalk project were opened on February 14, 2017. The Township Engineer, Gilmore and Associates, reviewed the bids and has provided a recommendation that the contract be awarded to the lowest responsible bidder, Olivieri & Associates, Inc., with a bid of \$342,460.70. Resolution #2, made by Vice Chairman Robert J. Birch, seconded by Supervisor Richard

Miniscalco and adopted unanimously, authorized the award of the 2017 Curb and Sidewalk project to Olivieri & Associates, Inc., with a bid of \$342,460.70.

Public Works Director Kevin Costello reported that the bids for the 2017 In-Place Road Paving Project were opened on February 14, 2017. The Township Engineer, Gilmore and Associates, reviewed the bids and has provided a recommendation that the contract be awarded to the lowest responsible bidder, James D. Morrissey, Inc., with a bid of \$469,174.80. Resolution #3, made by Vice Chairman Robert J. Birch, seconded by Supervisor Richard Miniscalco and adopted unanimously, authorized the award of the 2017 In-Place Road Paving Project to James D. Morrissey, Inc., with a bid of \$469,174.80.

Director of Public Works Kevin Costello reported that staff received and opened bids on February 14, 2017 for the Spring Valley Hockey Court Reconstruction Project. The Township Engineer, Gilmore and Associates, Inc., reviewed the bids and made a recommendation to award the bid to the lowest responsible bidder, Top-A-Court, with a bid of \$52,946.90. Resolution #4 made by Vice Chairman Robert J. Birch, seconded by Supervisor Richard E. Miniscalco and adopted unanimously, awarded the bid for the Spring Valley Hockey Court Reconstruction Project to Top-A-Court, for a total projected cost of \$52,946.90.

Director of Administration and Human Resources Ann Shade reported that on April 11, 2016, the Board of Supervisors adopted a Directed Trustee Services Agreement for the 457b Deferred Compensation Plan. As a result of this agreement, the Adoption Agreement for the 457b Deferred Compensation Plan requires an update be reflected in Article VIII – Trust Provisions, 8.01(b) that “the Employer replaces the Trust with the Trust Agreement”. There are no other changes being made to the Adoption Agreement at this time. Resolution #5 made by Vice Chairman Robert J. Birch, seconded by Supervisor Richard E. Miniscalco and adopted unanimously, approved the revised 457b Deferred Compensation Plan Adoption Agreement.

Director of Recreation and Community Center Floyd Shaffer reported that the Spring/Summer 2017 Recreation/Fitness Programs and recommended fee schedule for the various activities has been prepared for the Board’s consideration and approval. The activities

and programs offered provide a wide array of recreation, fitness and educational opportunities for Township residents of all ages and abilities. New programs have been added as well, including Adult Basketball and Volleyball Leagues, a Youth Dodgeball League, Mommy & Me Splash Park Workout, Cheer Clinic, Father's Day Breakfast and a Culinary of Arts Trip. Resolution #6 made by Vice Chairman Robert J. Birch, seconded by Supervisor Jeffrey McDonnell and adopted unanimously, approved the 2017 Spring/Summer Programs and Fee Schedule amendment as submitted.

Director of Planning and Zoning Bruce Shoupe reported that in 2009, Montgomery Township initiated a program of naturalizing stormwater basins owned and maintained by the Township. The Shade Tree Commission has researched the benefits of naturalizing these basins and has identified additional basins to be entered into the Basin Naturalization Program. The following basins have had assessments completed by Boucher & James and inspections completed by DVIT and are now ready to be formally entered into the Basin Naturalization Program: #3 – Pauline Circle, #12 – Heather Knoll, #20 – The Ridings, #46 – Mallard Pond, #47 – Montgomery Lea and #63 – Heather Lea. Resolution #7 made by Vice Chairman Robert J. Birch, seconded by Supervisor Jeffrey W. McDonnell and adopted unanimously, approved the acceptance of the above referenced stormwater basins into the Basin Naturalization Program and authorizes that a letter be sent to the residents located near the basins, notifying them of this program and also that a sign be posted at each basin location.

Director of Planning & Zoning Bruce Shoupe reported that the Township has received an application for a waiver of formal land development for the AMC 309 Cinema located in Horsham Township at the Gwynedd Crossing Shopping Center, #M-17-89. The existing 17.976 acre property contains a movie theater (309 Cinema), restaurant (Olive Garden), and a shopping center comprising of multiple stores. The proposed land development is for the movie theater only, which is contained on a 5.345 acre portion of the property. A portion of the development within Montgomery Township involves reconfiguration of the parking lot area, realignment of the internal drive aisle, removal and replacement of parking light standards and

several landscape islands at the end of existing parking rows, the addition of sidewalk and island along the east side of the internal drive, and milling and overlay of paved surfaces.

Developer Bruce Goodman presented an overview of the improvements proposed for the theater and answered questions from the Board. Mr. Shoupe reported that the Township staff and consultants have reviewed the plans and have recommended that the Board approve the waiver as requested. Resolution #8 made by Vice Chairman Robert J. Birch, seconded by Supervisor Jeffrey W. McDonnell and adopted unanimously, approved the waiver of a formal land development application for AMC 309 Cinema located at the Gwynedd Crossing Shopping Center.

A motion to approve the payment of bills was made by Vice Chairman Robert J. Birch, seconded by Supervisor Jeffrey W. McDonnell, and adopted unanimously, approving the payment of bills as submitted.

There being no further business to come before the Board, the meeting adjourned at 8:40 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Recognition of the Retirement of Police Department Employee-Detective Michael Solis

MEETING DATE: March 13, 2017 ITEM NUMBER: # 6

MEETING/AGENDA: WORK SESSION ACTION **XX** NONE

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

INITIATED BY: J. Scott Bendig
Chief of Police



BOARD LIAISON: Candyce Fluehr Chimera
Chairman, Board of Supervisors

BACKGROUND:

On March 6, 2017, Detective Michael Solis retired from the Montgomery Township Police Department after 29 years of service to our community.

Michael Solis began his career with Montgomery Township Police Department in August of 1989. Prior to beginning his service to Montgomery Township Michael Solis served as a police officer for the Lower Moreland Township Police Department for 9 years. In 1990 Officer Solis was assigned to the Department's Highway Safety Unit, serving as an accident reconstructionist. In 1997 Officer Solis was assigned to the Detective Division, specializing in the investigation of financial crimes. In addition to these duties Detective Solis has also served as a member of the department's Special Operations Unit, financial crimes liaison, and was also the department's First Aid and CPR instructor.

During his career Detective Solis has received numerous departmental commendations for his actions as an officer as well as numerous letters of appreciation from township residents and neighboring law enforcement agencies. Over these years of service with the Montgomery Township Police Department Detective Solis has shown exemplary dedication and professionalism in his service to the residents, businesses and coworkers of our community. Detective Solis' dedication and expertise will be sorely missed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize Detective Michael Solis on the occasion of his retirement from the Township after 29 years of service to our community.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize Detective Michael Solis and express our gratitude to him for his dedication and faithful service to the Montgomery Township Police Department and Montgomery Township community.

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.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announce Board/Commission Appointments/Resignation

MEETING DATE: March 13, 2017

ITEM NUMBER: **#7**

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:

Vacancies currently exist on the Montgomery Township Zoning Hearing Board, Planning Commission and Business Development Partnership and are proposed to be filled as follows:

- Laurence Poli, resident of 440 Country Club Drive, currently serves as a member of the Zoning Hearing Board. Due to outside commitments, he has expressed an interest to resign from this position and be appointed as an Alternate Zoning Hearing Board Member. His appointment would be for a term to expire on January 1, 2020.
- Deborah Grasso, resident of 414 Stone Ridge Drive and currently serving as an Alternate Member on the Zoning Hearing Board, has expressed an interest to resign from this position and be appointed to the Zoning Hearing Board Member position being vacated by Mr. Poli. Her appointment would be for a term to expire on January 1, 2019.
- John Frazette, resident at 104 Porters Way, has expressed an interest in being appointed to fill a vacant Alternate Member position on the Township Zoning Hearing Board. His appointment would be for a term to expire on January 1, 2020.
- David Fetzer, resident at 100 Edgar Allan Circle, has expressed an interest in being appointed to fill a vacant Alternate Member position on the Township Planning Commission. His appointment would be for a term to expire on January 1, 2021.
- Andrew Seo, business owner with offices at 800 Upper State Road, has expressed an interest in being appointed to fill a vacant position on the Township Business Development Partnership. His appointment would be for a term to expire on January 1, 2018.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Accept resignations and approve appointments.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby accept the resignation of Laurence Poli from his position as Zoning Hearing Board Member and approve his appointment to serve as an Alternate Member on the Township Zoning Hearing Board for a term to expire on January 1, 2020; and,

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that we hereby accept the resignation of Deborah Grasso from her position as Alternate Member of the Township Zoning Hearing Board and approve her appointment to serve as a member on the Township Zoning Hearing Board for a term to expire on January 1, 2019; and,

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the appointment of John Frazette to serve as an Alternate Member on the Township Zoning Hearing Board for a term to expire on January 1, 2020; and,

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the appointment of David Fetzer as an Alternate Member on the Township Planning Commission for a term to expire on January 1, 2021; and,

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the appointment of Andrew Seo to the Township Business Development Partnership for a term to expire on January 1, 2018.

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 Award of Bids for 2017 Annual Highway Materials and Services

MEETING DATE: March 13, 2017

ITEM NUMBER: #8

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello
Public Works Director

BOARD LIAISON: Candyce Fluehr Chimera
Chairman



BACKGROUND:

Annually, the Public Works Department requests bids for materials and services which are utilized throughout the year for operations. These bids were opened on March 1, 2017 at 10:00 a.m. by staff. The bids are for Asphalt, Stone Aggregate, Crack Sealer and Lawn Care Treatments.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bids on February 13, 2017.

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

The Public Works Annual Materials and Services are budgeted for each year and some vary based on actual usage.

RECOMMENDATION:

Award the bids as recommended by staff to the lowest responsible bidders.

MOTION/RESOLUTION:

WHEREAS, bids were requested by the Montgomery Township Board of Supervisors for Public Works Department Annual Materials and Services; and

WHEREAS, bids were opened on March 1, 2017 at 10:00 a.m. and reviewed by the Township staff. The following contractors listed below were found to be the lowest responsible bidders:

<u>Item Bid</u>	<u>Contract Awarded To:</u>	
Asphalt/Bituminous Concrete	Eureka Stone Quarry	Various Unit Pricing
Stone Aggregate	Glasgow, Inc.	Various Unit Pricing
Lawn Care Treatments	Moyer & Son, Inc.	\$17,310 Annually
Crack Sealer	Crafco, Inc.	\$.44 per unit / \$4,400

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize contracts with the above listed companies on the condition that performance bonds are received within twenty (20) days of the awarding of the bids.

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.

ASPHALT/BITUMINOUS CONCRETE BID TABULATIONS – 2017

	EUREKA STONE QUARRY, INC.			GLASGOW, INC.		
	Billable Pickup Price	Plant Pickup w/Transport Unit/Total	Delivered Unit/Total	Billable Pickup Price	Plant Pickup w/Transport Unit/Total	Delivered Unit/Total
Superpave Asphalt Mixture Design*						
HMA Fine Course, PG 64 - 22, 9.5 mm, SRL H – 100 +/- tons	45.00	47.50 / 4,750	49.75 / 4,975	48.50	49.00 / 4,900	53.50 / 5,350
HMA Wearing Course, PG 64 - 22, 9.5 mm, 1 ½" Depth, SLR H–1000+/-	43.00	<u>45.50 / 45,500</u>	47.75 / 47,750	46.50	<u>46.50 / 46,500</u>	51.50 / 51,500
HMA Binder Course, PG 64, 19 mm, 2-3" Depth – 100+/- tons	39.75	42.25 / 4,225	44.50 / 4,450	41.90	42.40 / 4,240	46.90 / 4,690
HMA Binder Course, PG 64, 25 mm, 3-4" Depth – 100+/- tons	37.00	39.50 / 3,950	41.75 / 4,175	39.50	40.00 / 4,000	44.50 / 4,450
HMA Base Course, PG 64, 25mm 3: Depth – 100+/- tons	37.00	39.50 / 3,950	41.75 / 4,175	39.50	40.00 / 4,000	44.50 / 4,450

Total Picked Up PG64-22, 9.5mm: \$45,500
Round Trip Distance: 10 miles x .25 = \$2.50

Total Picked Up PG64-22, 9.5mm: \$46,500
Round Trip Distance: 2 miles x .25 = \$0.50

	ALLAN MYERS		
	Billable Pickup Price	Plant Pickup w/Transport Unit/Total	Delivered Unit/Total
Superpave Asphalt Mixture Design*			
HMA Fine Course, PG 64 - 22, 9.5 mm, SRL H – 100 +/- tons	43.50	49.90 / 4,990	51.19 / 5,119
HMA Wearing Course, PG 64 - 22, 9.5 mm, 1 ½" Depth, SLR H – 1000+/-	43.50	<u>49.90 / 49,900</u>	51.19 / 51,190
HMA Binder Course, PG 64, 19 mm, 2-3" Depth – 100+/- tons	41.00	47.40 / 4,740	48.69 / 4,869
HMA Binder Course, PG 64, 25 mm, 3-4" Depth – 100+/- tons	39.70	46.10 / 4,610	47.39 / 4,739
HMA Base Course, PG 64, 25mm 3: Depth – 100+/- tons	39.70	46.10 / 4,610	47.39 / 4,739

Total Picked Up PG64-22, 9.5mm: \$49,900
Round Trip Distance: 25.6 miles x .25 = \$6.40

STONE AGGREGATE BID TABULATIONS – 2017

	EUREKA STONE QUARRY, INC.			GLASGOW, INC.		
	Billable Pickup Price	Plant Pickup w/Transport Costs Unit/Total	Delivered Unit/Total	Billable Pickup Price	Plant Pickup w/Transport Costs Unit/Total	Delivered Unit/Total
500 Tons #10 Screen	8.00	10.50 / 5,250	11.25 / 5,625	No Bid		
200 Tons #8	16.00	18.50 / 3,700	19.25 / 3,850	14.15	14.40 / 2,880	16.90 / 3,380
200 Tons #67	11.50	14.00 / 2,800	14.75 / 2,950	14.15	14.40 / 2,880	16.90 / 3,380
500 Tons #57	10.25	12.75 / 6,375	13.50 / 6,750	10.85	11.35 / 5,675	13.60 / 6,800
500 Tons #2A	8.75	11.25 / 5,625	12.00 / 6,000	9.65	10.15 / 5,075	12.40 / 6,200
500 Tons #3	12.00	14.50 / 7,250	15.25 / 7,625	10.95	11.45 / 5,725	13.70 / 6,850
500 Tons #1	12.00	14.50 / 7,250	15.25 / 7,625	10.95	11.45 / 5,725	13.70 / 6,850
200 Tons Gabion Stone	No Bid			No Bid		
200 Tons Rip Rap						
200 Tons Natural Sand						
200 Tons #2A Limestone						
200 Tons Anti-Skid	15.00	17.50 / 3,500	18.25 / 3,650			
200 Tons #2RC	8.75	11.25 / 2,250	12.00 / 2,400	9.65	10.15 / 2,030	12.40 / 2,480

Total Pickup: \$37,200
Distance 10 miles x .25 = 2.50

Total Pickup: \$35,940
Distance 2 miles x .25 = .50

CRACK SEALER BID TABULATION - 2017

	CRAFCO, INC.	ASPHALT MAINTENANCE SOLUTIONS
10,000 +/-	ASTM 6690 Type1 (Per PennDOT Approved or Equivalent)	ASTM 6690 Type1 (Per PennDOT Approved or Equivalent)
Unit Price F.O.B. Plant	.40	.54
Total 1 x 5	\$4,000	\$5,400
Unit Price Delivered at Job Site	.44	.57
Total 1 x 6	\$4,400	\$5,700
Unit Price Delivered as Directed	.44	
Total 1 x 7	\$4,400	
NOTES:		

LAWN CARE TREATMENTS TABULATION - 2017

	MOYER & SON
Boom Spraying Price/acre	\$190.00
Hand Spraying Price/acre	\$211.00
Price	\$17,310
Net Price	\$17,310
Bid Bond Supplied as Required	Bid Bond - 10%

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Participating in National IPA Cooperative Purchasing Group

MEETING DATE: March 13, 2017 ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION ACTION **XX** NONE

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

INITIATED BY: Richard Grier BOARD LIAISON: Candyce Fluehr Chimera
Director of Information Technology Chairman, Board of Supervisors

BACKGROUND:

The National Intergovernmental Purchasing Alliance, known as (National IPA) is a group purchasing organization established for public agencies across the U.S. The cooperative assists agencies and institutions to streamline the request-for-proposal process (RFP) while satisfying requirements for transparency and offering a comprehensive portfolio of awarded contracts. There is no cost to register and once an account is setup the Township will have access to more than 48,000 agencies awarded contracts in the National IPA portfolio.

All cooperative agreements have been competitively solicited and publicly awarded by a public agency/governmental entity, utilizing the best public procurement practices, processes and procedures.

A listing of available contracts ranging from Technology Supplies to athletic equipment can be found on their web site at <http://www.nationalipa.org>

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

The Board previously authorized the Township to participate in the PA State Cooperative Program (CO-Stars) and the PEPPM Technology Purchase Program for cooperative purchases.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Staff recommends that the Board add National IPA as an authorized cooperative purchasing program for the purchase of related items for the Township.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize staff to utilize the National IPA Cooperative Purchasing Program for purchases that are permitted in the Commonwealth Procurement Code.

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.

Terms of Participation

National IPA Participation Agreement

MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Master Intergovernmental Cooperative Purchasing Agreement (this "**Agreement**") is entered into by and between those certain government agencies that execute a Principal Procurement Agency Certificate ("**Principal Procurement Agencies**") with National Intergovernmental Purchasing Alliance Company ("**National IPA**") to be appended and made a part hereof and such other public agencies ("**Participating Public Agencies**") who register to participate in the cooperative purchasing programs administered by National IPA and its affiliates and subsidiaries (collectively, the "**National IPA Parties**") by either registering on a National IPA Party website (such as www.nationalipa.org), or by executing a copy of this Agreement.

RECITALS

WHEREAS, after a competitive solicitation and selection process by Principal Procurement Agencies, a number of suppliers have entered into "**Master Agreements**" (herein so called) to provide a variety of goods, products and services ("**Products**") to the applicable Principal Procurement Agency and the Participating Public Agencies;

WHEREAS, Master Agreements are made available by Principal Procurement Agencies through the National IPA Parties and provide that Participating Public Agencies may purchase Products on the same terms, conditions and pricing as the Principal Procurement Agency, subject to any applicable federal and/or local purchasing ordinances and the laws of the State of purchase; and

WHEREAS, in addition to Master Agreements, the National IPA Parties may from time to time offer Participating Public Agencies the opportunity to acquire Products through other group purchasing agreements.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and of the mutual benefits to result, the parties hereby agree as follows:

1. Each party will facilitate the cooperative procurement of Products.
2. The Participating Public Agencies shall procure Products in accordance with and subject to the relevant federal, state and local statutes, ordinances, rules and regulations that govern Participating Public Agency's procurement practices. The Participating Public Agencies hereby acknowledge and agree that it is the intent of the parties that all provisions of this Agreement and that Principal Procurement Agencies' participation in the program described herein comply with all applicable laws, including but not limited to the requirements of 42 C.F.R. § 1001.952(h), as may be amended from time to time. The Participating Public Agencies further acknowledge and agree that they are solely responsible for their compliance with all applicable "safe harbor" regulations, including but not limited to any and all obligations to fully and accurately report discounts and incentives.
3. The Participating Public Agency represents and warrants that the Participating Public Agency is not a hospital and is not purchasing Products on behalf of a hospital.
4. The cooperative use of Master Agreements shall be in accordance with the terms and conditions of the Master Agreements, except as modification of those terms and conditions is otherwise required by applicable federal, state or local law.
5. The Principal Procurement Agencies will make available, upon reasonable request, Master Agreement information which may assist in improving the procurement of Products by the Participating Public Agencies.
6. The Participating Public Agency agrees the National IPA Parties may provide access to group purchasing organization ("GPO") agreements directly or indirectly by enrolling the Participating Public Agency in another GPO's purchasing program, including but not limited to Vizient Source, LLC, Provista, Inc. and other National IPA affiliates and subsidiaries; provided the purchase of Products through a National IPA Party or any other GPO shall be at the Participating Public Agency's sole discretion.
7. The Participating Public Agencies (each a "Procuring Party") that procure Products through any Master Agreement or GPO Product supply agreement (each a "GPO Contract") will make timely payments to the distributor, manufacturer or other vendor (collectively, "Supplier") for Products received in accordance with the terms and conditions of the Master Agreement or GPO

Contract, as applicable. Payment for Products and inspections and acceptance of Products ordered by the Procuring Party shall be the exclusive obligation of such Procuring Party. Disputes between Procuring Party and any Supplier shall be resolved in accordance with the law and venue rules of the State of purchase unless otherwise agreed to by the Procuring Party and Supplier.

8. The Procuring Party shall not use this Agreement as a method for obtaining additional concessions or reduced prices for similar products or services.
9. The Procuring Party shall be responsible for the ordering of Products under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a Procuring Party, and, to the extent permitted by applicable law, the Procuring Party shall hold non-procuring party harmless from any liability that may arise from the acts or omissions of the Procuring Party.
10. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE NATIONAL IPA PARTIES EXPRESSLY DISCLAIM ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING ANY PRODUCT, MASTER AGREEMENT AND GPO CONTRACT. THE NATIONAL IPA PARTIES SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF THE NATIONAL IPA PARTIES ARE ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHER, THE PROCURING PARTY ACKNOWLEDGES AND AGREES THAT THE NATIONAL IPA PARTIES SHALL HAVE NO LIABILITY FOR ANY ACT OR OMISSION BY A SUPPLIER OR OTHER PARTY UNDER A MASTER AGREEMENT OR GPO CONTRACT.
11. This Agreement shall remain in effect until termination by a party giving thirty (30) days' written notice to the other party. The provisions of Paragraphs 6 - 10 hereof shall survive any such termination.
12. This Agreement shall take effect upon (i) execution of the Principal Procurement Agency Certificate, or (ii) the registration on a National IPA Party website or the execution of this Agreement by a Participating Public Agency, as applicable.

TCPN Standard Membership Agreement

This TCPN Cooperative Purchasing Membership Agreement will allow a Member Agency to purchase commodities and/or services, from any and all TCPN Official Contract Holders, under the same terms,

conditions and price as stated in each awarded contract. It is hereby agreed to by TCPN and the Member Agency that:

1. TCPN has followed procurement procedures for products and/or services offered by this Agreement in accordance with TCPNs governing procurement statutes and regulations.
2. It is the sole responsibility of each Member Agency to follow their state procurement statutes as it pertains to cooperative purchasing, or joint power agreements, with in-state or out-of- state public agencies.
3. TCPN makes their cooperative purchasing contracts available to Member Agencies "as is," and is under no obligation to revise the terms, conditions, scope, price, and/or any other conditions of the contract for the benefit of the Member Agency.
4. The use of each contract by the Member Agency shall adhere to the terms and conditions of the TCPN contract, including the order placement procedures provided by each Official Contract Holder.
5. It is the sole responsibility of the Member Agency to accept delivery of products and/or services, and the Member Agency hereby agrees to make timely payments to each Official Contract Holder for products and/or services received pursuant to this Agreement. Any dispute which may arise between the Member Agency and the Official Contract Holder are to be resolved between the Member Agency and the Official Contract Holder. TCPN will make every effort to facilitate a favorable remedy for both parties.
6. This Agreement incorporates all Agreements, covenants and understandings between TCPN and the Member Agency. No prior Agreement or understanding, verbal or otherwise, by the parties or their agents, shall be valid or enforceable unless embodied in this Agreement. This Agreement shall not be altered, changed or amended except by written revision or addendum executed by both parties.
7. This Agreement between TCPN and the Member Agency shall be presided over by TCPN governing law and jurisdiction, and shall become effective immediately and remain in effect unless terminated by either party with thirty (30) days written notice to the other party. Any such notice shall be sent to the address listed below.

The Cooperative Purchasing Network
2555 Meridian Blvd., Ste. 300
Franklin, TN 37067

SUBJECT: Consider Authorization to Accept Proposal from Traffic Planning Design for Engineering Services for Powerline Trail Connector- Phase I

MEETING/AGENDA:	ACTION	NONE
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INITIATED BY: Stacy Crandell BOARD LIAISON: Candyce Fluehr Chimera
Assistant to the Township Manager Chairman, Board of Supervisors

On March 24, 2016, Montgomery Township was awarded funding through the Transportation Alternatives Program in the amount of \$850,000 for the Powerline Trail Connection- Phase 1 Project. This project will connect the Route 202 Parkway Trail to the Township's Community and Recreation Center. This will be the first phase of the Powerline Trail Connection that will eventually connect the Route 202 Parkway Trail to the Powerline Trail in Horsham Township.

On April 25, 2016, the Board of Supervisors approved the proposal from Traffic Planning Design (TPD) for the preliminary steps that are necessary to move Phase 1 of the project through initial environmental scoping. The proposal was not to exceed \$7,500. In October 2016, Control Point Associates worked with TPD to finish up the preliminary environmental scoping with a field survey.

In order to keep this project moving forward the next steps include:

- Scoping Field View meeting with PennDOT/DVRPC (it has to be scheduled ASAP)
- Scheduling a Public Meeting with Montgomery Greene, as well as giving the preliminary proposal sketch to Joseph Ambler Inn for their review.
- Negotiations with Joseph Ambler Inn to obtain easement (need to offer fair market value and follow DOT Guidelines to obtain the easement to allow this connection). This will be an additional amount of funding that the Township will need to provide outside of design costs.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

On April 25, 2016, the Board of Supervisors the professional scope of work from TPD in the amount not to exceed \$7,500 for the Powerline Trail Connection Phase 1 Project.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The proposal from TPD is \$140,500 to complete the design portion of the project, the Township has already spent close to \$12,000 for the initial steps of administering this grant. Additional funding will be needed to secure the easement from Joseph Ambler Inn.

RECOMMENDATION:

Township Staff recommends the acceptance of the proposal from TPD to complete the design portion of the project.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the proposal for professional services to complete the design portion of the project which is totaled at \$140,500.

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.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Professional Services Agreement

Date:	February 22, 2017
Client:	Montgomery Township
Address:	1001 Stump Road Montgomeryville, PA 18936
Client Contact:	Mr. Larry Gregan, Township Manager
Project Name:	Powerline Connector Trail – Phase I Preliminary and Final Engineering Proposal
Municipality/County/State:	Montgomery Township, Montgomery County, PA
TPD Project Manager:	Kevin L. Johnson, PE
TPD Project No.:	MOTO 00107

Traffic Planning and Design, Inc. (TPD) is pleased to submit this Letter of Engagement regarding the above-referenced project. This Agreement will be between TPD and Montgomery Township ("Client").

Scope of Services

PART 1 – PRELIMINARY ENGINEERING

1.0 PROJECT MANAGEMENT/ADMINISTRATION

Staff will be available to attend project status and coordination meetings, as needed. At this time, it is assumed that eight (8) Project Status or Coordination Meetings will be required for this design phase of the project. TPD design staff will prepare minutes of all meetings required to successfully complete the design of this project. As part of this process, the TPD Team will document actions taken in all meetings, record these actions in official meeting minutes and submit these to the Township and District within five (5) days for verification and approval. Approved meeting minutes will then be distributed to appropriate attendees.

The TPD team will maintain complete records of all invoices, time sheets, progress reports, correspondence, memoranda, phone memos and other documentation necessary to complete the project file.

Throughout the course of the project, TPD will coordinate the designs and environmental studies with the numerous federal and state jurisdictional agencies as well as local governments affected by the project.

Project submissions to other involved agencies and parties will be forwarded after submittal to the Township. Records of submittals to other agencies will be kept as well. TPD will forward copies of this project correspondence to the Township.

2.0 PUBLIC INVOLVEMENT

It is anticipated that two (2) public meetings and four (4) work session meetings will be required for this project. For purposes of this proposal, TPD is assuming that the public meeting will be a plans display held as part of regularly scheduled Montgomery Township public meeting. TPD will prepare all necessary graphics for the meeting. Presentation plans will be submitted to Montgomery Township at least one week prior to any public meeting. It is assumed that TPD will not need to prepare any advertisements (i.e. newspaper ads, mailings, etc.) for the meeting as this will be handled by the Township. TPD assumes that the meeting will be held at the Montgomery Township Municipal Building.

3.0 ALTERNATIVES ANALYSIS AND DEVELOPMENT

Upon completion of the topographic survey, traffic data analysis and environmental investigations, TPD will develop the intended improvements for the project. Based on discussion with the Township, it is assumed that the alignment, vertical and horizontal, will not be changed and the improvements will be consistent with the Township concept plans developed as part of the funding requests. TPD will refine the alternative using the available information from the scoping field view meeting. TPD will coordinate with Montgomery Township to review and agree upon the refinements. Upon completion, TPD will advance to Safety Review.

4.0 ENVIRONMENTAL CLEARANCE

Due to the nature of the project, TPD is assuming that the Categorical Exclusion Evaluation Document will qualify as a Level 1B.

Threatened and Endangered Species

TPD has conducted a draft PNDI search which revealed no conflict with any of the four reviewing agencies within the proposed project area. A finalized PNDI will be attached to the CEE. Bog turtle studies are excluded from the scope of work in the event that wetlands are located within 300 feet of the limits of disturbance.

Above Ground and Below Ground Historic Properties/Structures

The cultural resources work for this project will entail coordination with the PennDOT Cultural Resources Professionals (CRPs). The work will entail coordination with the CRPs for both above ground and below ground cultural resources. Given the limited impacts of the project, work is likely to entail the mapping of known eligible or listed cultural resources within the project's Area of Potential Effect (APE), photographs demonstrating of the relationship of the proposed traffic signal system to historic properties, photographs documenting existing landscape conditions at any locations that there are proposed ground disturbing, and the preparation of a brief memo that can be used by the PennDOT CRPs to make Section 106 findings of No Effect. It is assumed that no detailed resource evaluations or determination of effects will be required.

Wetland Delineation/Evaluation

Under this task, TPD will complete wetland and stream investigations and prepare a Wetland/Stream Identification and Delineation summary memo. Wetlands will be delineated within the study area utilizing the methodology presented in the 1987 Corps of Engineers Wetlands Delineation Manual and the USACOE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0).

All wetlands and streams will need to be flagged and surveyed by a Professional Surveyor to the detail required for permit application submission. It is assumed that neither a Jurisdictional Determination, nor a Functional Assessment will be required.

The Wetland/Stream Identification and Delineation summary memo documenting the wetland and stream identification procedures and findings including wetlands/streams mapping of the project site will be submitted electronically as a PDF document to Township and PennDOT. Given the nature of the project Chapter 105/NPDES permitting or preparation of E&S plans are not included in this proposal.

Environmental Documents

TPD will attend one scoping meeting and prepare a scoping form for the proposed project. Due to the nature of the project, TPD is assuming that the Categorical Exclusion Evaluation Document will qualify as a Level 1B. This evaluation will be prepared in accordance with current PennDOT CEE guidelines.

TPD will submit the completed CEE form and pertinent supporting documents for review, concurrence, and approval to the District Office. If necessary, TPD will revise the CEE form and or supporting documentation as directed by PennDOT. All work will be completed through the PennDOT CE/EA Expert System website. TPD will coordinate with the District Environmental Unit as needed.

For the purposes of this proposal, it is assumed that a Phase 1 Environmental Site Assessment will not be required, based upon TPD's involvement in similar local lead projects within District 6-0. It is also assumed that Section 4(f)/Section 2002 involvement will not be required. If it is determined that any of the properties within the project area are eligible for the national register, a supplement to complete Section 4(f)/Section 2002 documentation will be required. The project is located in an urban area, no soils of prime farmland are located within the project area. If it is determined agricultural resources are located within the project area, a supplement to complete documentation will be required. No noise studies are anticipated for this project, based upon the proposed improvement scope. Section 6(f) resources are not anticipated to be located within the project area. It is assumed that all public involvement will be conducted by the Township in order to meet PennDOT's public involvement requirements.

5.0 SURVEYS

TPD and Control Point Associates will be responsible for preparing and submitting Notice-of-Intent (NOI) to Enter Letters to all property owners within the project limits via certified mail. Ten (10) days after the NOI letters are sent Control Point Associates will begin field work.

Control Point Associates will be responsible for establishing the horizontal and vertical control for the project and developing the topographical survey for the project in accordance with PennDOT Publication 122M, Surveying and Mapping Manual and Strike-Off Letter 430-99-20. Control Point Associates will coordinate with the District Chief of Surveys on an as needed basis. As such, Control Point Associates will:

1. Provide horizontal control. Horizontal control network will be established and records completed. Horizontal control network design and requirements will be discussed with District Chief of Surveys.
2. Establish and stake horizontal alignment.
3. Provide line book in Form D-428.
4. Reference alignment (preferred method is by angle and distance - see DM3 Fig. 3.2.14).
5. Provide vertical datum and note initial benchmarks.
6. Provide leveling notes in Form D-428, Field Book.
7. Establish a vertical control network by setting benchmarks within the project area by differential leveling, unless directed by the department to use trigonometric methods.
8. Traverse or mapping control points will be turned through on differential level runs before mapping is begun for the purpose of creating Digital Terrain Models along existing roadways, unless otherwise directed by the Department.
9. Benchmarks set will be no greater than one half mile apart and will be set on permanent objects not subject to movement.

6.0 TRAIL DESIGN PLANS

Upon completion of the data collection analysis and alternatives analysis, TPD will develop the plans and corresponding design calculations for submission to Montgomery Township and PennDOT District 6-0. The submissions correspond with standard PennDOT District 6-0 and PennDOT Publication 10A, Design Manual Part 1A procedures. All plans will be prepared in accordance with PennDOT Publication 13, Design Manual Part 2, PennDOT Publication 14M, Design Manual Part 3, MUTCD and AASHTO guidelines.

Safety Review

TPD will develop the line, grade and typical sections in accordance with PennDOT Publication 10A, Design Manual Part 1A and Publication 13, Design Manual, Part 2 requirements. It is assumed that there will be no horizontal or vertical baseline alignment changes associated with this project. Rather, the proposed improvements will be curb replacement/installation, sidewalk replacement/installation, ADA Ramp Design, and minor drainage facilities.

TPD will prepare a Safety Review Submission in accordance with PennDOT Publication 10A, Design Manual 1A, Appendix E and District 6-0 Safety Review Submission requirements. The submission will include a Design Criteria Report, Safety Study and color-coded Safety Review Level Plans.

The Design Criteria Report will include all pertinent information related to the design of the roadway, including a description of work, location maps, traffic data, roadway and land use typology, geometry computations, traffic control methods and descriptions of design deficiencies, and design exceptions (if needed). The report will include tables which will identify existing conditions, design requirements and proposed conditions.

The following plans will be included with the Safety Review Submission (number of anticipated sheets in parentheses):

- » Title Sheet (1)
- » Index Sheet (1)
- » Location Sheet (1)
- » Typical Sections (1)

- » Construction Plan Sheet (color coded) (3)
- » Signing and Pavement Marking Plan (3)

All plans will be prepared at a scale of 1 inch = 25 feet.

TPD will also identify the need for design exceptions at this time. If necessary, TPD will prepare a Design Exception Report in accordance with PennDOT Publication 10A, Design Manual 1A, Appendix F. The report will be included with the Safety Review Submission package.

TPD will attend the safety review meeting with the District to discuss the design items and review any design issues. Following the meeting, TPD will prepare minutes which will summarize decisions made at the meeting and will revise the plans/reports to address any comments generated from the District Safety Review.

Design Field View

TPD will prepare a Design Field View Submission in accordance with PennDOT Publication 10A, Design Manual 1A, Chapter 6, PennDOT Publication 13M, Design Manual Part 2 and PennDOT Publication 14, Design Manual Part 3. The submission will include a Design Criteria Report, Design Exception Report (if needed) and Design Field View Level Plans. If requested, TPD will attend a Design Field View.

The Design Criteria Report previously submitted with the Safety Review submission will be updated based on feedback from the Safety Review meeting. TPD will also prepare a detailed cost estimate which will be included with the submission package.

The following plans will be included with the submission (number of anticipated sheets in parentheses):

- » Title Sheet (1)
- » Index Sheet (1)
- » Location Sheet (1)
- » Construction Plan Sheet (color coded) (3)
- » Signing and Pavement Marking Plan (3)
- » Preliminary Traffic Control Plan (1)
- » Cross Sections (at 50 foot increments) (20)

All plans will be prepared at a scale of 1 inch = 25 feet.

Following the meeting, TPD will prepare minutes which will summarize decisions made at the meeting and will revise the plans/reports to address any comments generated from the District.

7.0 PEDESTRIAN BRIDGE DESIGN

The effort required on the bridge design tasks in Preliminary and Final Design depend upon the ultimate location of the bridge. If located adjacent to the Joseph Ambler Inn property, the structure length will be approximately 80 feet and a standard pedestrian bridge could be used. If the bridge needs to be located in a different spot to address neighbor concerns, then a span approximately 160 feet in length will be required and much more extensive engineering design will be required for this much more costly span. In order to represent worst case (highest cost) conditions, TPD assumed a 160 foot long span in preparing this proposal.

Preliminary TS&L Design

All preliminary structural design necessary for the TS&L Submission will occur concurrently with the preliminary trail design and H&H studies to establish the required bridge opening to satisfy hydraulic constraints.

Under this task, TPD will perform studies for the various structure types. TPD will investigate all feasible alternatives, which will be evaluated on the following criteria:

- Horizontal and Vertical Clearances
- Hydraulic Conditions
- Preliminary Geotechnical Conditions
- Environmental Considerations
- Cost
- Construction Duration
- Constructability
- Aesthetics

The results of these studies will be contained in the TS&L Report, which will summarize the findings, while providing sufficient detail for the Township to review their feasibility. The TS&L Report will include a recommended alternate, along with justification for the recommendation, and will be submitted to the Township for approval. Also included with the TS&L Report will be a cost estimate for both the recommended alternative, as well as the two other most feasible structural options, including preliminary quantities and unit prices.

Along with the TS&L Report, TPD will develop a preliminary plan for the proposed structure, showing its type, size and location. The TS&L Plan will include a general plan and elevation and a typical section of the proposed structure, indicating the proposed length and hydraulic opening of the structure. General notes for the proposed structure construction and relevant hydraulic information will also be included, as well as the proposed trail plan and profile. The TS&L plan will also indicate any proposed core boring locations and existing and proposed contours, as well as controlling horizontal and vertical clearances.

All preliminary structure design will conform to the latest PennDOT directives and will be in accordance with Publication 15M, Design Manual 4 and AASHTO Specifications, as applicable. The bridge structure will be designed using the Load and Resistance Factor Design Method. The structure is expected to be designed for all pedestrian loading requirements, as well any required minor vehicle loadings required by PennDOT for these trail structures.

The overall TS&L submittal, including transmittal letter, plans and report, will be completed in accordance with Publication 15M, Design Manual Part 4, Section 1.9.3. It is assumed that a separate TS&L submittal will be required for each structure.

H&H Design/Report

TPD will prepare a Hydrologic and Hydraulic report in accordance with the guidelines of the updated DM2, Chapter 10. The report will be tailored to address the regulations of Title 25, Chapter 105, as set forth by the Department of Environmental Protection (DEP). Since the project is federally funded, seven copies of this report will be submitted to PennDOT for further processing and a copy will be included as part of the DEP Chapter 105, Section 404 "Joint Permit Application" or GP-11 submission.

An investigation will be made into existing supporting hydrologic and hydraulic data such as local storm water management data including an established Act 167 plan, local rainfall and runoff data, as well as flood history records in the form of local eyewitness accounts. A CLOMR or LOMAR is not anticipated and not included in the scope.

Hydrologic calculations will be developed using an appropriate design method, as defined in DM2 Chapter 10.6. Stream Gauge Data, NSS (USGS SIR 08-5102), HEC-1, or TR-55 will be used depending on available information and the basin characteristics. High water information will also be gathered to further verify calculated results.

Hydraulic modeling of this waterway will be performed using the U.S. Army Corps of Engineers HEC-RAS water surface-modeling program. Cross sections will be developed from survey data and will extend a sufficient distance up and downstream so as to encapsulate any surveyed high-water marks and to define any changes to the existing flood boundary (approximately 500 feet up and downstream). HEC-RAS parameters such as Manning's "n" and contraction and expansion coefficients will be developed from field inspections of the area.

After a hydraulic model representative of existing conditions has been created, the proposed structure will be analyzed to ensure that it will not increase the risk of flooding. In accordance with DM2 Chapter 10, a risk assessment will also be performed if the proposed structure causes an increase in the 100-year water surface. This risk assessment will demonstrate that the proposed structure will not increase the threat to life, property or the environment.

TPD will perform a scour analysis for the proposed structure in accordance with the guidelines of DM4 and HEC-18.

The H&H report will follow the format outlined in DM2, Chapter 10. It will include a location map, photos, a drainage map, summary data sheets, preliminary cost estimates, a proposed structure plan, water surface profiles, cross sections, stage/discharge data, as well as all supporting calculations.

TPD will submit the draft Hydrologic and Hydraulic report with the TS&L submissions. Upon receipt of PennDOT comments and approval, TPD will finalize the report and submit it for inclusion with the waterway permit application to DEP.

Geotechnical Engineering

All geotechnical services will be handled by a separate sub consultant. TPD will coordinate as required with the geotechnical subconsultant, in completion of the various geotechnical design and submissions required for structure.

TPD's services under this tasks are expected to include the development of preliminary substructure runs for inclusion in reports, review and concurrence of proposed boring locations and depths, and review of geotechnical and foundation reports prior to submittal to PennDOT.

8.0 PRELIMINARY DRAINAGE DESIGN

TPD will review the existing topographical information and will perform a site visit to determine existing drainage patterns and the condition of existing drainage structures, pipes and swales. Based on this information, TPD will prepare an existing conditions map which will identify existing drainage areas and conveyance systems. TPD will prepare preliminary calculations to determine the spacing of inlets along curbed sections as well as the approximate size and grade of pipes and drainage ditches. TPD will prepare a proposed conditions map which will identify proposed drainage areas and conveyance systems based on proposed geometry. The locations and anticipated sizes of inlets, pipes and drainage ditches will be shown on the Design Field View plans.

9.0 CROSS SECTIONS

TPD will develop Cross Sections in accordance with PennDOT Publication 10A, Design Manual Part 1A and Design Manual Part 3, Chapter 2. Cross sections will be developed at 50-foot intervals and will extend 40 feet to either side of the centerline. The cross sections will indicate existing and proposed ground, existing utilities, environmental constraints, waterways, profile grade line, lane width dimensions, and cross slope information. Notes pertaining to design related information will be included on an as needed basis.

10.0 TYPICAL SECTIONS

TPD will develop Typical Sections in accordance with PennDOT Publication 10A, Design Manual Part 1A and Design Manual Part 3, Chapter 2. The following items will be included on the Typical Sections:

- » Pavement depths (approximate)
- » Embankment and cut slopes
- » Swales and contiguous gutters as applicable
- » Subbase drainage treatment
- » Rate of superelevation
- » Unusual design conditions (i.e. special treatment of subgrade, subbase or under-drain)
- » Point of profile grade
- » Centerline or baseline
- » Limits of variable widths
- » Base course and subbase widths and depths (and slopes if not parallel with pavement)
- » Seeding treatment
- » Station Control

The Typical Sections will be included with the alternatives analysis, Safety Review Submission and Design Field View submission.

11.0 PRELIMINARY RIGHT OF WAY ACTIVITIES

TPD will coordinate with the project surveyor to establish a right-of-way centerline and the location all legal right-of-way lines, existing easement lines and property lines. Using this information, a deed mosaic will be prepared. TPD will review the deed mosaic provided by the project surveyor for overall consistency with existing conditions.

At or near the time of the Safety Review Submission, TPD will determine locations where required right-of-way, permanent easements or temporary easements will be needed. TPD will refine the design where feasible to eliminate the right-of-way and easements, in particular those properties where environmental considerations (hazardous waste, agricultural, historic structures) are present. Upon establishing the required right-of-way and easement lines, TPD will prepare preliminary Right-of-Way plans in accordance with Publication 14, Design Manual Part 3, Chapter 3.

Individual property plats will be prepared for all parcels with takes on highway projects, unless directed by the District. The property plat shall contain all information necessary to provide a clear understanding, by all parties, of the existing conditions and the highway's taking requirements for the parcel, in accordance with Design Manual Part 3, Guidelines and Stipulations. The proposed highway effects on the individual property plat must be consistent with those shown on the highway right-of-way plan sheet. However, the showing of details and labels beyond the boundary lines of parcel shall be avoided when practical.

The following plans will be included with the submission (approximate number of sheets in parentheses):

- » Title Sheet (1)
- » Index Sheet (1)
- » Location Sheet (1)
- » Plan Sheet (color coded) (3)
- » Property Plats (3)

All plans will be prepared at a scale of 1 inch = 25 feet.

TPD will submit the preliminary Right-of-Way plan along with all supporting documentation (i.e. deeds, mapping, land development plans, agreements, etc.) to the District for review and approval.

TPD will not be responsible for right-of-way appraisals, negotiations, survey or acquisitions.

12.0 PRELIMINARY MAINTENANCE AND PROTECTION OF TRAFFIC

This task consists of developing preliminary maintenance and protection of traffic plans in accordance with Publication 14M, Design Manual Part 3, the Manual on Uniform Traffic Control Devices and Publication 213, Work Zone Traffic Control and PennDOT District 6-0 Maintenance and Protection of Traffic (MPT) Policy to maintain safe and efficient traffic operations throughout the construction work zone. TPD will prepare a preliminary MPT plan for anticipated work areas involving existing roads. For purposes of this proposal, it is assumed that staged construction will be utilized while maintaining existing traffic lanes on Stump Road. Pedestrian detours will be addressed as part of the MPT plans.

Drawings will show the work areas and note the traffic control requirements for each area. A conceptual sequence of operations will be developed identifying the anticipated phases and stages of work necessary to control traffic during hours of construction and at all other times during construction. Illustration of traffic control signs and devices, temporary pavement markings, temporary roads, detours, and other necessary details will not be developed. The plans will include a title sheet with index map and general notes, and a listing of anticipated traffic control devices without quantities. The plan will also include the sequence of operations and plan sheets depicting the areas.

Plans will be developed at an appropriate scale.

13.0 PRELIMINARY PAVEMENT MARKING PLAN

This task consists of developing preliminary pavement marking plans in accordance with Publication 14M, Design Manual Part 3, the Manual on Uniform Traffic Control Devices, Publication 111M - Pavement Marking and Signing Standards, and Publication 68 with guidance from the Pavement Marking Handbook.

TPD will develop preliminary pavement marking plans depicting longitudinal lane lines and delineators on roadway sections. The locations of stop bars, legends, and crosswalks will be indicated. The type, size, and color of pavement markings and delineators will be noted on the plans. Specific details will not be developed at this time.

Blank tabulation sheets, and plan sheets for all roadway sections within the limits of work will be included. It is anticipated that the Pavement Marking Plans will be combined with the Signing plans for clarity.

14.0 PRELIMINARY SIGNING PLAN

This task consists of developing preliminary sign and sign lighting plans in accordance with Publication 14M, Design Manual Part 3, the Manual 212, 2006 Official Traffic Control Devices, Publication 111M - Pavement Marking and Signing Standards, and Publication 108, Sign Foreman's Manual.

TPD will develop preliminary signing plans for all roadways sections within the limits of work. The plans will depict destination, regulatory, warning, information, and guide signs necessary to control and maintain traffic upon completion of construction. The plans will depict the approximate locations of signs, sign types, and sign messages.

The plans will consist of a title sheet with an index map and general notes, blank tabulation sheets, and plan sheets showing sign types and locations. Sign sizes, sign structure and sign lighting details, and sign fabrication details, will not be included at this time.

It is anticipated that the Pavement Marking Plans will be combined with the Signing plans for clarity.

15.0 UTILITIES

TPD will perform a PA One Call in accordance with provisions in Act 287 to determine the location of existing underground facilities. TPD will also perform a field visit to determine the location and type of all above ground utilities. TPD will coordinate with the District Utility Unit in regards to all correspondence and plan submissions. TPD will coordinate and forward preliminary plans to the affected utilities for verification of existing facilities in accordance with PennDOT Publication 16M, Design Manual Part 5. TPD will attend field meetings with representatives of the affected utilities on an as needed basis.

PART 2 – FINAL DESIGN

1.0 PROJECT MANAGEMENT/ADMINISTRATION

Staff will be available to attend project status and coordination meetings, as needed. At this time, it is assumed that four (4) Project Status or Coordination Meetings will be required for this design phase of the project. TPD design staff will prepare minutes of all meetings required to successfully complete the design of this project. As part of this process, the TPD Team will document actions taken in all meetings, record these actions in official meeting minutes and submit these to the Township and District within five (5) days for verification and approval. Approved meeting minutes will then be distributed to appropriate attendees.

2.0 ROADWAY PLANS

Plans

TPD will address any comments received from the District at the Design Field View and incorporate the changes into the Final Plans. It is assumed that final plans will include (approximate number of sheets in parentheses):

- » Title Sheet (1)
- » Index Sheet (1)
- » Location Sheet (1)
- » Typical Sections (1)
- » Summary Sheet (1)
- » Tabulation Sheets (2)
- » Construction Plan Sheet (3)
- » Signing and Pavement Marking Plan (3)
- » Traffic Control Plan (2)
- » Erosion and Sediment Pollution Control Plans (3)
- » Cross Sections (60)
- » ADA Ramp Design Plans (4)

TPD will submit 90% complete plans for review by the District Contract Management Unit and Central Office Plan Reviewer. It is not anticipated that a Final Design Office Meeting will be required for this size project.

Curb Ramps

TPD will develop the design for the ADA compliant curb ramps for each street intersection along the project alignment. TPD is assuming that a total of five (5) curb ramps will be needed for this project. TPD will utilize standard curb ramp details from PennDOT Publication 72 wherever possible to avoid additional reviews. If the use of standard curb ramp details is determined to not be feasible, TPD will prepare Technically Infeasible Forms (TIFs) for those ramps. The design of the ramps will be coordinated with the cross walk and stop bar locations shown on the Traffic Signal Plans and Signing and Pavement Marking Plans.

Drainage

This task includes the design of roadway drainage items. Publication 13M, Design Manual Part 2 applies to this task. One copy of the plan depicting the drainage design and the hydraulic design computations for roadway drainage structures shall be submitted to the appropriate District Office for review and comment by the Project Manager or designated drainage engineer. As directed by the District, one additional copy of the drainage submission shall be sent to Central Office, Bureau of Design for quality assurance review.

Draft Special Provisions

TPD will prepare draft project specific Special Provisions as needed and will submit to the District for review and approval. This does not the development of special provision for proprietary items.

3.0 CROSS SECTIONS

TPD will develop Final Cross Sections in accordance with PennDOT Publication 10A, Design Manual Part 1A and Design Manual Part 3, Chapter 2. Partial cross sections will be developed at all driveways and critical locations. The cross sections will indicate existing and proposed ground, existing utilities, environmental constraints, waterways, profile grade line, lane width dimensions, and cross slope information. Notes pertaining to design related information will be included on an as needed basis.

Upon approval of the pavement design by the District, the pavement layers will be added to the cross sections.

Upon approval of the drainage design, stormwater conveyance items (i.e. pipe, inlets, manholes, headwalls, drainage ditches) will be added to the cross sections. Corresponding information will be added.

Final construction notes and earthwork computations will be added to the cross sections along the left and right edges of cross sections.

4.0 FINAL RIGHT-OF-WAY PLANS

Upon approval of the Categorical Exclusion Evaluation document and Design Field View Plans, TPD will finalize the right-of-way plans. This includes verifying that the property owners are current and verifying that the easement lines shown in preliminary engineering are still adequate.

Individual property plats will be prepared for all parcels with easements, unless directed by the District. The property plat shall contain all information necessary to provide a clear understanding, by all parties, of the existing conditions and the highway's easement requirements for the parcel, in accordance with Design Manual Part 3, Guidelines and Stipulations. The proposed roadway effects on the individual property plat will be consistent with those shown on the roadway right-of-way plan sheet, however, the showing of details and labels beyond the boundary lines of parcel shall be voided when practical.

The following plans will be included with the submission (approximate number of sheets in parentheses):

- » Title Sheet (1)
- » Index Sheet (1)
- » Location Sheet (1)
- » Plan Sheet (color coded) (3)
- » Property Plats (3)

All plans will be prepared at a scale of 1 inch = 25 feet.

TPD will submit the final right-of-way plan along with all supporting documentation (i.e. deeds, mapping, land development plans, agreements, etc.) to the project surveyor for review and concurrence. Upon completion of the surveyors review, TPD will forward all plans and documents to the District for review and approval. Upon approval by the District, TPD will forward a mylar copy of the plans to the District for recording purposes.

TPD will not be responsible for right-of-way appraisals, negotiations, survey or acquisitions.

TPD will prepare all other Final Right-of-Way plans. As the surveyor of record, Control Point Associates will review TPD's Final ROW plans and will co-sign the plans with TPD prior to plan submission to the District. It is assumed Control Point Associates will not need to attend a plan check meeting at the District.

5.0 UTILITY COORDINATION

TPD will be responsible for utility coordination during final design in accordance with PennDOT Publication 16M, Design Manual Part 3, Utility Relocation Manual. TPD will forward two (2) copies of the construction plans, right-of-way plans and Form D4181 to each of the affected utilities within the project limits. TPD will revise the construction plans and right-of-way plans based on responses received from the various utilities. TPD will prepare a document summarizing the impacts to each utility, including all clear documentation. TPD will incorporate any special instructions or provisions provided by the utilities into the final project documents.

TPD will coordinate and attend one (1) utility coordination meeting to be held either at the District Office, Township Building or on-site to discuss utility conflicts and relocations. TPD will prepare meeting minutes for the Utility Coordination Meeting.

TPD will not be responsible for obtaining utility easements, obtaining utility agreements or highway occupancy permits for any affected utilities. TPD will not be responsible for coordinating or preparing engineering reimbursement documentation for any utilities.

TPD will not be responsible for preparing the D-419 utility clearance forms. District 6-0's Utility Unit will be responsible for this work.

6.0 TRAFFIC CONTROL PLAN

This task consists of developing final MPT plans in accordance with Publication 14M, Design Manual Part 3, the Manual on Uniform Traffic Control Devices and Publication 213, Work Zone Traffic Control and PennDOT District 6-0 Maintenance and Protection of Traffic Policy to maintain safe and efficient traffic operations throughout the construction work zone. TPD will prepare a final MPT plan for anticipated work areas involving existing roads. For purposes of this proposal, it is assumed that staged construction will be utilized while maintaining existing traffic lanes on Stump Road. It is assumed that one stage of construction will be required with sub-stages at key locations. Pedestrian detours will be addressed as part of the MPT plans.

Plans will be developed at an appropriate scale.

Drawings will show the work areas and note the traffic control requirements for each area. A sequence of operations will be developed identifying the anticipated phases and stages of work necessary to control traffic during hours of construction and at all other times during construction. Illustration of traffic control signs and devices, temporary pavement markings, temporary roads, detours, and other necessary details will be developed at this time. The plans will include a title sheet with index map and general notes, and a listing of anticipated traffic control devices without quantities. The plan will also include the sequence of operations and plan sheets depicting the areas.

TPD will prepare a MPT Special Provision in accordance with District 6-0 policy. The MPT Special Provision will include project specific directions to the contractor, including names and contact information for key stakeholders, work restrictions and equipment maintenance requirements.

TPD will submit the traffic control plans, temporary traffic signal plan and Final Specifications for review and signature by the District Traffic Engineer.

7.0 PAVEMENT MARKING PLAN

This task consists of developing final pavement marking plans in accordance with Publication 14M, Design Manual Part 3, the Manual on Uniform Traffic Control Devices, and Publication 111M with guidance from the Pavement Marking Handbook.

TPD will develop final pavement marking plans depicting longitudinal lane lines and delineators on roadway sections. The locations of stop bars, legends, and crosswalks will be indicated. Plans will be prepared at an appropriate scale. The type, size, and color of pavement markings and delineators will be noted on the plans. Specific details will be developed at this time.

The plan will include a title sheet with general notes and index map, blank tabulation sheets, and plan sheets for all roadway sections within the limits of work.

It is anticipated that the Pavement Marking Plans will be combined with the Signing plans for clarity.

8.0 SIGNING PLAN

This task consists of developing final sign and sign lighting plans in accordance with Publication 14M, Design Manual Part 3, the Manual 212, 2006 Official Traffic Control Devices, Publication 111M, and Publication 108, Sign Foreman's Manual.

TPD will develop final signing plans for all roadways sections within the limits of work. The plans will depict destination, regulatory, warning, information, and guide signs necessary to control and maintain traffic upon completion of construction. The plans will depict the approximate locations of signs, sign types, and sign messages. TPD does not anticipate needing any major sign structures or sign lighting. TPD does anticipate needing overhead signing on mast arms.

Plans will be prepared at an appropriate scale.

The plans will consists of a title sheet with an index map and general notes, blank tabulation sheets, and plan sheets showing sign types and locations. Sign sizes and sign fabrication details, will be included at this time.

It is anticipated that the Pavement Marking Plans will be combined with the Signing plans for clarity.

9.0 Final Structure Design

TPD will perform all bridge design necessary to complete final plans for the proposed trail crossing structure and submit to the Township/District for approval. This work shall include all calculations, drafting and detailing required to complete construction plans, and will be based upon the approved TS&L submission and foundation submittals, incorporating all comments from those reviews. All structure design will conform to the latest AASHTO specifications and PennDOT Publication 15M, Design Manual 4, as amended by current strike-off letters. The structure will be designed using the Load and Resistance Factor Design Method. The structure is expected to be designed for all pedestrian loading requirements, as well as any required minor vehicle loadings required by PennDOT for these trail structures. A detailed seismic design is not expected.

The final contract drawings and all structural analyses and design computations will be prepared in English units. The preparation of the structure plans will be in accordance with the latest PennDOT Publication 15M, Design Manual 4, Bridge Design Standards and Construction Standard Drawings.

Along with the final bridge construction plans, TPD will develop and submit all necessary construction Special Provisions for items not covered by PennDOT specifications. All data, dimensions, quantities, tabulations, etc. will be checked and accurately transferred from the Structure Plans to the Special Provisions. Final cost estimates will be developed for the proposed structure based upon estimated quantities, historical data for similar structures in the region, as well as site access and relative difficulty of construction. The appropriate PennDOT Quality Assurance Forms will also be prepared for the final structure.

A 90% structure submission will be made to the Township/PennDOT for review, which will include pre-final plans, special provisions, pay items, quantity estimates, cost estimates, QA/QC forms, and computations. Following PennDOT review of the 90% structural submission, TPD will revise the previously submitted documents, as required, to address the comments. TPD will address all comments in writing. The original final structure plans, special provisions, pay items, quantity estimates, cost estimates, QA/QC forms, and computations will then be completed and submitted with the PS&E package. All documents and plans will be properly signed and sealed and in the form described in Publication 15M, Design Manual 4.

10.0 EROSION AND SEDIMENT POLLUTION CONTROL PLAN

TPD will develop a narrative report describing the project and indicating the purpose, the engineering assumptions, the specifications, and the calculations for erosion control measures and facilities. The narrative shall include a schedule of installation and removal of temporary and permanent erosion control measures and facilities as they relate to the various earthmoving operations and a maintenance program for each type of temporary and permanent erosion control measure and facility. TPD will provide detailed instructions relating to the sequence of construction on the plan and in the narrative. TPD will include staging, sequencing and scheduling of earthmoving activities and installation and removal of erosion and sediment pollution control measures and facilities as required. TPD will provide a detailed description in the narrative report of all soil types located within the project limits including each soil type, depth, slope and resistance to erosion. The soil boundaries and a summary table of the soil types and limitations should also be included on the plans. TPD will provide all applicable construction schedules, maintenance programs (including the removal and disposal of accumulated soil materials). TPD will prepare transmittal letter, plans and narrative report for submission to the County Conservation District.

As the disturbance for the project is assumed to be less than 1.0 acre, it is assumed that a NPDES permit will not be required for this project.

TPD will be responsible for submitting the erosion and sediment pollution control (ESPC) plans and supporting documentation to PennDOT District 6-0 for review and approval. The plans will show the existing topography, proposed alterations, the location of all temporary and permanent erosion and sediment pollution control facilities, the limit of disturbance, and any pertinent details. The ESPC Plans will include the following (approximate number of sheets shown in parentheses):

- » General Notes and Location Map Sheet (1)
- » Detail Sheets (1)
- » Erosion and Sediment Pollution Control Plan Sheets (4)

Upon acceptance of the plans and receipt of signed forms by the District, the submission will be forwarded to the County Conservation District for review and approval.

11.0 FINAL PLAN CHECK

TPD will perform an internal final plan check with the Project Manager, Project Engineer and Quality Control person prior to submission of the Final Plans, Specifications and Estimates Package. Upon completion, TPD will submit the Construction Plans to PennDOT District 6-0 and the Central Office Plans reviewer for concurrence. If requested, TPD will meet with the District and Central Office personnel to review the plans.

TPD assumes that a Final Design Office Meeting will not be required.

12.0 ASSEMBLE FINAL PROJECT DOCUMENTS FOR CONTRACT MANAGEMENT

TPD will prepare a listing of final items and will develop final quantity tabulations using the AutoTAB software package. Backup calculations will be prepared to indicate how all quantities were developed. TPD will develop unit costs for all items utilized for the project. TPD will document how the unit costs were developed, including cost drivers for all lump sum items. TPD will develop final special provisions for all non-standard items used on the project. TPD will upload the items, quantities, unit costs and special provisions to the PennDOT ECMS website.

TPD will develop the engineer's construction schedule using the PennDOT approved Open Plan software package. TPD will forward either a hard copy or .pdf file of all approved Construction Plans, agreements, forms, certifications, approval letters and the construction schedule to PennDOT District 6-0 for uploading to the PennDOT ECMS website.

TPD will coordinate with the District Project Manager and District Contract Management Unit to finalize the bid package and to generate a Proposal Report.

All project documents will be prepared in accordance with Publication 51M guidelines.

13.0 OTHER FINAL DESIGN ACTIVITIES

TPD will assist Montgomery Township with the bidding process since the Township will be administering the Construction of this project.

TPD will attend pre-Bid meeting, prepare responses to contract document questions from Contractors, issue Addenda necessary to address any plan or specification revisions that may be required to address the questions of the Contractors, and assist with the evaluation of the Contractor bids.

Fee for Services

The preliminary services described above will be provided based on TPD's current approved fee schedule for Montgomery Township. TPD's fee for these professional services is as follows:

Topographic Survey	\$18,000.00
Environmental Clearance	\$20,000.00
Preliminary Engineering	\$71,750.00
Final Engineering	\$30,750.00
Total	\$140,500.00

TPD will not proceed with services beyond this fee unless first obtaining additional authorization from Client.

Expenses such as copies, prints, postage, mileage, next-day mail, and hand-delivery of materials are included in the fee for professional services.

AUTHORIZATION

Terms and Conditions for this Letter of Engagement

TPD's standard Terms & Conditions are attached, and shall be considered part of this Letter of Engagement.

Confidentiality

Client agrees that any unauthorized use or disclosure of TPD's Standard Terms and Conditions or rate schedule constitutes a violation of applicable state laws, regarding, without limitation, unfair competition, misappropriation, and trade secrets.

Client Acceptance of Services Agreement

TPD's offer of services under this Letter of Engagement shall remain valid for sixty (60) calendar days from the date of this letter. Acceptance of the Letter of Engagement after the end of the sixty (60) day period shall be valid only if TPD elects, in writing, to reaffirm the letter, and waives its right to re-evaluate and resubmit the letter. In order for TPD to begin our services, we request that Client review this Letter of Engagement and return the signed authorization (and retainer fee) to our office.

This Services Agreement prepared by:

Traffic Planning and Design, Inc. (TPD)



Kevin L. Johnson, P.E. – Township Traffic Engineer

cc: Joseph Platt, P.E. – Senior Project Manager
Eric Hammond

Client Authorization

Client authorizes TPD to proceed with the services as described within this Letter of Engagement:

Signature: _____ Date: _____

Name (Please Print): _____

Title: _____ Firm: _____

E-mail Address: _____ Phone Number: _____

Billing Address*: _____

* (If different than first page) _____

Please retain one copy for your file and forward an executed copy to TPD.

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
E-Q	MONTGOMERY	0202	+	3 OF 4
MONTGOMERY TOWNSHIP				
REVISION NUMBER	REVISIONS			DATE BY



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DOI 10.1002/jcb.20043

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SEE SHEET 3

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0202	-	4 OF 4
MONTGOMERY TOWNSHIP				
REVISION NUMBER	REVISIONS			DATE BY



LEGEND

- PROPOSED SHARED USE PATH
- EXISTING SHARED USE PATH
- EXISTING SIDEWALK
- PROPOSED 4' GRASS BUFFER



TRAFFIC PLANNING AND DESIGN, INC.
www.TrafficPD.com | 610.326.3100 | TPD@TrafficPD.com

DATE: 11/29/16 PROJECT DESIGNER: JJ JOB NO: MOTO.00107

POWERLINE CONNECTOR TRAIL

THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL CHANGES TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISION, SHALL BE THE PROPERTY OF TRAFFIC PLANNING AND DESIGN, INC.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consideration – Preliminary Land Development Plan – Christian Brothers Automotive
565 DeKalb Pike – LDS#692

MEETING DATE: March 13, 2017

ITEM NUMBER: #11 -

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:

This property is located at 565 DeKalb Pike, within the C-Commercial Zoning District. The applicant proposes to demolish an existing building, garage and asphalt parking area with adjoining driveway. The project consists of redevelopment including a new automotive service center with associated concrete paved parking lot and driveway, as well as all improvements. This use is permitted by special exception, which was granted by the Zoning Hearing Board on August 23, 2016.

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: None

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

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.

RESOLUTION #

MONTGOMERY TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL PRELIMINARY APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT FOR CHRISTIAN BROTHERS AUTOMOTIVE, 565 DEKALB PIKE, LDS#692

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary approval of the subdivision/land development application and plan for **Christian Brothers Automotive, 565 DeKalb Pike**, 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. letter dated February 16, 2017 (accessibility review), February 15, 2017, November 14, 2016; Boucher & James, Inc. letter dated March 9, 2017, February 14, 2017, October 20, 2016; Montgomery Township Planning Commission comments dated February 16, 2017, November 17, 2016; Montgomery County Planning Commission letter dated October 31, 2016; Traffic Planning and Design, Inc. letter dated March 10, 2017, March 10, 2017 (lighting), February 16, 2017, February 15, 2017 (waivers), November 14, 2016; Zoning Officers review dated November 8, 2016; Montgomery Township Police Department comments dated October 25, 2016; Kenneth Amey's review letter dated February 20, 2017; November 14, 2016; Montgomery Township Fire Marshal review dated February 21, 2017, November 2, 2016.
2. At the time of land development the Applicant shall enter into a Land Development Agreement and post financial security for 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. Public improvements shall require financial security be posted in the amount of 15% of the 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.
3. The Applicant shall satisfy the requirements of all Montgomery Township Codes, the Montgomery Township Municipal Sewer Authority, North Wales Water Authority and MCCD. 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 and Montgomery Township Highway Occupancy Permit Agreement concerning subsurface storm water management.
7. All 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.
10. All 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 Zoning Hearing Board Opinion and Order #16060001, dated August 23, 2016.

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. SALDO Section 205-10.H(7)(b) – The Applicant is requesting a waiver to provide smaller handicapped parking stall sizes than required. The Applicant is proposing 8 foot wide parking stalls with a shared 8 foot wide access aisle which complies with federal requirements of the 2010 ADA Standards. *(The consultants have no objection to this waiver.)*
2. SALDO Section 205-17.A(3) & (4) – The Applicant is requesting a waiver from providing asphalt pavement in the proposed driveway and parking area. The Applicant is **proposing concrete pavement** in these areas which is preferred by the Applicant and is a part of their standard prototype for the facility. *(The consultants have no objection to this waiver. However, the plans will need to include additional information such as the need for wire fabric reinforcement, joint spacing, etc. The Applicant acknowledged requirement and will comply.)*
3. SALDO Section 205-18.A (3) (a) – The Applicant is requesting a waiver from providing a storm pipe with minimum 0.5% slope. The project proposes an underground detention system with flat pipes at 0% slope for storage. *(The consultants have no objection to this waiver.)*

4. SALDO Section 205-18.A(3)(b) – The Applicant is requesting a waiver from providing storm pipes with a minimum velocity of 3.5 feet per second and maximum velocity of 15 feet per second. The project proposes pipes with a slower velocity than the required minimum due to site constraints. The pavement area is relatively flat along the length of the building which requires multiple inlets within the pavement area for adequate drainage, and results in limited flexibility for adjusting depth, slope and velocity of pipe. *(The consultants have no objection to this waiver.)*
5. SALDO Section 205-18.D(3) – The Applicant is requesting a waiver from meeting the requirements for a detention facility. The project proposes an underground detention system due to site constraints. An underground detention system does not meet the requirements for basin side slope of minimum 4:1 and basin bottom slope of 2 percent. The side slopes are vertical at bottom slope is flat to promote storage within underground pipes. *(The consultants have no objection to this waiver.)*
6. SALDO Section 205-18.D(4)(d) – The Applicant is requesting a waiver from providing a fence around the top of a basin. The project proposes an underground detention system due to site constraints, therefore it would be practical to provide a fence for an underground system. *(The consultants have no objection to this waiver.)*
7. SALDO Section 205-22.A – The Applicant is requesting a waiver from providing sidewalk along DeKalb Pike. Sidewalk does not exist to either side of the property and this area is a hazardous pedestrian area due to steep slopes, which would have no pedestrian connectivity to other properties. *(The consultants have no objection to this waiver, and seek direction from the Board.)*
8. SALDO Section 205-52.A(2)(a) – The Applicant is requesting a waiver to allow reduced street tree plantings due to spatial constraints and presence of utilities along the street frontage. One street tree is proposed while two are required. *(Due to existing site constraints, the consultants have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. 1 Shade Tree x \$350.00 = \$350.00.)*
9. SALDO Section 205-52.B(4)(a) – The Applicant is requesting a waiver to allow reduced buffer plantings along Eastern and Northern property boundaries due to spatial constraints and utility conflicts. *(It should be noted that in addition to the waiver requested, tree species at the size specified in SLDO 205-56.B Small Street Trees are proposed in the northern and southern property buffers. **The consultants have no objection to the use of trees meeting the ordinance requirements for Small Street Trees within the buffer areas due to spatial constraints on the site.** The consultants have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. Twenty-nine (29) shade trees are required. Twenty-two (22) shade trees are proposed. **Therefore, the plan is deficient by seven (7) shade trees. 7 Shade Trees x \$350.00 = \$2,450.00.)***

10. SALDO Section 205-52.D(1)(a) and Table 1 – The Applicant is requesting a waiver to allow reduced parking lot landscape requirements due to spatial constraints. One shade tree is proposed while three are required; eleven shrubs are proposed while seventy-five are required. *(The consultants have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. Revised plans detailing the quantities of parking lot shade trees and shrubs proposed should be submitted in order to confirm the extent of the waiver requested. 2 Shade Trees x \$350 = \$700.00; 64 Shrubs x \$65.00 = \$4,160.00)*
11. SALDO Section 205-52.D(1)(f) – The Applicant is requesting a waiver to reduce amount of shrubs where parking is within 100 feet of DeKalb Pike due to spatial constraints. Five shrubs are provided. *(The consultants have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. The plans are deficient by two (2) shrubs. 2 Shrubs x \$65.00 = \$130.00.)*
12. SALDO Section 205-52.B(1)(b) and Table 1 – The Applicant is requesting a waiver to permit a substitution rate of greater than 50% to permit the planting of three evergreen trees in lieu of two shade trees. *(The consultants have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. Four (4) evergreen trees would provide the equivalent of the 2 required shade trees in accordance with SLDO substitution requirements. Therefore, the plan is deficient by 1 evergreen tree. 1 Evergreen Tree x \$250.00 = \$250.00)*
13. SALDO Section 205-53.C(f)(b) – The Applicant is requesting a waiver to allow reduced tree replacement plantings due to spatial constraints along the perimeter, presence of utility and access easements, and presence of existing buffer vegetation west of the western property line. *(The consultants have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. Ten (10) replacement trees are required. Two (2) are proposed. Therefore, the plan is deficient by 8 replacement trees. Revised plans detailing the quantity of replacement trees proposed should be submitted in order to confirm the extent of the waiver requested. 8 Replacement Trees x \$275.00 = \$2,200)*
14. SALDO Section 205-78.B. – The Applicant is requesting a partial waiver from providing existing railroads, watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the property. Detailed survey information is provided within 10 to 50 feet of the property boundaries, and property lines and owners are provided within 400 feet of the property. A partial waiver is being requested for the additional area beyond the survey information. An aerial map is provided which provides general information within the 400 foot overlap from the property boundaries. The proposed project has no negative impact on surrounding properties. *(The consultants have no objection to this waiver.)*

15. SWMO 206-11.E – The Applicant is requesting a waiver from implementing the required volume control requirements of Section 206-14. Soils testing has been performed at the subject property on December 8, 2016 and results of this testing observed a seasonal high groundwater table just below the existing pavement. Additionally, a geotechnical study was performed at this property in April 2016 which states the site is underlaid by carbonate lithology and is subject to development of sinkholes and karst geologic features. The proposed use is a vehicle repair facility which is considered a hotspot per section 206-6.H, and the volume control requirement shall not be applied to development that lies within a hotspot. Therefore, due to site constraints and soil conditions, infiltration measures are not feasible on this property and volume control cannot be achieved. *(The consultants have no objection to this waiver.)*
16. SWMO 206-11.K – The Applicant is requesting a waiver from dewatering the underground detention facility within 24 to 72 hours. The proposed project is utilizing the minimum 3-inch orifice in the outlet structure to comply with ordinance requirements, but due to the small drainage area cannot comply with a minimum 24 hour dewatering time. *(The consultants have no objection to this waiver.)*
17. SWMO 206-14 – The Applicant is requesting a waiver from providing the required volume control requirements of this section. Soils testing has been performed at the subject property on December 8, 2016 and results of this testing observed a seasonal high groundwater table just below the existing pavement. Additionally, a geotechnical study was performed at this property in April 2016 which states the site is underlaid by carbonate lithology and is subject to development of sinkholes and karst geologic features. Additionally, the proposed use is a vehicle repair facility which is considered a hotspot per section 206-6.H, and the volume control requirement shall not be applied to development that lies within a hotspot. Therefore, due to site constraints and soil conditions, infiltration measures are not feasible on this property and volume control cannot be achieved. ***(The consultants have no objection to this waiver as the applicant will provide water quality inserts within the storm inlets. These will treat the required volume per Section 206-6.H)***
18. SWMO 206-17.B – The Applicant is requesting a partial waiver from the requirement to dewater the underground detention facility within a minimum of 24 hours. The proposed project is utilizing a minimum 3-inch orifice in the outlet structure to comply with this ordinance section, but due to the small drainage area cannot comply with a minimum 24 hour dewatering time. *(The consultants have no objection to this waiver. The applicant has offered a voluntary fee-in-lieu (FILO), in the amount of \$4,700.00 to be used for Stormwater Management improvements offsite.)*
19. Section 205-10.H.3 – The applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The applicant has coordinated with the Fire Marshal to provide sprinklering within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles. The applicant has also provided truck turning templates on the land development plans for a delivery vehicle, garbage truck and tow truck which has been reviewed
20. Chapter A237-1 – Streetlighting installed along each street frontage abutting a public street. No lighting currently exist on this side of DeKalb Pike in the immediate area. *(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 Preliminary 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 13th day of March, 2017.

MOTION BY:

SECOND BY:

VOTE:

The above conditions are agreed to by the applicant this _____ day of _____, 2017.

Applicant Signature

xc: Applicant, F. Bartle, R. Iannozzi, R. Dunlevy, B. Shoupe, M. Stoerrie, K. Johnson, J. Stern-Goldstein, MCPC, Minute Book, Resolution File, File

EXHIBIT "A"

PLANS

<u>DESCRIPTION</u>	<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
1. Cover Sheet	9-30-16	3-3-17
2. Existing Conditions and Demolition Plan	9-30-16	3-3-17
3. Record Site Plan	9-30-16	3-3-17
4. Site Plan Details	9-30-16	3-3-17
5. Grading and Utility Plan	9-30-16	3-3-17
6. Utility Construction Details	9-30-16	3-3-17
7. Utility Construction Details	9-30-16	3-3-17
8. Driveway and Utility Profiles Plan	9-30-16	3-3-17
9. Erosion and Sediment Pollution Control Plan	9-30-16	3-3-17
10. Erosion and Sediment Pollution Control Details	9-30-16	3-3-17
11. Landscape Plan	9-30-16	3-3-17
12. Landscape Details	9-30-16	3-3-17



Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

March 8, 2017

Via Email

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

**RE: Christian Brothers Automotive
565 Dekalb Pike, TP 46-00-00445-00-4
Montgomery Township, Montgomery County, Pennsylvania**

Dear Bruce:

Enclosed please find the following materials for the above referenced project:

- Preliminary and Final Land Development Plans, last revised 3/3/17;
- Site Detail Sheet AS.2 prepared by SRA dated 12/2/2016;
- Bond Estimate dated 3/3/17;
- Waiver Request Letter dated 3/3/17;
- MTMSA sewer service letter dated 8/4/16.

We are in receipt of several review letters for the above referenced project. Below please find responses to each of the comments contained in these letters.

Review letter from Traffic Planning and Design, Inc. dated February 15, 2017

1. **SALDO Section 205-10.G(6) – The Applicant is requesting a waiver to provide a wider driveway pavement width than required. The Applicant is proposing a 30 foot wide driveway while 26 feet is permitted.**

Chapter 441 of Title 67, "Access to and Occupancy of Highways by Driveways and Local Roads" indicates a maximum width of 24 feet for low volume driveways. Therefore, PennDOT may require a driveway width less than 30'. It is unclear of the need for a driveway wider than permitted by the Ordinance. Wider driveways can lead to increased speeds entering the site. However, low driveway speeds are necessary for the proposed driveway due to parking spaces being located very close to DeKalb Pike. In addition, the office doorway extends into the drive aisle. For these reasons, in our opinion, the driveway width should be restricted to a maximum of 26 feet as required by the Ordinance.

Response: The Applicant has received confirmation from PennDOT that they will accept a 26 foot wide driveway at this location, so the plans have been revised to provide a 26 foot wide driveway per your request. The Applicant is removing this waiver request.

2. **SALDO Section 205-10.H(3) – The Applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The property is long and narrow and therefore cannot physically provide the requirements for a turning maneuver. The Applicant has coordinated with the Fire Marshal and agreed to provide sprinklers within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles.**

TPD will defer to the Fire Marshal regarding the need for a turnaround area for emergency vehicles. However, the February 8, 2017 response letter from Holmes Cunningham

Engineers indicates that a turnaround area is not required for delivery vehicles and that "it is typical of this operation to have a trash truck pull in and back out of the property."

TPD respectfully disagrees with this statement. It is typically not acceptable for large trucks to back out of a property onto a state road. Section 205-10.H(6)(b) of Montgomery Township Subdivision and Land Development Ordinance specifically indicates that trucks should be able to exit the site without the need to back into a public street. In our opinion, a turnaround area should be provided to accommodate trash trucks, single unit delivery trucks, and rollback tow trucks. In addition, truck tracking templates should be provided indicating how delivery vehicles and trash trucks will circulate the site.

Response: Three parking stalls adjacent to the compressor room have been shifted towards the retaining wall to provide additional turning area within the drive aisle. The drive aisle in this area is now 40 feet. Truck turning templates have been added to the plans for a garbage truck and delivery vehicle. See additional comments below. The Applicant is still requesting a waiver from this section since the property is unable to accommodate a fire truck turning area per the International Fire Code, but the Applicant has coordinated with the Fire Marshal and will sprinkler the building to comply with IFC requirements.

3. *SALDO Section 205-10.H(7)(b) – The Applicant is requesting a waiver to provide smaller handicapped parking stall sizes than required. The Applicant is proposing 8 foot wide parking stalls with a shared 8 foot wide access aisle which complies with federal requirements of the 2010 ADA Standards.*

TPD supports a waiver of Section 205-10.H(7)(b) so the plans can comply with the federal ADA standard.

Response: Acknowledged.

4. *SALDO Section 205-17.A(3) & (4) – The Applicant is requesting a waiver from providing asphalt pavement in the proposed driveway and parking area. The Applicant is proposing concrete pavement in these areas which is preferred by the Applicant and is a part of their standard prototype for the facility.*

TPD has no objection to the use of the concrete pavement in lieu of bituminous paving for the parking lot. However, the plans will need to include additional information such as the need for wire fabric reinforcement, joint spacing, etc.

Response: The pavement details have been revised to reflect reinforcements and approximate sawcut lines have been added to the site plan illustrating joint spacing.

9. *SALDO Section 205-22.A – The Applicant is requesting a waiver from providing sidewalk along DeKalb Pike. Sidewalk does not exist to either side of the property and this area is a hazardous pedestrian area which would have no pedestrian connectivity to other properties.*

In our opinion, this waiver should not be granted. As other properties are redeveloped, sidewalks will be required and connectivity provided.

Response: Acknowledged. The Applicant is continuing to request a waiver from providing sidewalk along Dekalb Pike. There is currently no sidewalk on adjacent properties on this side of Dekalb Pike, or running along Route 309 on the mall property. Additionally, there are steep grades with street trees on the adjacent properties which would make future connectivity difficult.

Review letter from Traffic Planning and Design, Inc. dated February 16, 2017

Traffic Planning and Design, Inc. (TPD) has been working with the Applicant's engineer, Kristin Holmes, through telephone conversations and email today to resolve several issues from our

February 15, 2017 review letter. As part of this coordination, we received truck turning templates (attached) and the attached PennDOT review letter this afternoon in response to Waiver Requests 1 and 2 from our February 15, 2017 review letter. Based on our review of the supplementary information, we offer the following comments:

1. **SALDO Section 205-10.G(6) – The Applicant is requesting a waiver to provide a wider driveway pavement width than required. The Applicant is proposing a 30 foot wide driveway while 26 feet is permitted.**

TPD maintains the recommendation that the driveway width should be restricted to a maximum of 26 feet as required by the Ordinance. While PennDOT did not offer a comment to reduce the driveway width, they are not responsible for review of internal site circulation and may not have reviewed the site plan. If a 30 foot wide driveway is provided, drivers following the ingress curblane could be led directly into the corner of the building which is only 25 feet from the driveway.

Response: The Applicant has received confirmation from PennDOT that will accept a 26 foot wide driveway at this location, so the plans have been revised to provide a 26 foot wide driveway per your request. The Applicant is removing this waiver request.

2. **SALDO Section 205-10.H(3) – The Applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The property is long and narrow and therefore cannot physically provide the requirements for a turning maneuver. The Applicant has coordinated with the Fire Marshal and agreed to provide sprinklers within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles.**

The truck turning templates indicate that small delivery trucks such as UPS or Fed Ex trucks will need to make a four-point turn to exit the site. To complete the four point turn requires the rear of the truck to touch the building, the front tires to touch the curb, and the front bumper to touch parked vehicles as indicated in the attachment.

There were no turning templates provided for a rollback tow truck. TPD contacted a tow truck operator to determine the typical size of a rollback tow truck. It was determined that the typical truck has a 22 foot long bed. The cab length was measured from the AASHTO turning templates for a single unit truck and determined to be approximately 10 feet from the bumper to the bed. In addition, many rollback trucks also have a lift in the rear of the truck which makes it capable of carrying two vehicles. The lift is estimated to extend the truck an additional two to three feet. As a result, the overall vehicle length is estimated to be approximately 35 feet. It is impossible for a 35 foot long truck to turn around in a 31.3 foot wide aisle. Therefore, a turnaround area must be provided on site to accommodate tow trucks.

It appears that this could be accomplished by relocating the dumpster pad and striping out some of the parking spaces at the northern end of the site to accommodate trucks. Truck tracking templates should be provided demonstrating that a tow truck can be accommodated. The dimensions of the truck should be verified.

Response: Three parking stalls adjacent to the compressor room have been shifted towards the retaining wall to provide additional turning area within the drive aisle. The drive aisle in this area is now 40 feet which allows for turning movements. Truck turning templates have been added to the plans for a garbage truck and delivery vehicle. Garbage trucks will be servicing the property outside of business hours, so parking stalls will be available for turning movements. The delivery vehicle can make a three point turn within the drive aisle to circulate in and out of the property. In regards to tow trucks, there are three different

opportunities within the site to accommodate a tow truck. If the tow truck arrives outside of business hours, there will be open parking stalls available to use for circulation and unloading of the vehicle. If the tow truck arrives during business hours, there will be open parking stalls available as the service bays will typically be filled with cars. The tow truck will be able to pull into a parking space and unload the vehicle, or pull into a service bay and unload the vehicle. Additionally, the business has the opportunity to move parked cars as necessary to accommodate the tow truck as needed.

The Applicant is continuing to request a waiver from this section since the property is unable to accommodate a fire truck turning area per the International Fire Code, but the Applicant has coordinated with the Fire Marshal and will sprinkler the building to comply with IFC requirements.

Review letter from Boucher & James, Inc., dated February 14, 2017

1. Planting Requirements

- A. ZO 230-127.A(8)(a): calculations have been provided in the 2/8/17 response letter demonstrating compliance with the sign landscape area requirements. The calculations shall be added to the Landscape Requirements Chart in the plan set.

Response: The calculations have been added to the plan.

- B. SLDO 205-52.A(2)(a): two (2) street trees are required along the DeKalb Pike frontage. One (1) street tree has been provided. A waiver has been requested.

Response: Acknowledged.

- C. SLDO 205-52.A(2)(f): The Board may permit the use of small street trees where it is determined that limiting circumstances make the use of small street trees appropriate. A small street tree is proposed to be used on the site due to the presence of overhead utility lines.

Response: Acknowledged.

- D. SLDO 205-52.B(4)(a): twenty-nine (29) shade trees are required to meet softening buffer requirements. Twenty-two (22) trees are proposed. In addition, eighteen (18) of the proposed trees are of species and sizes specified in SLDO 205-56.B, Small Street Trees. It appears that this is due to spatial constraints on the site. A waiver is required.

Response: The applicant is requesting permission to use small street trees in place of shade trees for buffer plantings due to spatial constraints and overhead utility conflicts.

- E. SLDO 205-52.C(2)(b): the plans shall be revised to demonstrate compliance with trash enclosure screening requirements as detailed in SLDO 205-52C(4)(a) and (b). The Architectural Plan Sheet AS.2 referenced in the 2/8/17 response letter should be provided for review.

Response: The trash enclosure is completely walled to the rear and sides. The front will be provided with a screen gate. Architectural plan sheet AS.2 is included with this submission providing trash enclosure details.

- F. SLDO 205-52.D(1)(a) and Table 1: three (3) shade trees are required to meet the parking lot landscape requirements. One (1) shade tree has been provided. A waiver has been requested.

Response: Acknowledged.

- G. SLDO 205-52.D(1)(a) and Table 1: seventy-five (75) perimeter shrubs are required to meet parking lot landscape requirements. Eleven (11) shrubs have been provided. A waiver has been requested.

Response: Acknowledged.

- H. SLDO 205-52.D(1)(f): parking areas located within 100 feet of a public street shall have their perimeters adjacent the public street be softened by a continuous low hedge. Five (5) shrubs are proposed around the site sign. A waiver has been requested.

Response: Acknowledged.

- I. SLDO 205-52.G(1)(b) and Table 1: Two (2) shade trees are required to meet the individual lot landscape requirements; three (3) evergreen trees are proposed. Table 1 Note 1 permits up to 50% of individual lot shade trees to be substituted with evergreen trees at a rate of two evergreen trees for every shade tree. A waiver has been requested.

Response: Acknowledged.

2. Preservation, Protection and Replacement of Trees

- A. SLDO 205-53.C(f)(b): eight (8) replacement trees are required due to the removal of the 32" tree on site. No replacement trees are proposed to meet this requirement. A waiver has been requested.

Response: Acknowledged.

- B. A number of mature trees are located just outside of the subject property boundary, and are very close to the proposed LOD. We recommend that tree protection fencing be added to the plans around these trees on the adjacent mall property, in order to ensure their protection during construction activities.

Response: The plans have been revised to include tree protection.

3. Recommended Plant List and Planting Standards and Guidelines

SLDO 205-56.B: the plans propose to substitute small street trees at the size specified in this ordinance section to meet softening buffer shade tree requirements due to space constraints. A waiver is required.

Response: The applicant is requesting permission to use small street trees in place of shade trees for buffer plantings due to spatial constraints and overhead utility conflicts.

4. 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.

Response: Acknowledged.

- B. It appears that one (1) shade tree symbol for *Gleditsia triacanthos* var. *inermis* is missing from the plan set.

Response: The plan has been revised to include this symbol.

- C. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Response: The response letter is included in this submission.

Review letter from Boucher & James, Inc., dated February 14, 2017 regarding opinion of probable cost

1. The following submitted costs are not consistent with current pricing for landscape material within Montgomery Township. We have adjusted the attached cost estimate accordingly:
 - A. A cost of \$200.00 per tree has been submitted for shade and evergreen trees. Our experience indicates the following to be more appropriate costs for the trees specified:
 1. Shade trees at 3" caliper: \$350.00
 2. Ornamental trees at 2" caliper: \$250.00
 3. Evergreen trees at 8' ht: \$250.00

Response: The bond estimate has been revised.

2. No costs have been submitted for the shrubs in the landscape plan. Our experience indicates an appropriate amount for the shrubs specified in the plan is \$65.00 each.

Response: The bond estimate has been revised.

3. No costs have been submitted for the permanent stabilization of the site with sod. We recommend a lump sum of \$1,000.00 be included in the bond for sod.

Response: The bond estimate has been revised.

We have prepared the enclosed cost estimate based on costs associated with similar projects within the Township and the recommendations stated above. This estimate should be used for the establishment of escrow and for landscaping escrow release requests. We recommend a total of **\$14,145.00** be established as escrow for the required landscaping.

It should be noted that all proposed substitutions must be submitted to this office for review and approval prior to planting.

Response: The bond estimate unit costs have been adjusted and the total amount revised for quantities on current plan.

Review letter from Gilmore & Associates, Inc. dated February 15, 2017

A. Zoning Ordinance

The applicant was granted a special exception to allow the proposed use of automotive repair business (ZHB application 1606001). Several existing nonconformities were acknowledged by the Zoning Hearing Board including minimum lot area, existing front yard and existing building coverage. Refer to the Decision and Order dated August 23, 2016 for details.

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

Response: Acknowledged.

B. Subdivision and Land Development Ordinance – Waiver Requests

The Applicant has requested waivers from the following provisions of the current Montgomery Township Subdivision and Land Development Ordinance (SALDO):

1. §205-10.G(6). – The Applicant has requested a waiver to provide a wider driveway pavement width than required. The Applicant is proposing a 30 foot wide driveway instead of the permitted 26 foot wide. We defer review of this waiver to the Traffic Engineer.

Response: Acknowledged.

2. §205-10.H(3) – The Applicant has coordinated with the Fire Marshal to provide a sprinkler system within the building to comply with International Fire Code requirements in lieu of emergency vehicle turnaround requirements and has thus requested a waiver from providing turnaround areas for emergency vehicles. We defer review of this waiver to the Traffic Engineer and Fire Marshal.

Response: Acknowledged.

3. §205-10.H(7)(b) – The proposed accessible parking spaces are 8' wide, which meets the minimum federal ADA standard. The Applicant has requested a waiver to allow the 8-foot wide spaces in lieu of the 12-foot spaces required by the ordinance. **We do not object to this waiver.**

Response: Acknowledged.

4. §205-17.A(3) & (4) – The ordinance requires that parking and driveway areas be paved with asphalt. The applicant has requested a waiver and proposes to pave the area with Class AA concrete, 7"-8" in thickness and 6" 2A stone. **We do not object to this waiver.**

Response: Acknowledged.

5. §205-18.A(3)(a) – The Applicant has requested a waiver from providing storm pipe with minimum 0.5% slope in the area of the underground detention system. **We do not object to this waiver.**

Response: Acknowledged.

6. §205-18.A(3)(b) – The Applicant has requested a waiver from providing storm pipes with a minimum velocity of 3.5 feet per second and instead has proposed multiple inlets in a short and relatively flat area. **We do not object to this waiver.**

Response: Acknowledged.

7. §205-18.D(3) – The Applicant has requested a waiver from meeting the requirements for a detention facility as outlined in the Ordinance. The proposed underground detention facility is not a traditional above ground facility and the dimensions set forth in this section of the Ordinance are therefore not applicable. **We do not object to this waiver.**

Response: Acknowledged.

8. §205-18.D(4)(d) – The Applicant has requested a waiver from providing a fence around the top of the basin. We agree that a fence around an underground basin is not practical. **We do not object to this waiver.**

Response: Acknowledged.

9. §205-22.A – Sidewalks shall be required at any location where the Supervisors determine that sidewalks are necessary for public safety or convenience. Currently no sidewalks are proposed along Dekalb Pike. The Applicant has requested a waiver from providing sidewalk along Dekalb Pike. We note the nearest existing sidewalk is approximately 450 feet south along Dekalb Pike and that existing grades along Dekalb Pike in that area are not conducive to sidewalk.

Response: Acknowledged.

10. §205-52.A(2)(a) – The Applicant has requested a waiver to allow reduced street tree plantings due to special constraints. We defer review of this waiver to the Landscape Consultant.

Response: Acknowledged.

11. §205-52.B(4)(a) – The Applicant has requested a waiver to allow reduced buffer plantings due to special constraints. We defer review of this waiver to the Landscape Consultant.

Response: Acknowledged.

12. §205-52.D(1)(a) & Table 1 – The Applicant has requested a waiver to allow reduced parking lot landscape requirements due to special constraints. We defer review of this waiver to the Landscape Consultant.

Response: Acknowledged.

13. §205-52.D(1)(f) – The Applicant has requested a waiver to allow reduced shrub plantings due to special constraints. We defer review of this waiver to the Landscape Consultant.

Response: Acknowledged.

14. §205-52.G(1)(b) & Table 1 – The Applicant has requested a waiver to allow planting three evergreen trees in lieu of two shade trees. We defer review of this waiver to the Landscape Consultant.

Response: Acknowledged.

15. §205-53.C(4)(b) – The Applicant has requested a waiver to allow reduced tree replacement plantings due to special constraints. We defer review of this waiver to the Landscape Consultant.

Response: Acknowledged.

16. §205-78.B – The plan shall include existing features within 400 ft. The Applicant has requested a waiver from this requirement. **We do not object to this waiver.**

Response: Acknowledged.

17. §206-11.E, §206-11.K, §206-14, & §206-17.B – The Applicant has requested a waiver from implementing the required volume control requirements and from the dewatering time requirement. **Given the site soils and geology are not conducive to infiltration and due to the relative minor volume of runoff to be managed, we do not object to these waiver requests.**

Response: Acknowledged.

C. Subdivision and Land Development Ordinance – Review Comments

In addition to the waivers requested from the current Montgomery Township Subdivision and Land Development Ordinance, the following items do not appear to comply with the current Montgomery Township SALDO. Upon further development of the plans additional items may become apparent.

1. §205-10.H(4) – All parking spaces shall be marked with double parallel lines a minimum of six inches apart to separate each parking space. A detail shall be provided on the plan. Note the separation width is not in addition to the required parking space width.

Response: The plans have been revised and a detail has been added to the plans.

2. §205-19 – A copy of the letter confirming available sewer capacity should be provided to the Township. We defer the review of the proposed sanitary sewer tie-in and details to the sewer authority.

Response: A copy of the service letter dated 8/4/16 is included with this package.

3. §205-20 – We defer the review of the waterline installation and details to the North Wales Water Authority.

Response: Acknowledged.

4. §205-21 – We defer review of the location and number of fire hydrants to the Township Fire Marshal.

Response: Acknowledged.

5. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.

Response: Acknowledged.

6. §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.

Response: Acknowledged.

7. §205-32.F – At the time of building permit application, a review of the plan shall be conducted by the Township Engineer to verify conformance with the approved plans.

Response: Acknowledged.

8. §205-48 through 56 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.

Response: Acknowledged.

9. §205-100 through §205-107. – We defer review of any Traffic Management Study to the Montgomery Township Traffic Engineer.

Response: Acknowledged.

D. Stormwater Management

Based on our review, the following items do not appear to comply with the Montgomery Township SALDO Section §205-18 and the Stormwater Management Ordinance, §206. Upon further development of the plans, additional items may become apparent.

1. §205-18.1.C, §205-29 & §206-23. – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD) for review and approval. If a plan has already been approved by MCCD; documentation shall be provided. No permit shall be approved unless there has been a plan approved by the MCCD. It is noted that tree protection fence is not depicted around any trees to remain.

Response: Tree protection has been added to the plans. A copy of the MCCD approval will be provided upon receipt.

2. §206-32 – The owner of the land shall be required to enter into and record a BMP Operations & Maintenance agreement, along with the associated documents required as part of this section (e.g. stormwater management plan, agreement, statement regarding alteration of BMPS). The Applicant has acknowledged that it shall coordinate with the Township Solicitor.

Response: Acknowledged.

3. The orifice plate at CB-6 shall be noted on the plan and a detail provided.

Response: The plate and detail have been added to the plans.

E. 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.

Response: Acknowledged.

2. The plan includes a fence with gate at the trash enclosure area as required by Township Zoning Ordinance §230-78.F. The architectural plan noted in the response letter was not provided. We acknowledge note #6 on the Record Plan referencing the architectural plan. A detail of the fence and gate shall be included with the land development plans.

Response: Architectural plan sheet AS.2 is included with this submission providing fence with gate details at the trash enclosure.

3. The grading depicted on Sheet 5 of 12 reflects the former wall location along the southern property line. The grading shall be revised based on the currently proposed wall location.

Response: The grading has been revised.

4. A fall protection barrier, a minimum of 42 inches high, shall be provided along the top of the proposed retaining wall where the difference in grade is 30 inches or greater. The location shall be shown on the plan and with the wall details. Design of the barrier shall be incorporated into the final wall design and shall meet all applicable code requirements.

Response: Post and rail fence has been added to the plans.

5. A note shall be added to the plans and details indicating that a wall design, certified by a Pennsylvania registered professional engineer, is required to be submitted to the Township for review and approval prior to construction of the wall and barrier.

Response: A note was added to the Record Site Plan and Site Plan Details.

6. Review of site accessibility will be provided under separate cover.

Response: Acknowledged.

7. Review of the improvement cost will be provided under separate cover.

Response: Acknowledged.

Review letter from Gilmore & Associates, Inc., dated February 16, 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 §1103.2.2 – Information shall be provided to confirm whether the non-office area of the automotive service building meets the PA UCC definition of an employee work area. If so, information shall be provided to confirm that an accessible approach, entrance, and exit have been provided to the area.

Response: Details of internal building will be provided as part of the building permit plan set.

2. IBC §1103.2.9 – Information shall be provided to determine whether the compressor area should be considered an equipment space or whether the area must be accessible.

Response: The compressor room is an equipment space and does not need to be accessible.

3. IBC §1105.1, 1105.1.3, 1105.1.5 – The plans propose 4 entrances to the automotive service building. The location of all public, restricted, and service entrances shall be identified on the plans to confirm that the requirements of these sections have been met, including that at least 60 percent of all public entrances are accessible.

Response: The front entrance at the vestibule is the only public entrance. Details of each door will be provided as part of the building permit plan set.

4. IBC §1106.6 – If more than one accessible entrance is provided, the accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrance they serve.

Response: The accessible parking stalls are provided near the only public and accessible entrance.

5. 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.

Response: Signage will be provided as part of the building plans.

6. ICC §403 – A detail for the hatched material shown along the accessible route between the accessible parking spaces and the office area entrance shall be provided to confirm that the material is to be constructed in accordance with the requirements for an accessible route, including the floor surface and change in level requirements.

Response: Architectural plan sheet AS.2 is included with this submission providing the detail for the hatched material.

7. ICC §404 – We defer the review of Doors and Doorways to the Township's Building Code Official.

Response: Acknowledged.

8. ICC §502.7 – The notes included with the Accessible Parking Sign detail provided on Sheet 4 shall be revised to clarify that the bottom of the R7-8 sign, and R7-8B sign where provided, shall be set a minimum of 60 inches above the floor of the parking space.

Response: The notes has been revised.

9. The Sequence of Construction provided on Sheet 9 shall be revised to include reference to when the proposed drive aisle/parking space concrete pavement, line striping, signage, and hatched material shown by the office area entrance will be installed.

Response: The construction sequence has been revised.

10. The plans should be revised to include a note stating that the plans must comply with the PA UCC.

Response: A note has been added the Record Plan.

Review letter from Kenneth Amey, AICP, dated February 20, 2017

Based upon the February 8, 2017 letter from Kristin Holmes, PE and the revised plans noted above, all comments in my November 14, 2016 letter have been satisfactorily addressed.

Response: Acknowledged.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or kristin@hcengineering.net.

Very truly yours,
Holmes Cunningham Engineering



Kristin Holmes, P.E.
Partner

Enclosures: As noted above

CC: Jonathan Wakefield, CBA (via email w/enclosures)
Carrie Nase-Poust, Fox (via email w/enclosures)
Jim Dougherty, Gilmore (via email w/enclosures)

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Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

March 3, 2017

Via Hand Delivery and Email

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

**RE: Christian Brothers Automotive Land Development Waiver Request Letter
Montgomery Township, Montgomery County, Pennsylvania
HCE Project No.: 1168**

Dear Mr. Shoupe:

In regards to the above referenced land development project, the Applicant requests the following waivers from the Subdivision and Land Development & Stormwater Management Ordinances.

1. SALDO Section 205-10.H(3) – The Applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The property is long and narrow and therefore cannot physically provide the requirements for a turning maneuver. The Applicant has coordinated with the Fire Marshal to provide sprinklering within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles. The Applicant has also provided truck turning templates on the land development plans for a delivery vehicle and garbage truck.
2. SALDO Section 205-10.H(7)(b) – The Applicant is requesting a waiver to provide smaller handicapped parking stall sizes than required. The Applicant is proposing 8 foot wide parking stalls with a shared 8 foot wide access aisle which complies with federal requirements of the 2010 ADA Standards.
3. SALDO Section 205-17.A(3) & (4) – The Applicant is requesting a waiver from providing asphalt pavement in the proposed driveway and parking area. The Applicant is proposing concrete pavement in these areas which is preferred by the Applicant and is a part of their standard prototype for the facility.
4. SALDO Section 205-18.A(3)(a) – The Applicant is requesting a waiver from providing a storm pipe with minimum 0.5% slope. The project proposes an underground detention system with flat pipes at 0% slope for storage.
5. SALDO Section 205-18.A(3)(b) – The Applicant is requesting a waiver from providing storm pipes with a minimum velocity of 3.5 feet per second. The project proposes pipes with a slower velocity than the required minimum due to site constraints. The pavement area is relatively flat along the length of the building which requires multiple inlets within the pavement area for adequate drainage, and results in limited flexibility for adjusting depth, slope and velocity of pipe.
6. SALDO Section 205-18.D(3) – The Applicant is requesting a waiver from meeting the requirements for a detention facility. The project proposes an underground detention system due to site constraints. An underground detention system does not meet the requirements for basin side slope of minimum 4:1 and basin bottom slope of 2 percent, as these are typically requirements for an

above ground facility. The side slopes are vertical at bottom slope is flat to promote storage within underground pipes.

7. SALDO Section 205-18.D(4)(d) – The Applicant is requesting a waiver from providing a fence around the top of a basin. The project proposes an underground detention system due to site constraints, therefore it would not be practical to provide a fence for an underground system.
8. SALDO Section 205-22.A – The Applicant is requesting a waiver from providing sidewalk along Dekalb Pike. Sidewalk does not exist to either side of the property and this area is a hazardous pedestrian area which would have no pedestrian connectivity to other properties.
9. SALDO Section 205-52.A(2)(a) – The Applicant is requesting a waiver to allow reduced street tree plantings due to spatial constraints and presence of utilities along the street frontage. One street tree is proposed while two are required.
10. SALDO Section 205-52.B(4)(a) – The Applicant is requesting a waiver to allow reduced buffer plantings along Eastern and Northern property boundaries due to spatial constraints and utility conflicts. The applicant is also requesting permission to use small street trees in place of shade trees for buffer plantings due to spatial constraints and overhead utility conflicts.
11. SALDO Section 205-52.D(1)(a) and Table 1 – The Applicant is requesting a waiver to allow reduced parking lot landscape requirements due to spatial constraints. One shade tree is proposed while three are required; eleven shrubs are proposed while seventy-five are required.
12. SALDO Section 205-52.D(1)(f) – The Applicant is requesting a waiver to reduce amount of shrubs where parking is within 100 feet of DeKalb Pike due to spatial constraints. Five shrubs are provided.
13. SALDO Section 205-52.G(1)(b) and Table 1 – The Applicant is requesting a waiver to permit a substitution rate of greater than 50% to permit the planting of three evergreen trees in lieu of two shade trees.
14. SALDO Section 205-53.C(f)(b) – The Applicant is requesting a waiver to allow reduced tree replacement plantings due to spatial constraints along the perimeter, presence of utility and access easements, and presence of existing buffer vegetation west of the western property line.
15. SALDO Section 205-78.B. – The Applicant is requesting a partial waiver from providing existing railroads, watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the property. Detailed survey information is provided within 10 to 50 feet of the property boundaries, and property lines and owners are provided within 400 feet of the property. A partial waiver is being requested for the additional area beyond the survey information. An aerial map is provided which provides general information within the 400 foot overlap from the property boundaries. The proposed project has no negative impact on surrounding properties.
16. SWMO 206-11.E – The Applicant is requesting a waiver from implementing the required volume control requirements of Section 206-14. Soils testing has been performed at the subject property on December 8, 2016 and results of this testing observed a seasonal high groundwater table just below the existing pavement. Additionally, a geotechnical study was performed at this property in April 2016 which states the site is underlain by carbonate lithology and is subject to development of sinkholes and karst geologic features. The proposed use is a vehicle repair facility which is considered a hotspot per section 206-6.H, and the volume control requirement shall not be applied

to development that lies within a hotspot. Therefore, due to site constraints and soil conditions, infiltration measures are not feasible on this property and volume control cannot be achieved. The proposed operations provides a series of pretreatment measures within the building that are included within the Post-Construction Stormwater Management Plan Narrative for this project. These include using biodegradable cleaning products and solvents, using double wall above ground containers for recycling of used oil and coolant, using an oil interceptor prior to discharge to the sewer system, and cleaning the concrete floors with an autoscrubber machine throughout the life of the location.

17. SWMO 206-11.K - The Applicant is requesting a waiver from dewatering the underground detention facility within 24 to 72 hours. The proposed project is utilizing an 8-inch orifice in the outlet structure to comply with ordinance requirements, but due to the small drainage area cannot comply with a minimum 24 hour dewatering time.
18. SWMO 206-14 - The Applicant is requesting a waiver from providing the required volume control requirements of this section. Soils testing has been performed at the subject property on December 8, 2016 and results of this testing observed a seasonal high groundwater table just below the existing pavement. Additionally, a geotechnical study was performed at this property in April 2016 which states the site is underlain by carbonate lithology and is subject to development of sinkholes and karst geologic features. Additionally, the proposed use is a vehicle repair facility which is considered a hotspot per section 206-6.H, and the volume control requirement shall not be applied to development that lies within a hotspot. Therefore, due to site constraints and soil conditions, infiltration measures are not feasible on this property and volume control cannot be achieved. The proposed operations provides a series of pretreatment measures within the building that are included within the Post-Construction Stormwater Management Plan Narrative for this project. These include using biodegradable cleaning products and solvents, using double wall above ground containers for recycling of used oil and coolant, using an oil interceptor prior to discharge to the sewer system, and cleaning the concrete floors with an autoscrubber machine throughout the life of the location.
19. SWMO 206-17.B - The Applicant is requesting a partial waiver from the requirement to dewatering the underground detention facility within a minimum of 24 hours. The proposed project is utilizing a minimum 3-inch orifice in the outlet structure to comply with this ordinance section, but due to the small drainage area cannot comply with a minimum 24 hour dewatering time.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or kristin@hcengineering.net.

Very truly yours,
Holmes Cunningham Engineering



Kristin Holmes
Partner

CC: Jonathan Wakefield, CBA (via email w/enclosures)
Carrie Nase-Poust, Fox (via email w/enclosures)
Jim Dougherty, Gilmore (via email w/enclosures)
Judith Stern Goldstein, Boucher and James (via email w/enclosures)
Lawrence Gregan, Township (via email w/enclosures)

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Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

February 8, 2017

RECEIVED

FEB 08 2017

MONTGOMERY TOWNSHIP

Via Hand Delivery

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

RE: **Christian Brothers Automotive
565 Dekalb Pike, TP 46-00-00445-00-4
Montgomery Township, Montgomery County, Pennsylvania**

Dear Mr. Gregan:

Enclosed please find the following materials for the above referenced project:

- 5 sets of Preliminary and Final Land Development Plans, last revised 2/8/17;
- 5 copies of Site Detail Sheet AS.2 prepared by SRA dated 12/2/2016;
- 5 copies of Bond Estimate dated 2/8/17;
- 5 copies of Proposed signage package;
- 5 copies of a Waiver Request Letter dated 2/8/17;
- 1 CD containing a pdf copy of the above documents.

We are in receipt of several review letters for the above referenced project. Below please find responses to each of the comments contained in these letters.

Review letter from Boucher & James, Inc., dated October 20, 2016

1. General Requirements

- A. SLDO 205-49.F: a note shall be added to the plans requiring that all plant material shall be pruned in accordance with ANSI A300 pruning standards.

Response: Note #7 on the Landscape Plan (Sheet C4.0) has been amended to include the above.

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

Response: Note #7 of the Montgomery Township Appendix C Notes has been updated on the Landscape Plan to state that 'Street trees shall be pruned to a clearance height of eight feet above the ground. Street trees shall have a single, straight trunk and central leader and shall be free of disease and mechanical damage.'

2. Landscape Plan Requirements

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

- A. Section 6: site lighting.
- B. Section 10: common name of trees greater than 23" in caliper. The 32" tree scheduled to be removed is a Silver Maple.
- C. Section 15: any existing steep slopes in excess of 15%.
- D. 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.

Response: The existing conditions plan has been updated to provide species of existing trees. A bond estimate is included with this submission.

3. Planting Requirements

- A. ZO 230-127.A(8)(a): calculations shall be provided demonstrating that the proposed landscaping around the site sign meets the ordinance requirement of two square feet of landscaped area for each foot of freestanding sign area.

Response: The proposed freestanding sign is 34 square feet on each side, thus 68 square feet of total signage. $68 \times 2 = 136$ square feet of planting area. 146 square feet is provided.

- B. SLDO 205-52.A(2)(a): two (2) street trees are required along the DeKalb Pike frontage. One (1) street tree has been provided. A waiver is required.

Response: Waiver requested.

- C. SLDO 205-52.A(2)(f): the plans shall be revised to demonstrate compliance with the spacing and/or species requirements for street trees to be planted in the vicinity of utility lines.

Response: The provided street tree species along DeKalb Pike has been revised to minimize utility conflicts.

- D. SLDO 205-52.B(4)(a): four (4) shade trees are required to meet softening buffer requirements along the eastern property boundary. No softening buffer trees are proposed in this location. A waiver is required.

Response: Waiver requested.

- E. SLDO 205-52.C(2)(b): the plans shall be revised to demonstrate compliance with trash enclosure screening requirements as detailed in SLDO 205-52C(4)(a) and (b).

Response: The trash enclosure is completely walled to the rear and sides. The front will be provided with a screen gate. Architectural plan sheet AS.2 is included with this submission providing trash enclosure details.

- F. SLDO 205-52.D(1)(a) and Table 1: the plans shall be revised to demonstrate compliance with the requirement that one (1) shade tree be provided for each ten (10) parking spaces in the entire lot, or a waiver would be required.

Response: Waiver requested. The parking lot contains 25 spaces requiring 3 shade trees. One shade tree is provided.

- G. SLDO 205-52.D(1)(a) and Table 1: the plans shall be revised to demonstrate compliance with the requirement that six (6) shrubs be provided for each two (2) parking spaces around the entire parking lot perimeter, or a waiver would be required.

Response: Due to the location of the proposed softening buffer there is insufficient room to also provide many of the required parking lot shrubs. Eleven parking lot shrubs are provided along the slope in the rear parking. As noted above, a waiver is requested to provide one shade tree instead of required three and eleven shrubs instead of required seventy-five.

- H. SLDO 205-52.D(1)(f): the plans shall be revised to demonstrate compliance with the requirement that parking areas located within 100 feet of a public street shall have their perimeters adjacent the public street be softened by a continuous low hedge, or a waiver would be required. Required softening buffer shrubs are not permitted to be used to meet this requirement.

Response: Five (5) shrubs have been added along the parking perimeter closest to DeKalb Pike. Waiver requested from planting the remainder of perimeter adjacent to DeKalb Pike due to spatial constraints and location of the proposed monument sign.

- I. SLD0 205-52.G(1)(b) and Table 1: Two (2) shade trees are required to meet the individual lot landscape requirements; three (3) evergreen trees are proposed. Table 1 Note 1 permits up to 50% of individual lot shade trees to be substituted with evergreen trees at a rate of two evergreen trees for every shade tree. Therefore, one (1) shade tree and two (2) evergreen trees should be provided to meet this requirement, or a waiver would be required.

Response: Waiver requested to permit substitution rate of greater than 50% to permit the planting of three evergreen trees in lieu of 2 shade trees.

- J. SLD0 205-52.H: the landscape plan shall be revised to demonstrate compliance with the steep slope landscaping requirements, or a waiver would be required.

Response: Plantings proposed in this area comply with steep slope landscaping requirements.

4. Preservation, Protection and Replacement of Trees

- A. SLD0 205-53.B(1): the record plan shows three (3) trees along the western property line as to be preserved. Proposed improvements will result in more than the permitted amount of root disturbance, meaning that these trees may not be considered to be preserved. The Landscape Plan correctly shows these trees as to be removed, and includes them in the tree replacement calculations. The record plan should be revised to show the trees as to be removed.

Response: Record Plan has been revised accordingly.

- B. SLD0 205-53.C(f)(b): the plans indicate that eight (8) replacement trees are required due to the removal of the 32" tree on site. No replacement trees are proposed to meet this requirement. A waiver is required.

Response: Waiver requested.

5. Recommended Plant List and Planting Standards and Guidelines

- A. SLD0 205-56: planting types not in the Township Recommended Plant List may be permitted if they meet the requirements of this ordinance section. The following plants do not meet the ordinance requirements: *Acer rubrum* 'Bowhall' and *Carpinus betulus* "Fastigiata" are upright form trees and are not of the same growth character as the trees in the shade tree list. Alternate species should be selected from the Recommended Plant List.

Response: Alternate species have been proposed based upon recommendations made by the Township Landscape consultant.

- B. SLD0 205-56.A: the Plant Schedule shall be revised to list the height, spread, and clear trunk requirements as outlined in this ordinance section.

Response: The Plant Schedule has been revised accordingly.

- C. Appendix C: The Evergreen Tree Staking detail shall be revised to demonstrate compliance with the Tree Planting Detail requirements shown in this section.

Response: The Evergreen Tree Staking detail has been removed. Refer to Tree Planting Detail for staking information.

6. General Comments

- A. SLD0 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.

Response: Acknowledged.

- B. A number of trees and shrubs are proposed directly over utility lines. The plans should be revised to provide a minimum of ten (10) horizontal feet between all trees, shrubs and underground utility lines.

Response: Tree and shrub locations have been adjusted to provide required ten foot clearance. Several trees and shrubs along the northern property line boundary had to be removed/ relocated to meet this requirement. A waiver is requested from Section 205-52.B(4)(a) to allow reduced quantity of buffer plant material.

- C. We recommend that specifications regarding flexible metal edging proposed around shrub beds and tree pits be removed from the plan set, so that root growth of trees and shrubs is not inhibited.

Response: Per discussion with the Township Landscape consultant, the flexible metal edging will remain and a note has been added that this edging shall be no greater than 6" in depth.

- D. The Erosion and Sediment Control Plans and the Landscape Plan Details provide different specifications for permanent stabilization seed mixes. The plans should be revised to correct these discrepancies.

Response: The site will be sodded. The Lawn seed notes have been removed from Sheet C4.1.

- E. 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.

Response: Note #4 on the Landscape Plan C4.0 has been provided.

- F. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Response: Complied.

Review letter from Gilmore & Associates, Inc. dated November 14, 2016

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

1. Several permitted nonconformities currently exist at this site including the following:

- a. §230-77.A(2) - For any commercial use permitted in this District, there shall be a minimum lot area of 25,000 square feet. The subject property is 24,730 square feet.
- b. §230-77.B - The minimum front yard shall not be less than 60 feet. The existing front yard is 33 feet.
- c. §230-77.E - The building coverage on any lot shall not exceed 20%. The existing building cover ratio is 20.7%.

Response: Acknowledged.

2. §230-78.F. – It appears a fence with gate is proposed for the front of the trash enclosure area. The fence and gate shall be clearly labeled on the plan and a detail shall be provided.
Response: Note #6 has been added on the Record Site Plan referencing the architectural plans for trash enclosure details. The architectural plan sheet has been included with this submission as a supplemental plan.
3. §230-138. – Parking spaces are permitted to be 10 ft x 18 ft when 5 feet of landscaped area exists behind the curb. In all other instances parking spaces shall be 10' x 20'. The proposed wall shall be relocated to provide a 5-foot area behind the curb.
Response: The proposed retaining wall has been moved to be 5 feet behind the curb.

B. Subdivision and Land Development Ordinance

This application satisfies all requirements and provisions of the current Montgomery Township Subdivision and Land Development Ordinance, with the following exceptions. Upon further development of the plans additional items may become apparent.

1. §205-10.H(7)(b). – The proposed accessible parking spaces are 8' wide, which meets the minimum federal ADA standard. *We recommend the applicant request a waiver to allow the 8-foot wide spaces in lieu of the 12-foot spaces required by the ordinance.* Note 1 of the accessible parking detail on Sheet 4 of 12 states that accessible parking spaces shall be at least 108 inches (9') wide. This shall be corrected to state an 8-foot width. The detail also includes parking bumpers and handicap signage encased in concrete within the new asphalt. We recommend the parking bumpers be eliminated and the signs be located within the landscape area at least 3 feet behind the curb to eliminate the need for concrete encasement.
Response: The accessible parking details have been updated to reflect these changes.
2. §205-17.A(3) & (4) – The ordinance requires that parking and driveway areas be paved with asphalt. The applicant proposes to pave the area with concrete. *We recommend the applicant request a waiver to permit the use of concrete.* If the applicant prefers asphalt, these sections of the ordinance contain the required materials and cross sections. Sheet 4 of 12 depicts a proposed pavement section detail of 6" crushed 2A stone and 7" concrete. The detail shall include the class of concrete proposed. Also, the applicant shall confirm from PennDOT the material and cross section to be used within the State Route right-of-way.
Response: A waiver is being requested to allow concrete pavement. The details have been revised to provide concrete information and a reference to the PennDOT HOP plans. Plans have been submitted to PennDOT and are awaiting review.
3. §205-19 – A copy of the letter confirming available sewer capacity should be provided to the Township. We defer the review of the proposed sanitary sewer tie-in and details to the sewer authority.
Response: Will comply. Information has been submitted to MTMSA regarding sewer EDU and requesting a will serve letter. The letter will be provided upon receipt.
4. §205-20 – We defer the review of the waterline installation and details to the North Wales Water Authority.
Response: Acknowledged.
5. §205-21 – We defer review of the location and number of fire hydrants to the Township Fire Marshal.
Response: Acknowledged.

6. §205-22.A – Sidewalks shall be required at any location where the Supervisors determine that sidewalks are necessary for public safety or convenience. Currently no sidewalks are proposed along Dekalb Pike.
Response: A waiver is being requested from providing sidewalk along Dekalb Pike.
7. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.
Response: Acknowledged.
8. §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.
Response: Acknowledged.
9. §205-29 – The applicant shall obtain an adequacy review of the erosion and sediment control plan from the County Conservation District.
Response: Acknowledged.
10. §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.
Response: Acknowledged.
11. §205-48 through 56 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.
Response: Acknowledged.
12. §205-78.B – The plan shall include existing features within 400 ft. *We recommend the applicant request a waiver from this requirement.*
Response: A waiver is being requested. See enclosed waiver request letter.
13. §205-79.B(3) – The required certifications and record plan notes shall be listed on the record plan. Refer to guidance form the Township solicitor (enclosed). Also, the MCPC information shall appear on the plan.
Response: The certifications have been added to the record plan.
14. §205-100 through §205-107 – We defer review of any Traffic Management Study to the Montgomery Township Traffic Engineer.
Response: Acknowledged.
15. CB-1 on Sheet 8 of 12 has a grade elevation of 438.28. However, the elevation listed on Sheet 5 of 12 is 438.23. The plan shall be revised accordingly.
Response: CB-1 has been revised on all sheets.

C. Stormwater Management

Based on our review, the following items do not appear to comply with the Montgomery Township Subdivision and Land Development Ordinance (SALDO) Section §205-18 and the Stormwater Management Ordinance, §206. Upon further development of the plans, additional items may become apparent.

1. §205-18.A(3)(b) – Any closed conduit, when flowing full, shall have a minimum velocity of 3.5 feet per second and a maximum velocity of 15 feet per second. Pipes 1, 2, and 4 have

velocities less than those allowed according to the Post-Construction Stormwater Management Plan Narrative. The pipe runs should be revised accordingly or a waiver obtained.

Response: A waiver is being requested to allow a slower velocity than required.

2. §205-18.A(8) & (9) – Roof drains and sump pump discharges are not shown on the plan. For the purpose of this review, it was assumed these will be connected to the proposed stormwater system. A note shall be included on the plan regarding roof drains and sump pumps as well as a depiction of where they are proposed. Should connection to the proposed stormwater system be proposed, a detail of the connection shall be included.

Response: Roof drains have been added to the Grading and Utility Plan and will be connected to CB-5. No sump pump is proposed for this project.

3. §205-18.D & §206-14.C(6) – The Post-Construction Stormwater Management Plan Narrative states that infiltration testing has not been performed to date. The proposed detention facility was designed assuming an infiltration rate of 0.5 inches per hour. Infiltration testing shall be performed and the infiltration rate confirmed prior to the construction of the stormwater facilities. Should the assumed infiltration rate be less than the assumed rate in the narrative, the applicant shall revise the Post-Construction Stormwater Management Plan Narrative and the plans accordingly prior to resubmittal for review and approval.

Response: Infiltration testing was performed in December 2016. The PCSM narrative and design has been revised to incorporate the soils report and results. A seasonal high groundwater table was encountered just below the existing pavement, so an infiltration BMP is not a feasible option for stormwater management. The design has been revised to propose an underground detention system and waivers are being requested from the stormwater management ordinance.

4. §205-18.1.C & §206-23 – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD) for review and approval. If a plan has already been approved by MCCD; documentation shall be provided. No permit shall be approved unless there has been a plan approved by the MCCD. It is noted that tree protection fence is not depicted around any of the trees to remain on site nor have filter fence or silt socks been proposed near DeKalb Pike (the lowest point of the property).

Response: Acknowledged.

5. §206-11.K – Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. Dewatering time calculations shall be provided for each proposed BMP.

Response: A waiver is being requested from this requirement. The proposed project is utilizing the minimum 3-inch orifice in the outlet structure to comply with ordinance requirements, but due to the small drainage area cannot comply with a minimum 24 hour dewatering time.

6. §206-14 – The PCSW report narrative should include a summary of the required volume controls and the requirements of the Township Stormwater Management Ordinance.

Response: Additional information is provided in the PCSM Narrative for the revised design.

7. §206-22.B(3)(a), (h), (i) & (j) – The statements and notes included in these sections of the ordinance shall be included on the Record plan.

Response: The notes have been added to the Record Site Plan.

8. §206-22.B(6) – The SWM Site Plan shall include an Operations and Maintenance (O&M) Plan for all existing and proposed physical stormwater management facilities, as well as schedules and costs for the O&M activities. The Post-Construction Stormwater Management Plan Narrative submitted includes a note that states “A Best Management Practices Maintenance Plan can be found in on the Grading and Utility Drawing.” No such plan is located on Sheet 5 of 12. The plan and/or Post-Construction Stormwater Management Plan Narrative shall be revised accordingly.

Response: The BMP Maintenance Notes have been added to the Grading and Utility plan.

9. §206-32 – The owner of the land shall be required to enter into and record a BMP Operations & Maintenance agreement, along with the associated documents required as part of this section (e.g. stormwater management plan, agreement, statement regarding alteration of BMPs). The owner shall coordinate with the Township Solicitor.

Response: Acknowledged.

D. General

1. The tax map parcel number on the Cover Sheet should be 46-00-00739-00-7.

Response: The parcel number has been updated.

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

Response: Acknowledged.

Review letter from Kenneth Amey, AICP dated November 14, 2016

1. The date of the Zoning Hearing Board decision and relief granted should be noted on the plans.

Response: The decision has been noted on the Record Site Plan.

2. The plan shows a 14.7' x 12' trash enclosure near the rear property line. A note should be added to the plan stating that there will be no outdoor storage of refuse, materials, parts, tires, etc. except within this enclosure.

Response: Added note #7 on C1.0 Record Site Plan.

3. The applicant may want to explore the possibility of pedestrian connections to other uses in the surrounding area.

Response: No sidewalks are proposed as part of this project.

4. The zoning table indicates proposed fencing; however, the location of that fencing is not shown on the record plan.

Response: The zoning table has been revised to reflect no proposed fencing.

5. The zoning table indicates a requirement for 6 parking spaces, while the plan shows 25 spaces. The applicant should provide some explanation for the number of spaces proposed.

Response: The applicant provided testimony during the zoning hearing board and planning commission meetings regarding the proposed number of parking stalls. The operation prefers a parking stall for each employee plus each daily appointment as customers typically leave their vehicles for the duration of the work day.

Review letter from Montgomery Township Department of Fire Services dated November 2, 2016

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.

Response: The proposed driveway is longer than 150 feet and an approved turn around cannot physically be provided within the property limits. Therefore, the building will be fitted with a sprinkler system. Plans will be submitted during the building permit application for review.

2. 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).

Response: The on-site access meets the clear width and height requirement but does not have enough space to provide the required turning radius. Therefore, the building will be fitted with a sprinkler system. Sprinkler plans will be submitted during the building permit application for review.

3. 503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

COMMENT: Applicant should provide a plan showing that our fire apparatus can maneuver the fire access roads.

Response: The on-site access does not have enough space to provide the required turning radius. Therefore, the building will be fitted with a sprinkler system.

4. 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.

- Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as fire lane.
- 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 fire lane.

COMMENT: Applicant should provide No Parking signs in compliance with the code.

Response: The on-site driveway does not meet the requirements for a fire lane, therefore signage has not been provided.

5. 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 if they are not currently posted on the building as directed by the Fire Marshal's Office.

Response: Address identification is proposed as part of the project signage package. The proposed signage package is included with this submission for review.

6. 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: Applicant should indicate the location of the fire department connection if they choose to sprinkle the building.

Response: Fire department connections will be provided on the architectural building plans at time of building permit application.

7. 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.

Response: Acknowledged.

8. 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: Applicant should indicate the height of the building.

Response: The proposed building is 24 feet tall to the ridge.

9. 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.

Response: The proposed building is 24 feet tall to the ridge.

GENERAL COMMENTS

10. All buildings that are 5,000 square feet or more shall be fully sprinklered.

Response: Building will be fitted with a sprinkler system. Sprinkler plans will be submitted during the building permit application.

11. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.
Response: Utility note #10 has been added to the Grading and Utility Plan.
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.
Response: Acknowledged. Building design information will be submitted during the building permit application.
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.
Response: Acknowledged. Building design information will be submitted during the building permit application.
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.
Response: Acknowledged. Utility note #11 has been added to the Grading and Utility Plan.

Review letter from Montgomery Township Zoning Officer dated November 8, 2016

	Proposed each lot	Required	Approved	Not Approved	WAIVER
USE	Automotive Service		X - ZHB		
HEIGHT	Max 35 ft	Max 35 ft.			
LOT SIZE	25,000+	24,730+	X - ZHB		
SETBACKS					
FRONT	60 ft	33.3 ft.	X - ZHB		
SIDES	10 ft	10 ft.	X		
REAR	46 ft	00 ft.	X		
BUFFERS					
SOFTENING	See Below **	25 ft. Perimeter	X		
SCREENING	See Below **	25 ft. Perimeter	X		
BUILDING COVERAGE	Max 20.7%	Max 20%	X - ZHB		
IMPERVIOUS COVERAGE	Max 70%	Max 75%	X		
GREEN AREA	'30%	Min 25%	X		

ADDITIONAL COMMENTS

1. PADEP Act 537, Section 750.5(a) and Section 71.51(a) requires an approved sewage facilities planning Plan prior to recording of any subdivision plan.
Response: The Applicant is working with MTMSA for sewage approvals.
2. Demonstrate planting area around freestanding sign meets 230-127A.(8)(a)
Response: The planting area around the freestanding sign has been revised.

3. Meet requirements of Zoning Hearing Board decision #160600001, dated August 23, 2016.
Response: The decision of the ZHB has been added on the Record Site Plan.
4. Planting Area around perimeter of property interpreted to allow nonconformity to continue**.
Response: The landscaping has been revised to address comments provided by Boucher & James. A waiver request letter is included with this submission for requirements that cannot be met due to spatial constraints on the property.
5. Please clarify "Building Coverage" — 31.1% or 20.7%
Response: The existing building coverage is 31.1% and the proposed building coverage is 20.7%.

Review letter from Traffic Planning & Design dated November 14, 2016

Plan Comments

1. A Highway Occupancy Permit (HOP) will be needed from PennDOT to construct the proposed driveway on Dekalb Pike. The Township should be copied on all submissions to PennDOT and the latest TPD review letter should be included in the submission to Penn DOT.
Response: Acknowledged. Plans were submitted to PennDOT by Horner and Canter and are awaiting review comments.
2. The driveway width should be reduced from 30 feet to 26 feet in accordance with Section 205-10.G(6) of the Montgomery Township Subdivision and Land Development Ordinance.
Response: A waiver has been requested to permit a 30 foot wide driveway.
3. It is unclear how trash trucks, delivery trucks, and emergency vehicles will turn around to exit the site. An area should be provided for trucks to turn around in accordance with Sections 205-10.H(3) and 205-10.H(6) of the Montgomery Township Subdivision and Land Development Ordinance. In addition, truck tracking templates should be provided indicating how delivery vehicles, trash trucks and Montgomery Township's largest fire truck will circulate the site.
Response: A waiver is being requested from Section 205-10.H(3). Fire vehicle accessible roads cannot be provided due to site constraints. The applicant has coordinated with the fire marshal regarding this matter, see responses to the fire marshal letter within this response letter. The building is proposed to be sprinklered to comply with fire code requirements. Delivery vehicles will be the standard home delivery vans from Fed Ex, UPS, etc.,. Semitrailer trucks will not be making deliveries to this property. Trash truck circulation is reviewed with the trash truck provider prior to commencing operations, but it is typical of this operation to have a trash truck pull in and back out of the property.
4. The parking space dimensions should be revised to be 10' x 20' in lieu of 10' x 18' in accordance with Section 205-10.H(4) of the Montgomery Township Subdivision and Land Development Ordinance.
Response: The parking spaces have been revised to provide 5' of landscaping between the curb and the retaining wall allowing the reduced length of 18' to be used.
5. It appears that the labels for the "Trash Enclosure Pavement Section" and "Drive Aisle/Parking Space Pavement Section" on Sheet 4 of 12 are reversed. In addition, the drive aisle and parking space detail should be revised to provide 6 inches of 2A subbase,

1.5 inches of binder, and 1 inch of wearing coarse in accordance with Section 205-17.A(3) of the Montgomery Township Subdivision and Land Development Ordinance.

Response: A waiver is being requested to permit concrete pavement sections for the driveway, parking and trash enclosure areas. See enclosed waiver request letter.

6. The ADA parking space design in §205-10.H(7)(b) does not comply with federal ADA standards. While the proposed handicapped parking space design does not comply with §205-10.H(7)(b), it does comply with federal ADA standards. Therefore, TPD supports a waiver of §205-10.H(7)(b) so the plans can comply with the applicable federal ADA standard.

Response: A waiver is being requested.

7. The following general notes should be included on the plan:

- a. "Traffic control signs must be posted on PennDOT approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M."
- b. "All traffic control signs shall be posted in accordance with the 2009 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs".
- c. "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)."

Response: These notes have been added to C1.0 Record Site Plan.

Lighting Comments

8. A Lighting Plan should be provided for review. The comments below have been provided for reference in designing and presenting the site lighting information. Since no lighting information was provided, TPD may have comments with respect to lighting as additional information is provided.

Response: Sheets C4.0 and C4.1 have been revised to provide site lighting information, notes and details.

- a. In accordance with Chapter A237-1 Streetlighting (Amended by Ordinance #13-276) and the Montgomery Township Street Lighting Specification, the Applicant should provide a summary of lighting calculations including average, maximum, minimum, and uniformity ratios. Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook or separately in IESNA Recommended Practices.

Response: Lighting calculations are provided on sheet C4.0. Light fixture information is provided on sheet C4.1.

- b. Point-by-point lighting calculations shall be provided showing contributions from all fixtures, including building mounted fixtures, covering the entire site as well as all spill on adjacent roadways and property above 0.0 foot candles.

Response: Lighting calculations are provided on sheet C4.0

- c. 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 or dimming of 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.

- i. 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.

Response: A note regarding hours of operation and dimming method is provided on sheet C4.0.

- d. Per the Montgomery Township Street Lighting Specifications, poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces shall be placed a minimum of five (5) feet outside paved area, curbing or tire stops, or on concrete pedestals at least thirty (30) inches high above the pavement, or suitably protected by other approved means.

Response: All site lighting will be wall mounted fixtures, no poles are proposed.

- e. 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. Please ensure that lighting is shielded from adjacent properties as well as abutting streets.

Response: Light fixture information is provided on sheet C4.1.

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

Response: All site lighting will be wall mounted fixtures, no poles are proposed.

- g. Investigate usage of an efficient lighting method, (i.e. LED).

Response: LED lighting is proposed. See sheet C4.1.

- h. 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.

Response: Acknowledged.

Review letter from Montgomery County Planning Commission dated October 31, 2016

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

PEDESTRIAN ACCESS - DeKalb Pike currently features a complete sidewalk along the northbound side between Bethlehem Pike and Knapp Road, but the southbound side path is missing between Bethlehem Pike and the Montgomery Mall Drive. While there are multiple property owners that are responsible for the frontage along the southbound side, the gap length is only about 600 feet from corner to corner. We recommend that the applicant strongly consider adding a sidewalk across the

roughly 100 feet of frontage on DeKalb Pike to start filling in this particular gap in the township's sidewalk network.

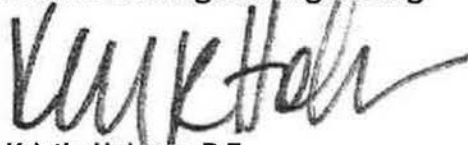
Response: The Applicant is requesting a waiver from providing a sidewalk along Dekalb Pike. See enclosed waiver request letter for additional information.

TRANSPORTATION NOTES - We received a copy of the minutes of the meeting with the applicant and PennDOT regarding traffic patterns in the area, specifically related to the availability of acceptable turning movements to and from the site, as well as the Burger King across DeKalb Pike. We recommend that the Township continue to monitor the new traffic striping pattern on DeKalb as this project is constructed and opens operations for any potential refinements to allowable turning movements.

Response: Acknowledged.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or kristin@hcengineering.net.

Very truly yours,
Holmes Cunningham Engineering



Kristin Holmes, P.E.
Partner

Enclosures: As noted above

CC: Jonathan Wakefield, CBA (via email w/enclosures)
Carrie Nase-Poust, Fox (via email w/enclosures)

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Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

February 8, 2017

Via Hand Delivery

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

**RE: Christian Brothers Automotive Land Development Waiver Request Letter
Montgomery Township, Montgomery County, Pennsylvania
HCE Project No.: 1168**

Dear Mr. Shoupe:

In regards to the above referenced land development project, the Applicant requests the following waivers from the Subdivision and Land Development & Stormwater Management Ordinances.

1. SALDO Section 205-10.G(6) – The Applicant is requesting a waiver to provide a wider driveway pavement width than required. The Applicant is proposing a 30 foot wide driveway while 26 feet is permitted.
2. SALDO Section 205-10.H(3) – The Applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The property is long and narrow and therefore cannot physically provide the requirements for a turning maneuver. The Applicant has coordinated with the Fire Marshal to provide sprinklering within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles.
3. SALDO Section 205-10.H(7)(b) – The Applicant is requesting a waiver to provide smaller handicapped parking stall sizes than required. The Applicant is proposing 8 foot wide parking stalls with a shared 8 foot wide access aisle which complies with federal requirements of the 2010 ADA Standards.
4. SALDO Section 205-17.A(3) & (4) – The Applicant is requesting a waiver from providing asphalt pavement in the proposed driveway and parking area. The Applicant is proposing concrete pavement in these areas which is preferred by the Applicant and is a part of their standard prototype for the facility.
5. SALDO Section 205-18.A(3)(a) – The Applicant is requesting a waiver from providing a storm pipe with minimum 0.5% slope. The project proposes an underground detention system with flat pipes at 0% slope for storage.
6. SALDO Section 205-18.A(3)(b) – The Applicant is requesting a waiver from providing storm pipes with a minimum velocity of 3.5 feet per second. The project proposes pipes with a slower velocity than the required minimum due to site constraints. The pavement area is relatively flat along the length of the building which requires multiple inlets within the pavement area for adequate drainage, and results in limited flexibility for adjusting depth, slope and velocity of pipe.
7. SALDO Section 205-18.D(3) – The Applicant is requesting a waiver from meeting the requirements for a detention facility. The project proposes an underground detention system due

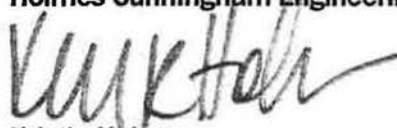
to site constraints. An underground detention system does not meet the requirements for basin side slope of minimum 4:1 and basin bottom slope of 2 percent. The side slopes are vertical at bottom slope is flat to promote storage within underground pipes.

8. SALDO Section 205-18.D(4)(d) – The Applicant is requesting a waiver from providing a fence around the top of a basin. The project proposes an underground detention system due to site constraints, therefore it would be practical to provide a fence for an underground system.
9. SALDO Section 205-22.A – The Applicant is requesting a waiver from providing sidewalk along Dekalb Pike. Sidewalk does not exist to either side of the property and this area is a hazardous pedestrian area which would have no pedestrian connectivity to other properties.
10. SALDO Section 205-52.A(2)(a) – The Applicant is requesting a waiver to allow reduced street tree plantings due to spatial constraints and presence of utilities along the street frontage. One street tree is proposed while two are required.
11. SALDO Section 205-52.B(4)(a) – The Applicant is requesting a waiver to allow reduced buffer plantings along Eastern and Northern property boundaries due to spatial constraints and utility conflicts.
12. SALDO Section 205-52.D(1)(a) and Table 1 – The Applicant is requesting a waiver to allow reduced parking lot landscape requirements due to spatial constraints. One shade tree is proposed while three are required; eleven shrubs are proposed while seventy-five are required.
13. SALDO Section 205-52.D(1)(f) – The Applicant is requesting a waiver to reduce amount of shrubs where parking is within 100 feet of DeKalb Pike due to spatial constraints. Five shrubs are provided.
14. SALDO Section 205-52.G(1)(b) and Table 1 – The Applicant is requesting a waiver to permit a substitution rate of greater than 50% to permit the planting of three evergreen trees in lieu of two shade trees.
15. SALDO Section 205-53.C(f)(b) – The Applicant is requesting a waiver to allow reduced tree replacement plantings due to spatial constraints along the perimeter, presence of utility and access easements, and presence of existing buffer vegetation west of the western property line.
16. SALDO Section 205-78.B. – The Applicant is requesting a partial waiver from providing existing railroads, watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the property. Detailed survey information is provided within 10 to 50 feet of the property boundaries, and property lines and owners are provided within 400 feet of the property. A partial waiver is being requested for the additional area beyond the survey information. An aerial map is provided which provides general information within the 400 foot overlap from the property boundaries. The proposed project has no negative impact on surrounding properties.
17. SWMO 206-11.E – The Applicant is requesting a waiver from implementing the required volume control requirements of Section 206-14. Soils testing has been performed at the subject property on December 8, 2016 and results of this testing observed a seasonal high groundwater table just below the existing pavement. Additionally, a geotechnical study was performed at this property in April 2016 which states the site is underlain by carbonate lithology and is subject to development of sinkholes and karst geologic features. The proposed use is a vehicle repair facility which is considered a hotspot per section 206-6.H, and the volume control requirement shall not be

applied to development that lies within a hotspot. Therefore, due to site constraints and soil conditions, infiltration measures are not feasible on this property and volume control cannot be achieved.

18. SWMO 206-11.K – The Applicant is requesting a waiver from dewatering the underground detention facility within 24 to 72 hours. The proposed project is utilizing the minimum 3-inch orifice in the outlet structure to comply with ordinance requirements, but due to the small drainage area cannot comply with a minimum 24 hour dewatering time.
19. SWMO 206-14 – The Applicant is requesting a waiver from providing the required volume control requirements of this section. Soils testing has been performed at the subject property on December 8, 2016 and results of this testing observed a seasonal high groundwater table just below the existing pavement. Additionally, a geotechnical study was performed at this property in April 2016 which states the site is underlain by carbonate lithology and is subject to development of sinkholes and karst geologic features. Additionally, the proposed use is a vehicle repair facility which is considered a hotspot per section 206-6.H, and the volume control requirement shall not be applied to development that lies within a hotspot. Therefore, due to site constraints and soil conditions, infiltration measures are not feasible on this property and volume control cannot be achieved.
20. SWMO 206-17.B – The Applicant is requesting a partial waiver from the requirement to dewatering the underground detention facility within a minimum of 24 hours. The proposed project is utilizing a minimum 3-inch orifice in the outlet structure to comply with this ordinance section, but due to the small drainage area cannot comply with a minimum 24 hour dewatering time.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or kristin@hcengineering.net.

Very truly yours,
Holmes Cunningham Engineering

Kristin Holmes
Partner

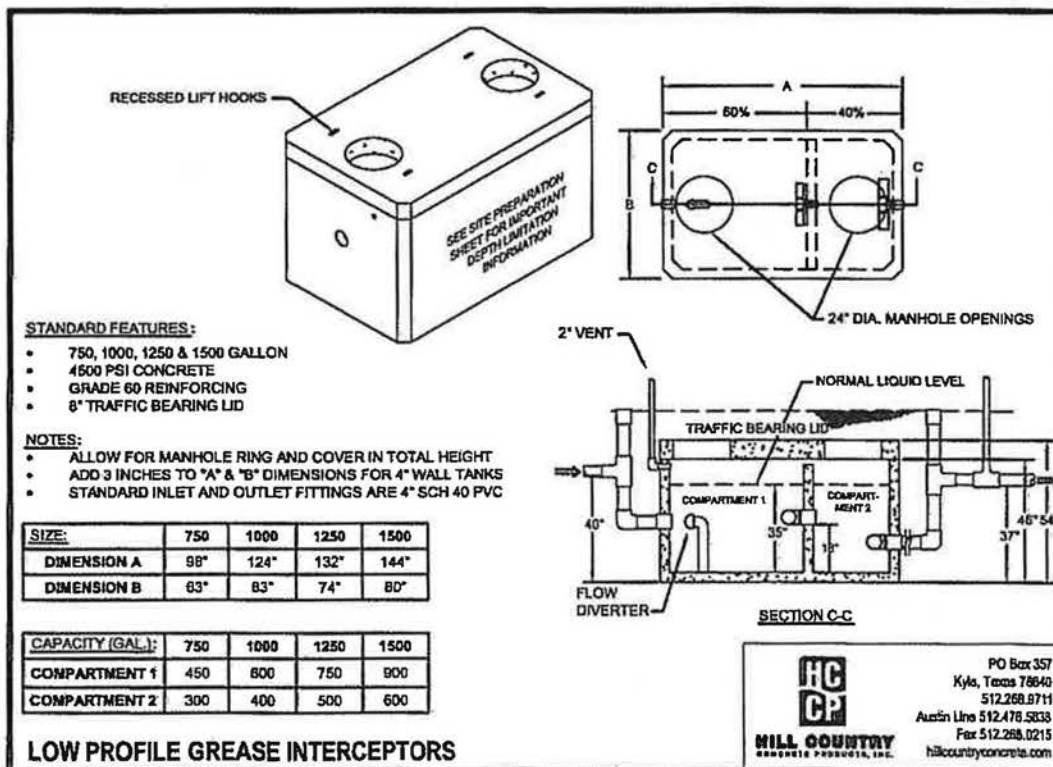
CC: Jonathan Wakefield, CBAC
Carrie Nase-Poust, Fox

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OIL INTERCEPTOR

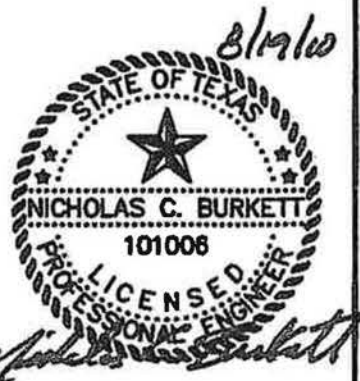
DRAINING AREA (SQ FT)	3,888
FIRST 100 SQ FT	6 CUBIC FEET
EACH ADDITIONAL 100 SQ FT	1 CUBIC FOOT
100 SQ FT	6 CUBIC FEET
3,888 SQ FT - 100 SQ FT	3,788 SQ FT
3,788 / 100	37.88 CUBIC FEET
TOTAL CUBIC FEET (REQUIRED)	43.88 CUBIC FEET
TOTAL GALLONS (REQUIRED)	328.2 GALLONS
SIZE AS CONSTRUCTED	8'-2" x 5'-3" x 3'-6"
TOTAL CUBIC FEET AS CONSTRUCTED	125 CUBIC FEET
TOTAL GALLONS AS CONSTRUCTED	778.61 GALLONS

- NOTES:
1. OIL INTERCEPTOR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 2. PROVIDE OIL INTERCEPTOR WITH TRAFFIC RATED COVERS.
 3. PROVIDE TWO-WAY CLEANOUTS FOR BOTH INLET AND OUTLET OF INTERCEPTOR.
 4. PROVIDE INSPECTOR'S TEST PORT DOWNSTREAM OF INTERCEPTOR.
 5. INTERCEPTOR CALCULATIONS BASED OFF 2008 INTERNATIONAL PLUMBING CODE.



1

PRECAST CONCRETE SAND/OIL SEPARATOR
 SCALE: NONE



DW
DALE W. CAFFEY
 CONSULTING ENGINEERS, INC.
 3116 KELLWAY DRIVE, SUITE 102
 CARROLLTON, TEXAS 75006
 PH. 972/818-0294 FAX 972/818-0233
 TEXAS REGISTRATION ENGINEERING FIRM F-4113
 COPYRIGHT 2010 DALE W. CAFFEY CONSULTING ENGINEERS, INC.

Christian Brother Automotive
 Adjacent to 6904 FM 1488
 Magnolia, Texas

DATE: 08-19-2010
 SHEET NO.
SK1

Marita A. Stoerrle

From: Bruce S. Shoupe
Sent: Thursday, January 26, 2017 10:17 AM
To: Marita A. Stoerrle
Subject: Fwd: FW: Christian Brothers Montgomery
Attachments: Twp 2017-01-17 Waiver Letter.docx; Grading Draft 2017-01-17.pdf

Sent from my Verizon 4G LTE Droid

----- Forwarded message -----

From: Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>
Date: Jan 25, 2017 5:39 PM
Subject: FW: Christian Brothers Montgomery
To: "Bruce S. Shoupe" <bshoupe@montgomerytwp.org>
Cc:

Bruce,

I talked to Kristin Holmes this afternoon. She forwarded the following. They are requesting a couple new waivers.

She added 6 waivers. #4 and #6 are not major and not really applicable to the underground basin they are proposing. #18 re: dewatering time is a minor request because the volume of water we are talking about is small.

I will need to take a look at the information to weigh in on the others (all dealing with water quality). But, based on what she and I talked about today, it seems like Kristin has addressed the issues to the extent possible given the site constraints.

Thanks,
Jim

From: Kristin Holmes [mailto:kristin@hcengineering.net]
Sent: Wednesday, January 25, 2017 1:42 PM
To: Jim Dougherty
Subject: Christian Brothers Montgomery

Jim,

Per our discussion, please see attached revised plan and waiver request letter. If you don't mind, could you take a quick review to confirm I have the appropriate waivers listed for the stormwater management changes? Please let me know at your earliest convenience, thanks!

Thanks,
Kristin Holmes
Partner
Holmes Cunningham Engineering
350 E. Butler Ave, Suite 106
New Britain, PA 18901
Office: (215) 586-3330
Cell: (215) 622-1214



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 16, 2017

File No. 2016-02056

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

Reference: Preliminary/Final Land Development Application Review LD/S#692
Christian Brothers Automotive
565 DeKalb Pike
T.M.P. #46-00-00739-00-7, Block/Unit 010/032

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Land Development 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 or any interior elements. We offer the following comments for consideration:

I. SUBMISSION

- A. Preliminary and Final Land Development Plans for Christian Brothers Automotive, 565 DeKalb Pike (12 Sheets), prepared by Holmes Cunningham LLC, prepared for Christian Brothers Automotive dated September 30, 2016, last revised February 8, 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 §1103.2.2 – Information shall be provided to confirm whether the non-office area of the automotive service building meets the PA UCC definition of an employee work area. If so, information shall be provided to confirm that an accessible approach, entrance, and exit have been provided to the area.
2. IBC §1103.2.9 – Information shall be provided to determine whether the compressor area should be considered an equipment space or whether the area must be accessible.
3. IBC §1105.1, 1105.1.3, 1105.1.5 – The plans propose 4 entrances to the automotive service building. The location of all public, restricted, and service entrances shall be identified on the plans to confirm that the requirements of these sections have been met, including that at least 60 percent of all public entrances are accessible.
4. IBC §1106.6 – If more than one accessible entrance is provided, the accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrance they serve.
5. 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.

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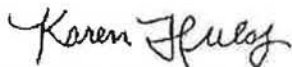
65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

6. ICC §403 – A detail for the hatched material shown along the accessible route between the accessible parking spaces and the office area entrance shall be provided to confirm that the material is to be constructed in accordance with the requirements for an accessible route, including the floor surface and change in level requirements.
7. ICC §404 – We defer the review of Doors and Doorways to the Township's Building Code Official.
8. ICC §502.7 – The notes included with the Accessible Parking Sign detail provided on Sheet 4 shall be revised to clarify that the bottom of the R7-8 sign, and R7-8B sign where provided, shall be set a minimum of 60 inches above the floor of the parking space.
9. The Sequence of Construction provided on Sheet 9 shall be revised to include reference to when the proposed drive aisle/parking space concrete pavement, line striping, signage, and hatched material shown by the office area entrance will be installed.
10. The plans should be revised to include a note stating that the plans must comply with the PA UCC.

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. 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 Christian Brothers Automotive
Carrie B. Nase Poust, Esq., Fox Rothschild LLP
Kristin Holmes, PE, Holmes Cunningham LLC
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

February 15, 2017

File No. 2016-02056

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

Reference: Preliminary/Final Land Development Application Review LD/S#692
Christian Brothers Automotive - 565 DeKalb Pike
T.M.P. #46-00-00739-00-7, Block/Unit 010/032

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the preliminary/final 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 and Final Land Development Plans for Christian Brothers Automotive, 565 DeKalb Pike (12 Sheets), prepared by Holmes Cunningham LLC, dated September 30, 2016, revised February 8, 2017.
- B. PCSM Plan Narrative for Christian Brothers Automotive, 565 DeKalb Pike, prepared by Holmes Cunningham LLC, dated September 30, 2016, revised February 8, 2017.
- C. Response to Comment Letter, prepared by Holmes Cunningham LLC, dated February 8, 2017.
- D. Waiver Request Letter, prepared by Holmes Cunningham LLC, dated February 8, 2017.

II. GENERAL

The subject parcel is a 0.57 acre site located at 565 DeKalb Pike, near the intersection of Bethlehem Pike (S.R. 309), within the C - Commercial Zoning District. The Applicant proposes to demolish an existing building, detached garage, and asphalt parking area with adjoining driveway. The project consists of redevelopment including a new automotive service center with associated concrete paved parking lot and driveway, as well as all appurtenant improvements such as curb, retaining walls, landscaping, storm sewer installation, and utilities. The proposed use is permitted by special exception within this zoning district. The use was granted by the Township Zoning Hearing Board at the August 23, 2016 public meeting.

III. REVIEW COMMENTS

A. Zoning Ordinance

The applicant was granted a special exception to allow the proposed use of automotive repair business (ZHB application 1606001). Several existing nonconformities were acknowledged by the Zoning Hearing Board including minimum lot area, existing front yard and existing building coverage. Refer to the Decision and Order dated August 23, 2016 for details.

Based on our review, the plans appear to comply with the Montgomery Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

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B. Subdivision and Land Development Ordinance – Waiver Requests

The Applicant has requested waivers from the following provisions of the current Montgomery Township Subdivision and Land Development Ordinance (SALDO):

1. §205-10.G(6). – The Applicant has requested a waiver to provide a wider driveway pavement width than required. The Applicant is proposing a 30 foot wide driveway instead of the permitted 26 foot wide. We defer review of this waiver to the Traffic Engineer.
2. §205-10.H(3). – The Applicant has coordinated with the Fire Marshal to provide a sprinkler system within the building to comply with International Fire Code requirements in lieu of emergency vehicle turnaround requirements and has thus requested a waiver from providing turnaround areas for emergency vehicles. We defer review of this waiver to the Traffic Engineer and Fire Marshal.
3. §205-10.H(7)(b). – The proposed accessible parking spaces are 8' wide, which meets the minimum federal ADA standard. The Applicant has requested a waiver to allow the 8-foot wide spaces in lieu of the 12-foot spaces required by the ordinance. **We do not object to this waiver.**
4. §205-17.A(3) & (4) – The ordinance requires that parking and driveway areas be paved with asphalt. The applicant has requested a waiver and proposes to pave the area with Class AA concrete, 7"-8" in thickness and 6" 2A stone. **We do not object to this waiver.**
5. §205-18.A(3)(a) – The Applicant has requested a waiver from providing storm pipe with minimum 0.5% slope in the area of the underground detention system. **We do not object to this waiver.**
6. §205-18.A(3)(b) – The Applicant has requested a waiver from providing storm pipes with a minimum velocity of 3.5 feet per second and instead has proposed multiple inlets in a short and relatively flat area. **We do not object to this waiver.**
7. §205-18.D(3) – The Applicant has requested a waiver from meeting the requirements for a detention facility as outlined in the Ordinance. The proposed underground detention facility is not a traditional above ground facility and the dimensions set forth in this section of the Ordinance are therefore not applicable. **We do not object to this waiver.**
8. §205-18.D(4)(d) – The Applicant has requested a waiver from providing a fence around the top of the basin. We agree that a fence around an underground basin is not practical. **We do not object to this waiver.**
9. §205-22.A – Sidewalks shall be required at any location where the Supervisors determine that sidewalks are necessary for public safety or convenience. Currently no sidewalks are proposed along Dekalb Pike. The Applicant has requested a waiver from providing sidewalk along Dekalb Pike. We note the nearest existing sidewalk is approximately 450 feet south along Dekalb Pike and that existing grades along Dekalb Pike in that area are not conducive to sidewalk.
10. §205-52.A(2)(a) – The Applicant has requested a waiver to allow reduced street tree plantings due to special constraints. We defer review of this waiver to the Landscape Consultant.
11. §205-52.B(4)(a) – The Applicant has requested a waiver to allow reduced buffer plantings due to special constraints. We defer review of this waiver to the Landscape Consultant.
12. §205-52.D(1)(a) & Table 1 – The Applicant has requested a waiver to allow reduced parking lot landscape requirements due to special constraints. We defer review of this waiver to the Landscape Consultant.
13. §205-52.D(1)(f) – The Applicant has requested a waiver to allow reduced shrub plantings due to special constraints. We defer review of this waiver to the Landscape Consultant.
14. §205-52.G(1)(b) & Table 1 – The Applicant has requested a waiver to allow planting three evergreen trees in lieu of two shade trees. We defer review of this waiver to the Landscape Consultant.
15. §205-53.C(4)(b) – The Applicant has requested a waiver to allow reduced tree replacement plantings due to special constraints. We defer review of this waiver to the Landscape Consultant.

16. §205-78.B – The plan shall include existing features within 400 ft. The Applicant has requested a waiver from this requirement. **We do not object to this waiver.**
17. §206-11.E, §206-11.K, §206-14, & §206-17.B – The Applicant has requested a waiver from implementing the required volume control requirements and from the dewatering time requirement. **Given the site soils and geology are not conducive to infiltration and due to the relative minor volume of runoff to be managed, we do not object to these waiver requests.**

C. Subdivision and Land Development Ordinance – Review Comments

In addition to the waivers requested from the current Montgomery Township Subdivision and Land Development Ordinance, the following items do not appear to comply with the current Montgomery Township SALDO. Upon further development of the plans additional items may become apparent.

1. §205-10.H(4) – All parking spaces shall be marked with double parallel lines a minimum of six inches apart to separate each parking space. A detail shall be provided on the plan. Note the separation width is not in addition to the required parking space width.
2. §205-19 – A copy of the letter confirming available sewer capacity should be provided to the Township. We defer the review of the proposed sanitary sewer tie-in and details to the sewer authority.
3. §205-20 – We defer the review of the waterline installation and details to the North Wales Water Authority.
4. §205-21 – We defer review of the location and number of fire hydrants to the Township Fire Marshal.
5. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.
6. §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.
7. §205-32.F – At the time of building permit application, a review of the plan shall be conducted by the Township Engineer to verify conformance with the approved plans.
8. §205-48 through 56 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.
9. §205-100 through §205-107. – We defer review of any Traffic Management Study to the Montgomery Township Traffic Engineer.

D. Stormwater Management

Based on our review, the following items do not appear to comply with the Montgomery Township SALDO Section §205-18 and the Stormwater Management Ordinance, §206. Upon further development of the plans, additional items may become apparent.

1. §205-18.1.C, §205-29 & §206-23. – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD) for review and approval. If a plan has already been approved by MCCD; documentation shall be provided. No permit shall be approved unless there has been a plan approved by the MCCD. It is noted that tree protection fence is not depicted around any trees to remain.
2. §206-32 – The owner of the land shall be required to enter into and record a BMP Operations & Maintenance agreement, along with the associated documents required as part of this section (e.g. stormwater management plan, agreement, statement regarding alteration of BMPS). The Applicant has acknowledged that it shall coordinate with the Township Solicitor.
3. The orifice plate at CB-6 shall be noted on the plan and a detail provided.

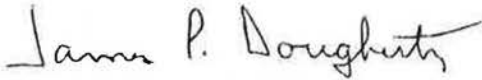
E. General

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. The plan includes a fence with gate at the trash enclosure area as required by Township Zoning Ordinance §230-78.F. The architectural plan noted in the response letter was not provided. We acknowledge note #6 on the Record Plan referencing the architectural plan. A detail of the fence and gate shall be included with the land development plans.
3. The grading depicted on Sheet 5 of 12 reflects the former wall location along the southern property line. The grading shall be revised based on the currently proposed wall location.
4. A fall protection barrier, a minimum of 42 inches high, shall be provided along the top of the proposed retaining wall where the difference in grade is 30 inches or greater. The location shall be shown on the plan and with the wall details. Design of the barrier shall be incorporated into the final wall design and shall meet all applicable code requirements.
5. A note shall be added to the plans and details indicating that a wall design, certified by a Pennsylvania registered professional engineer, is required to be submitted to the Township for review and approval prior to construction of the wall and barrier.
6. Review of site accessibility will be provided under separate cover.
7. Review of the improvement cost will be provided under separate cover.

Please note that due to the nature of revisions that will be made to the plans and calculations, additional comments may be forthcoming during future plan reviews.

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
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Carrie B. Nase Poust, Esq., Fox Rothschild LLP
Kristin Holmes, PE, Holmes Cunningham LLC
Russell S. Dunlevy, P.E., Senior Executive Vice President - Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 14, 2016

File No. 2016-02056

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

Reference: Preliminary/Final Land Development Application Review LD/S#692
Christian Brothers Automotive
565 DeKalb Pike
T.M.P. #46-00-00739-00-7, Block/Unit 010/032

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the preliminary/final 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. Application for Subdivision and Land Development dated October 7, 2016.
- B. Preliminary and Final Land Development Plans for Christian Brothers Automotive, 565 DeKalb Pike (12 Sheets), prepared by Holmes Cunningham LLC, prepared for Christian Brothers Automotive dated September 30, 2016.
- C. Post Construction Stormwater Management Plan Narrative for Christian Brothers Automotive, 565 DeKalb Pike, prepared by Holmes Cunningham LLC, prepared for Christian Brothers Automotive dated September 30, 2016.
- D. Erosion and Sediment Control Plan Narrative for Christian Brothers Automotive, 565 DeKalb Pike, prepared by Holmes Cunningham LLC, prepared for Christian Brothers Automotive dated September 30, 2016.

II. GENERAL

The subject parcel is a 0.57 acre site located at 565 DeKalb Pike, near the intersection of Bethlehem Pike (S.R. 309), within the C - Commercial Zoning District. The Applicant proposes to demolish an existing building, detached garage, and asphalt parking area with adjoining driveway. The project consists of redevelopment including a new automotive service center with associated concrete paved parking lot and driveway, as well as all appurtenant improvements such as curb, retaining walls, landscaping, storm sewer installation, and utilities. The proposed use is permitted by special exception within this zoning district. The use was granted by the Township Zoning Hearing Board at the August 23, 2016 public meeting.

III. REVIEW COMMENTS

A. Zoning Ordinance

The applicant was granted a special exception to allow the proposed use of automotive repair business (ZHB application 1606001). Refer to the Decision and Order dated August 23, 2016 for details.

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

1. Several permitted nonconformities currently exist at this site including the following:
 - a. §230-77.A(2) – For any commercial use permitted in this District, there shall be a minimum lot area of 25,000 square feet. The subject property is 24,730 square feet.
 - b. §230-77.B – The minimum front yard shall not be less than 60 feet. The existing front yard is 33 feet.
 - c. §230-77.E – The building coverage on any lot shall not exceed 20%. The existing building cover ratio is 20.7%.
2. §230-78.F. – It appears a fence with gate is proposed for the front of the trash enclosure area. The fence and gate shall be clearly labeled on the plan and a detail shall be provided.
3. §230-138. – Parking spaces are permitted to be 10 ft x 18 ft when 5 feet of landscaped area exists behind the curb. In all other instances parking spaces shall be 10' x 20'. The proposed wall shall be relocated to provide a 5-foot area behind the curb.

B. Subdivision and Land Development Ordinance

This application satisfies all requirements and provisions of the current Montgomery Township Subdivision and Land Development Ordinance, with the following exceptions. Upon further development of the plans additional items may become apparent.

1. §205-10.H(7)(b). – The proposed accessible parking spaces are 8' wide, which meets the minimum federal ADA standard. *We recommend the applicant request a waiver to allow the 8-foot wide spaces in lieu of the 12-foot spaces required by the ordinance.* Note 1 of the accessible parking detail on Sheet 4 of 12 states that accessible parking spaces shall be at least 108 inches (9') wide. This shall be corrected to state an 8-foot width. The detail also includes parking bumpers and handicap signage encased in concrete within the new asphalt. We recommend the parking bumpers be eliminated and the signs be located within the landscape area at least 3 feet behind the curb to eliminate the need for concrete encasement.
2. §205-17.A(3) & (4) – The ordinance requires that parking and driveway areas be paved with asphalt. The applicant proposes to pave the area with concrete. *We recommend the applicant request a waiver to permit the use of concrete.* If the applicant prefers asphalt, these sections of the ordinance contain the required materials and cross sections. Sheet 4 of 12 depicts a proposed pavement section detail of 6" crushed 2A stone and 7" concrete. The detail shall include the class of concrete proposed. Also, the applicant shall confirm from PennDOT the material and cross section to be used within the State Route right-of-way.
3. §205-19 – A copy of the letter confirming available sewer capacity should be provided to the Township. We defer the review of the proposed sanitary sewer tie-in and details to the sewer authority.
4. §205-20 – We defer the review of the waterline installation and details to the North Wales Water Authority.
5. §205-21 – We defer review of the location and number of fire hydrants to the Township Fire Marshal.
6. §205-22.A – Sidewalks shall be required at any location where the Supervisors determine that sidewalks are necessary for public safety or convenience. Currently no sidewalks are proposed along Dekalb Pike.
7. §205-24 – We defer the review of the Lighting Plans to the Montgomery Township Lighting Consultant.

8. §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.
9. §205-29 – The applicant shall obtain an adequacy review of the erosion and sediment control plan from the County Conservation District.
10. §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.
11. §205-48 through 56 – We defer the review of the Landscape Plans to the Montgomery Township Landscaping Consultant.
12. §205-78.B – The plan shall include existing features within 400 ft. *We recommend the applicant request a waiver from this requirement.*
13. §205-79.B(3) – The required certifications and record plan notes shall be listed on the record plan. Refer to guidance form the Township solicitor (enclosed). Also, the MCPC information shall appear on the plan.
14. §205-100 through §205-107. – We defer review of any Traffic Management Study to the Montgomery Township Traffic Engineer.
15. CB-1 on Sheet 8 of 12 has a grade elevation of 438.28. However, the elevation listed on Sheet 5 of 12 is 438.23. The plan shall be revised accordingly.

C. Stormwater Management

Based on our review, the following items do not appear to comply with the Montgomery Township Subdivision and Land Development Ordinance (SALDO) Section §205-18 and the Stormwater Management Ordinance, §206. Upon further development of the plans, additional items may become apparent.

1. §205-18.A(3)(b) – Any closed conduit, when flowing full, shall have a minimum velocity of 3.5 feet per second and a maximum velocity of 15 feet per second. Pipes 1, 2, and 4 have velocities less than those allowed according to the Post-Construction Stormwater Management Plan Narrative. The pipe runs should be revised accordingly or a waiver obtained.
2. §205-18.A(8) & (9) – Roof drains and sump pump discharges are not shown on the plan. For the purpose of this review, it was assumed these will be connected to the proposed stormwater system. A note shall be included on the plan regarding roof drains and sump pumps as well as a depiction of where they are proposed. Should connection to the proposed stormwater system be proposed, a detail of the connection shall be included.
3. §205-18.D & §206-14.C(6) – The Post-Construction Stormwater Management Plan Narrative states that infiltration testing has not been performed to date. The proposed detention facility was designed assuming an infiltration rate of 0.5 inches per hour. Infiltration testing shall be performed and the infiltration rate confirmed prior to the construction of the stormwater facilities. Should the assumed infiltration rate be less than the assumed rate in the narrative, the applicant shall revise the Post-Construction Stormwater Management Plan Narrative and the plans accordingly prior to resubmittal for review and approval.
4. §205-18.1.C & §206-23. – An Erosion and Sedimentation Control Plan shall be submitted to the Montgomery County Conservation District (MCCD) for review and approval. If a plan has already been approved by MCCD; documentation shall be provided. No permit shall be approved unless there has been a plan approved by the MCCD. It is noted that tree protection fence is not depicted around any of the trees to remain on site nor have filter fence or silt socks been proposed near DeKalb Pike (the lowest point of the property).

5. §206-11.K – Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. Dewatering time calculations shall be provided for each proposed BMP.
6. §206-14 – The PCSW report narrative should include a summary of the required volume controls and the requirements of the Township Stormwater Management Ordinance.
7. §206-22.B(3)(a), (h), (i) & (j) – The statements and notes included in these sections of the ordinance shall be included on the Record plan.
8. §206-22.B(6) – The SWM Site Plan shall include an Operations and Maintenance (O&M) Plan for all existing and proposed physical stormwater management facilities, as well as schedules and costs for the O&M activities. The Post-Construction Stormwater Management Plan Narrative submitted includes a note that states "A Best Management Practices Maintenance Plan can be found in on the Grading and Utility Drawing." No such plan is located on Sheet 5 of 12. The plan and/or Post-Construction Stormwater Management Plan Narrative shall be revised accordingly.
9. §206-32 – The owner of the land shall be required to enter into and record a BMP Operations & Maintenance agreement, along with the associated documents required as part of this section (e.g. stormwater management plan, agreement, statement regarding alteration of BMPS). The owner shall coordinate with the Township Solicitor.


D. General

1. The tax map parcel number on the Cover Sheet should be 46-00-00739-00-7.
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.

Please note that due to the nature of revisions that will be made to the plans and calculations, additional comments may be forthcoming during future plan reviews.

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

Enclosure: November 19, 2014 Memorandum re: Recording Requirements for Plans and for Notary
Acknowledgments Generally

cc: Lawrence J. Grogan, 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 Christian Brothers Automotive
Carrie B. Nase Poust, Esq., Fox Rothschild LLP
Kristin Holmes, PE, Holmes Cunningham LLC
Russell S. Dunlevy, P.E., Senior Executive Vice President - Gilmore & Associates, Inc.

Marita A. Stoerrle

From: Valerie Liggett <vliggett@bjengineers.com>
Sent: Monday, February 13, 2017 2:19 PM
To: Marita A. Stoerrle
Cc: Bruce S. Shoupe; Judy Stern Goldstein; P. E. James P. Dougherty (JDOUGHERTY@gilmore-assoc.com)
Subject: Christian Bros Revised Waiver Responses

Marita;

Below are our responses to the revised waiver request letter for Christian Brothers.

1. SLDO Section 205-52.A(2)(a) – The Applicant is requesting a waiver to allow reduced street tree plantings due to special constraints and presence of utilities along the street frontage. One street tree is proposed while two are required.
Due to existing site constraints, we have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided.
 - 1 Shade Tree x \$350.00 = \$350.00.
2. SLDO Section 205-52.B(4)(a) – The Applicant is requesting a waiver to allow reduced buffer plantings along Eastern and Northern property boundaries due to spatial constraints and utility conflicts.
It should be noted that in addition to the waiver requested, tree species at the size specified in SLDO 205-56.B Small Street Trees are proposed in the northern and southern property buffers. We have no objection to the use of trees meeting the ordinance requirements for Small Street Trees within the buffer areas due to spatial constraints on the site.
We have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. Twenty-nine (29) shade trees are required. Twenty-two (22) shade trees are proposed. Therefore, the plan is deficient by seven (7) shade trees.
 - 7 Shade Trees x \$350.00 = \$2,450.00.
3. SLDO Section 205-52.D(1)(a) and Table 1 – The Applicant is requesting a waiver to allow reduced parking lot landscape requirements due to spatial constraints. One shade tree is proposed while three are required; eleven shrubs are proposed while seventy-five are required.
We have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. Revised plans detailing the quantities of parking lot shade trees and shrubs proposed should be submitted in order to confirm the extent of the waiver requested.
 - 2 Shade Trees x \$350 = \$700.00
 - 64 Shrubs x \$65.00 = \$4,160.00
4. SLDO Section 205-52.D(1)(f) – The Applicant is requesting a waiver to reduce the amount of shrubs where parking is within 100' of DeKalb Pike due to spatial constraints. Five shrubs are provided.
We have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. The plans are deficient by two (2) shrubs.

- 2 Shrubs x \$65.00 = \$130.00

5. SLDO Section 205-52.B(1)(b) and Table 1 – The Applicant is requesting a waiver to permit a substitution rate of greater than 50% to permit the planting of three evergreen trees in lieu of two shade trees.

We have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. Four (4) evergreen trees would provide the equivalent of the 2 required shade trees in accordance with SLDO substitution requirements. Therefore, the plan is deficient by 1 evergreen tree.

- 1 Evergreen Tree x \$250.00 = \$250.00

6. SLDO Section 205-53.C(f)(b) – The Applicant is requesting a waiver to allow reduced tree replacement plantings due to spatial constraints along the perimeter, presence of utility and access easements, and presence of existing buffer vegetation west of the western property line.

We have no objection to the waiver request provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. Ten (10) replacement trees are required. Two (2) are proposed. Therefore, the plan is deficient by eight (8) replacement trees. Revised plans detailing the quantity of replacement trees proposed should be submitted in order to confirm the extent of the waiver requested.

- 8 Replacement Trees x \$275.00 = \$2,200

Totals:

Shade Trees: 10 x \$350.00 = \$3,500.00

Replacement Trees: 8 x \$275.00 = \$2,200.00

Evergreen Trees: 1 x \$250.00 = \$250.00

Shrubs: 66 x \$65.00 = \$4,290.00

Total = \$10,240.00



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

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Fax 570-629-0306

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Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

March 9, 2017

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

**SUBJECT: CHRISTIAN BROTHERS AUTOMOTIVE
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 692
PROJECT NO. 1655308R**

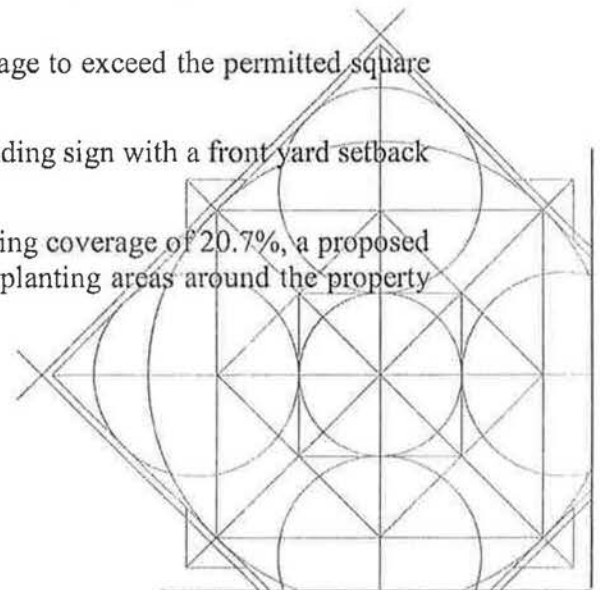
Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for Christian Brothers Automotive prepared by Holmes Cunningham Engineering, dated September 30, 2016, last revised February 8, 2017, with landscape plans prepared by Rachel S. Vahey, R.L.A. Revised E&S and Landscape sheets dated March 3, 2017 (attached) were submitted for review. The site is located at 565 DeKalb Pike, near the intersection of DeKalb Pike and S.R. 309, between TGI Fridays and a stormwater management basin on the Montgomeryville Mall property.

The land development plans propose the demolition of the existing structure and garage and the construction of a new 5,128 SF Automotive Service Building with associated parking areas. The site is located within the C Commercial Zoning District.

On August 23, 2016, the Zoning Hearing Board of Montgomery Township granted the following with regard to the subject land development:

- Special exception to permit the proposed Automotive Repair Shop use within the C Commercial Zoning District;
- A Variance from §230-127.A(2)(a) allowing wall signage to exceed the permitted square footage;
- A Variance from §230-127.A(4)(a) to permit a freestanding sign with a front yard setback of 11.5';
- Acceptance of the interpretations that a proposed building coverage of 20.7%, a proposed front yard setback of 33.3 feet, and not providing 25' planting areas around the property perimeter are permitted nonconformities.



We offer the following comments for your consideration.

1. Planting Requirements

- A. SLDO 205-52.A(2)(a): two (2) street trees are required along the DeKalb Pike frontage. One (1) street tree has been provided. A waiver has been requested.
- B. SLDO 205-52.A(2)(f): The Board may permit the use of small street trees where it is determined that limiting circumstances make the use of small street trees appropriate. A small street tree is proposed to be used on the site due to the presence of overhead utility lines.
- C. SLDO 205-52.B(4)(a): twenty-nine (29) shade trees are required to meet softening buffer requirements. Twenty-two (22) trees are proposed. In addition, Eighteen (18) of the proposed trees are of species and sizes specified in SLDO 205-56.B, Small Street Trees. A waiver has been requested.
- D. SLDO 205-52.D(1)(a) and Table 1: three (3) shade trees are required to meet the parking lot landscape requirements. One (1) shade tree has been provided. A waiver has been requested.
- E. SLDO 205-52.D(1)(a) and Table 1: seventy-five (75) perimeter shrubs are required to meet parking lot landscape requirements. Eleven (11) shrubs have been provided. A waiver has been requested.
- F. SLDO 205-52.D(1)(f): parking areas located within 100 feet of a public street shall have their perimeters adjacent the public street be softened by a continuous low hedge. Five (5) shrubs are proposed around the site sign. A waiver has been requested.
- G. SLDO 205-52.G(1)(b) and Table 1: Two (2) shade trees are required to meet the individual lot landscape requirements; three (3) evergreen trees are proposed. Table 1 Note 1 permits up to 50% of individual lot shade trees to be substituted with evergreen trees at a rate of two evergreen trees for every shade tree. A waiver has been requested.

2. Preservation, Protection and Replacement of Trees

SLDO 205-53.C(f)(b): eight (8) replacement trees are required due to the removal of the 32" tree on site. No replacement trees are proposed to meet this requirement. A waiver has been requested.

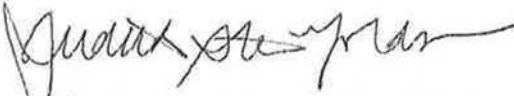
3. General Comments

- 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.

Mr. Lawrence Gregan, Township Manager
Christian Brothers Automotive
March 9, 2017
Page 3

- 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, ASLA, R.L.A.
Managing Director

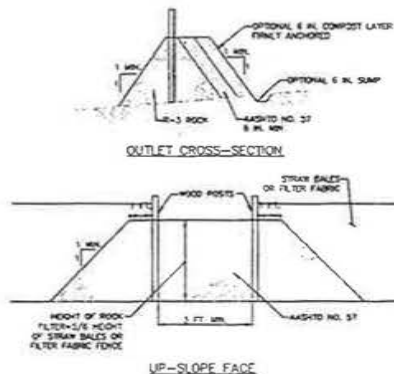


Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

JSG/vll/kam

enclosure

cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerre, 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
Carrie B. Nase Proust, Esq.; c/o Christian Brothers Automotive
Kristin Holmes, P.E., Holmes Cunningham
Rachel S. Vahey, R.L.A.

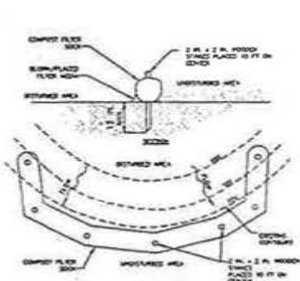


NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SALT FENCE OR STRAIN BALE SUMMER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UP-SLOPE FACE IN HG AND EX WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET



SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE OUTLET.

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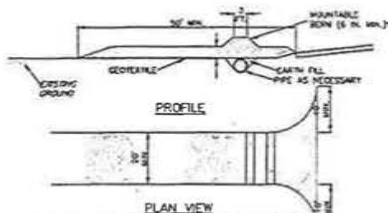
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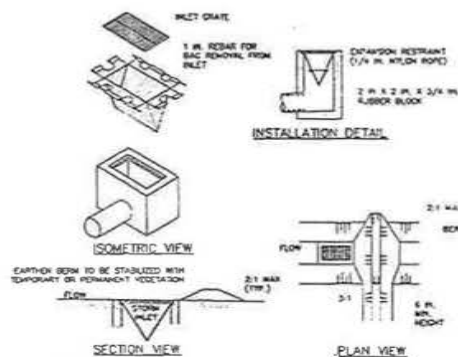
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE OUTLET.

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SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE OUTLET.



STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TUBULAR TO SEDIMENT BASIN OR TRAP. SEDIMENT SHALL BE REQUIRED FOR ALL INSTALLATIONS.

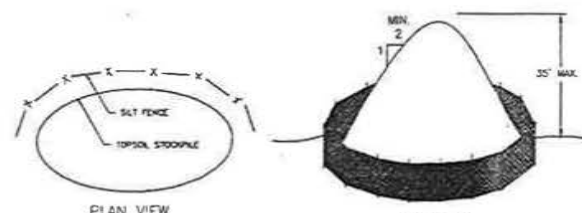
ROULED EARTHEN BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STOKED. ROAD SURFACING BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR SEDIMENT PREVENTED.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 220 PSI AND A MINIMUM TRAPEZOIDAL TENSILE STRENGTH OF 30 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

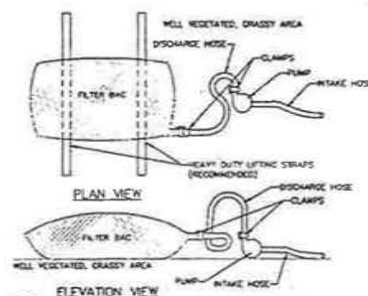
INLET FILTER BAGS SHALL BE INSPECTED ON A MONTHLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE REMOVED AND REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR STRESSING OF THE INLET. DAMAGED OR CLOTTED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL INLET BAGS SHALL BE INSTALLED MAINTAINING THE PROPER DIRECTION OF FLOW AND SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET



STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL WITH HIGH STRENGTH DOUBLE STITCHED "Y" SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 120 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM NONWOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARDS
AIRC. HOSE WITH STRENGTH	ASTM D-4869	80 LB/IN
CRANE TENSILE	ASTM D-4869	200 LB
WATER TENSILE	ASTM D-4869	110 LB
MULLER BURST	ASTM D-5598	250 PSI
UV RESISTANCE	ASTM D-4320	100%
ADH. IS RETAINED	ASTM D-4751	80 SEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRIPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE INTO STABLE EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER SOCKS TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 3:1 FOR SLOPES GREATER THAN 3:1. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SOIL STRESSING.

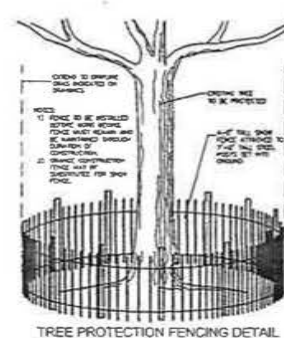
NO DOWNSLOPE SEDIMENT HARBOR IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HG OR EX WATERSHEDS. MINIMUM 50 FEET OF ANY RECEIVING SURFACE WATER OR PONDING CHANSE AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER. WHENEVER IS LESS, PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG



STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

Typical Compost Sock Washout Installation

Typical Compost Sock Washout Installation

Typical Compost Sock Washout Installation

Typical Compost Sock Washout Installation

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Typical Compost Sock Washout Installation

Typical Compost Sock Washout Installation

Typical Compost Sock Washout Installation

Heimann Quinlan LLC
380 E. Lister Ave., Ste 108
New Britain, PA 19051
(610) 524-1111
www.hqmengineering.net



REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2014	ISSUED FOR PERMIT
2	10/1/2014	ISSUED FOR PERMIT
3	10/1/2014	ISSUED FOR PERMIT
4	10/1/2014	ISSUED FOR PERMIT
5	10/1/2014	ISSUED FOR PERMIT
6	10/1/2014	ISSUED FOR PERMIT
7	10/1/2014	ISSUED FOR PERMIT
8	10/1/2014	ISSUED FOR PERMIT
9	10/1/2014	ISSUED FOR PERMIT
10	10/1/2014	ISSUED FOR PERMIT

Christian Brothers Automotive

585 DETROIT PIKE, 1/F # 46-00-00739-007
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA

EROSION AND SEDIMENT
POLLUTION CONTROL DETAILS

PA 100739004

PA 100739004

PA 100739004

PA 100739004

PA 100739004

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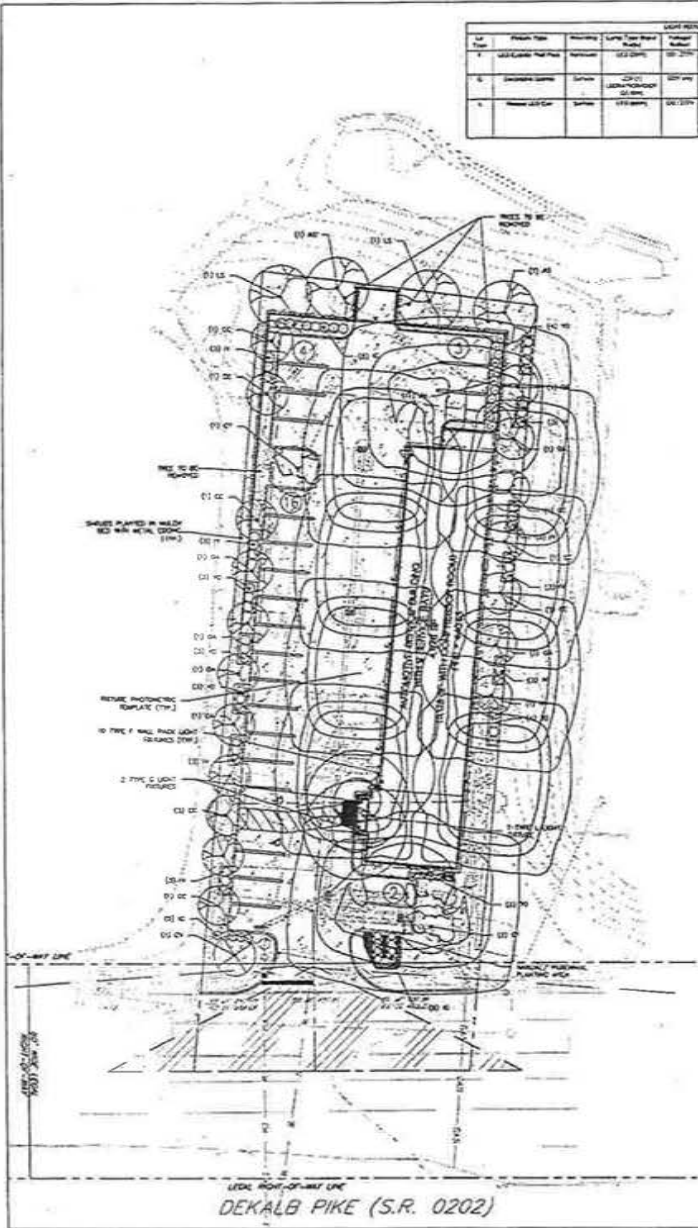
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PA 100739004



Landscape Schedule									
Item	Plant Name	Quantity	Plant Size	Plant Type	Plant Source	Plant Source	Plant Source	Plant Source	Plant Source
1	Large Tree (e.g. Oak)	100	100-120"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
2	Medium Tree (e.g. Oak)	200	60-80"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
3	Small Tree (e.g. Oak)	400	30-40"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
4	Shrub (e.g. Boxwood)	1000	3-4'	Shrub	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
5	Flowering Shrub (e.g. Hydrangea)	100	3-4'	Shrub	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
6	Perennial (e.g. Iris)	1000	1-2'	Perennial	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
7	Annual (e.g. Petunia)	1000	1-2'	Annual	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
8	Groundcover (e.g. Sedum)	1000	1-2'	Groundcover	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
9	Mulch (e.g. Bark)	1000	1-2'	Mulch	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
10	Edging (e.g. Metal)	1000	1-2'	Edging	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries

MONTGOMERY TOWNSHIP (APPENDIX C)

- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OUTLINED IN APPENDIX C OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE.
- NAME OF PLANT: SHALL BE THE COMMON NAME OF THE PLANT, NOT THE BOTANICAL NAME. THE COMMON NAME SHALL BE THE NAME OF THE PLANT AS LISTED IN THE LATEST EDITION OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE. THE COMMON NAME SHALL BE THE NAME OF THE PLANT AS LISTED IN THE LATEST EDITION OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE.
- SIZE: SHALL BE THE SIZE OF THE PLANT AT THE TIME OF INSTALLATION. THE SIZE SHALL BE THE SIZE OF THE PLANT AS LISTED IN THE LATEST EDITION OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE.
- PLANTING: SHALL BE THE PLANTING METHOD TO BE USED. THE PLANTING METHOD SHALL BE THE PLANTING METHOD AS LISTED IN THE LATEST EDITION OF THE MONTGOMERY TOWNSHIP ZONING ORDINANCE.
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LANDSCAPE LEGEND

- Street Tree
- Buffer Tree/ Shrub
- Lot Landscaping
- Replacement Tree
- Mulch Area with Metal Edging

Item	Plant Name	Quantity	Plant Size	Plant Type	Plant Source	Plant Source	Plant Source	Plant Source	Plant Source
1	Large Tree (e.g. Oak)	100	100-120"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
2	Medium Tree (e.g. Oak)	200	60-80"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
3	Small Tree (e.g. Oak)	400	30-40"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
4	Shrub (e.g. Boxwood)	1000	3-4'	Shrub	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
5	Flowering Shrub (e.g. Hydrangea)	100	3-4'	Shrub	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
6	Perennial (e.g. Iris)	1000	1-2'	Perennial	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
7	Annual (e.g. Petunia)	1000	1-2'	Annual	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
8	Groundcover (e.g. Sedum)	1000	1-2'	Groundcover	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
9	Mulch (e.g. Bark)	1000	1-2'	Mulch	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
10	Edging (e.g. Metal)	1000	1-2'	Edging	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries

NOTES:
STANDARD HOURS OF OPERATION FOR FACILITY ARE 10:00 AM TO 6:00 PM. ALL LIGHTING WILL BE REMOVED BY 10:00 PM. ALL LIGHTING WILL BE REMOVED BY 10:00 PM. ALL LIGHTING WILL BE REMOVED BY 10:00 PM.

PLANT SCHEDULE									
Item	Plant Name	Quantity	Plant Size	Plant Type	Plant Source	Plant Source	Plant Source	Plant Source	Plant Source
1	Large Tree (e.g. Oak)	100	100-120"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
2	Medium Tree (e.g. Oak)	200	60-80"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
3	Small Tree (e.g. Oak)	400	30-40"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
4	Shrub (e.g. Boxwood)	1000	3-4'	Shrub	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
5	Flowering Shrub (e.g. Hydrangea)	100	3-4'	Shrub	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
6	Perennial (e.g. Iris)	1000	1-2'	Perennial	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
7	Annual (e.g. Petunia)	1000	1-2'	Annual	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
8	Groundcover (e.g. Sedum)	1000	1-2'	Groundcover	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
9	Mulch (e.g. Bark)	1000	1-2'	Mulch	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
10	Edging (e.g. Metal)	1000	1-2'	Edging	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries

- DURING THE CONSTRUCTION OF ANY SITE, TREES, SHRUBS, AND OTHER PLANTS SHALL BE PROTECTED AT ALL TIMES. ANY DAMAGE TO PLANTS SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
- PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ANY DELAYS SHALL BE REPORTED TO THE TOWNSHIP ENGINEER.
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LANDSCAPE SCHEDULES CHART - MONTGOMERY TOWNSHIP									
Item	Plant Name	Quantity	Plant Size	Plant Type	Plant Source	Plant Source	Plant Source	Plant Source	Plant Source
1	Large Tree (e.g. Oak)	100	100-120"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
2	Medium Tree (e.g. Oak)	200	60-80"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
3	Small Tree (e.g. Oak)	400	30-40"	Tree	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
4	Shrub (e.g. Boxwood)	1000	3-4'	Shrub	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
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7	Annual (e.g. Petunia)	1000	1-2'	Annual	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
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9	Mulch (e.g. Bark)	1000	1-2'	Mulch	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries
10	Edging (e.g. Metal)	1000	1-2'	Edging	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries	Local Nurseries

Christian Brothers Automotive
888 DEKALB PIKE, T.P. # 45-00-0073-00-07
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA

LANDSCAPE AND LIGHTING PLAN

RACHEL S. VAHNEY, R.L.A.
PA LIC. NO. LA0001672

DATE: 5/20/2016
SCALE: 1"=20'

DRAWING NO. C4.0

PLASTIC MATERIALS

PLASTIC MATERIALS

- [illegible]

6.000 000

- [illegible]

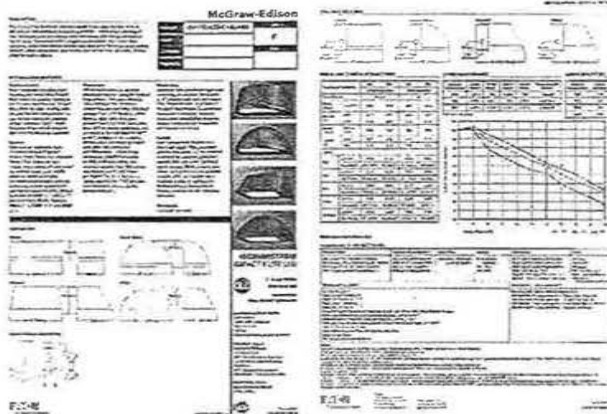
NO-BACK, FORWARD, AND HAPTIC

- INDEXED MATERIALS, INDEXED MATERIALS SHALL BE DELIVERED IN CONFORMANCE WITH SPECIFICATIONS, ANALYSES, AND DATA OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM CONTAMINATION DURING DELIVERY, AND WHILE IN STORAGE.
- TESTS AND ANALYSES THE CONTRACTOR SHALL PROVIDE TESTS AND ANALYSES AS FOR THE FOLLOWING SUGGESTED FOR THE CONTRACTOR TO BE USED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE TESTS AND ANALYSES AS FOR THE FOLLOWING SUGGESTED FOR THE PROJECT TO BE USED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE TESTS AND ANALYSES AS FOR THE FOLLOWING SUGGESTED FOR THE PROJECT TO BE USED FOR THE PROJECT.
- ALL PLANTS SHALL BE MAINTAINED AND OPERATING IN CONFORMANCE WITH SPECIFICATIONS AND ANALYSES. THE CONTRACTOR SHALL MAINTAIN AND OPERATE ALL PLANTS IN CONFORMANCE WITH SPECIFICATIONS AND ANALYSES. THE CONTRACTOR SHALL MAINTAIN AND OPERATE ALL PLANTS IN CONFORMANCE WITH SPECIFICATIONS AND ANALYSES.
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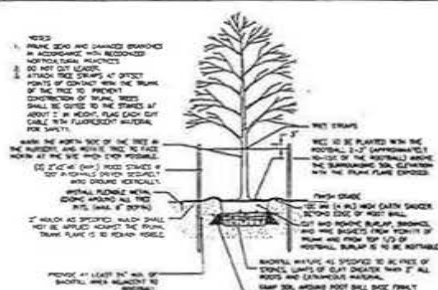
INTRODUCTION

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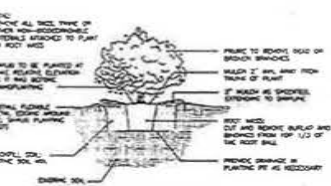
McGraw-Hill Education



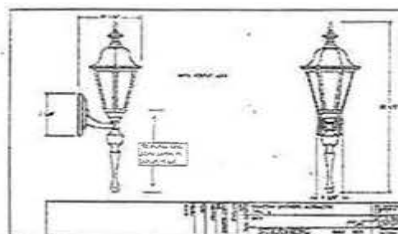
• LIGHT FIXTURE TYPE F DETAIL



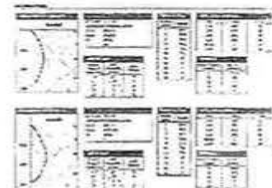
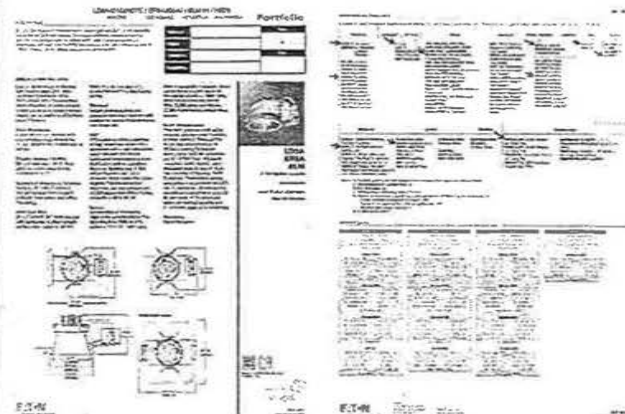
ALL B&B TREES
PLANTING/ STAKING DETAIL



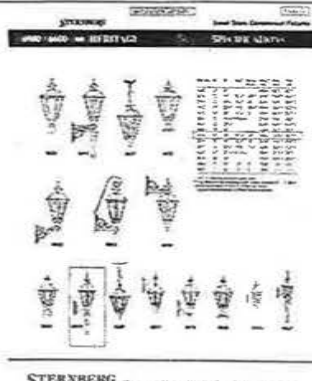
SHRUB PLANTING DETAIL



LIGHT FIXTURE TYPE G DETAIL



LIGHT FIXTURE TYPE I DETAIL



STERNBEI
LIGHTING

James Cunningham LLC
50 E. Butler Ave., Ste 106
New Britain, PA 18801
215 589-3330
www.hcengineering.net

[illegible]

Christian Brothers Automotive
805 DEKALB PIKE, T.P. # 48-00-00739-00-7
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PA



FILE NO.	DATE	SCALE	DESIGNED	SHEET NO. OF NO.

Drawing No.
C4.1



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18931
215-345-9400
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

February 14, 2017

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

**SUBJECT: CHRISTIAN BROTHERS AUTOMOTIVE
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 692
PROJECT NO. 1655308R**

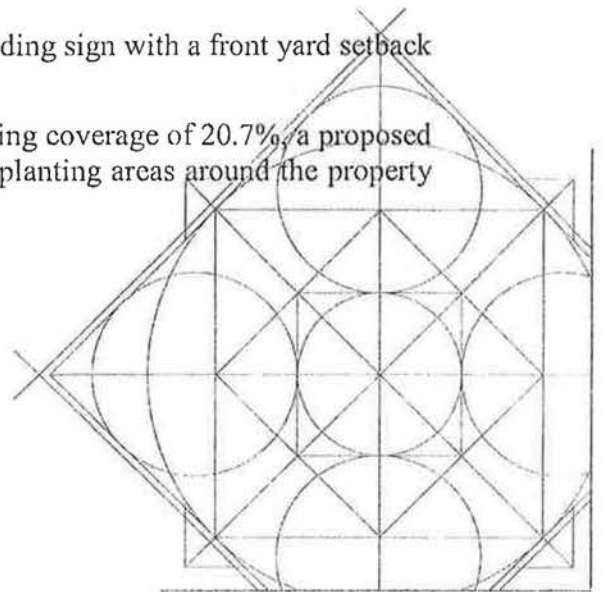
Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for Christian Brothers Automotive prepared by Holmes Cunningham Engineering, dated September 30, 2016, last revised February 8, 2017, with landscape plans prepared by Rachel S. Vahey, R.L.A. The site is located at 565 DeKalb Pike, near the intersection of DeKalb Pike and S.R. 309, between TGI Fridays and a stormwater management basin on the Montgomeryville Mall property.

The land development plans propose the demolition of the existing structure and garage and the construction of a new 5,128 SF Automotive Service Building with associated parking areas. The site is located within the C Commercial Zoning District.

On August 23, 2016, the Zoning Hearing Board of Montgomery Township granted the following with regard to the subject land development:

- Special exception to permit the proposed Automotive Repair Shop use within the C Commercial Zoning District;
- A Variance from §230-127.A(2)(a) allowing wall signage to exceed the permitted square footage;
- A Variance from §230-127.A(4)(a) to permit a freestanding sign with a front yard setback of 11.5';
- Acceptance of the interpretations that a proposed building coverage of 20.7%, a proposed front yard setback of 33.3 feet, and not providing 25' planting areas around the property perimeter are permitted nonconformities.



We offer the following comments for your consideration.

1. Planting Requirements

- A. ZO 230-127.A(8)(a): calculations have been provided in the 2/8/17 response letter demonstrating compliance with the sign landscape area requirements. The calculations shall be added to the Landscape Requirements Chart in the plan set.
- B. SLDO 205-52.A(2)(a): two (2) street trees are required along the DeKalb Pike frontage. One (1) street tree has been provided. A waiver has been requested.
- C. SLDO 205-52.A(2)(f): The Board may permit the use of small street trees where it is determined that limiting circumstances make the use of small street trees appropriate. A small street tree is proposed to be used on the site due to the presence of overhead utility lines.
- D. SLDO 205-52.B(4)(a): twenty-nine (29) shade trees are required to meet softening buffer requirements. Twenty-two (22) trees are proposed. In addition, Eighteen (18) of the proposed trees are of species and sizes specified in SLDO 205-56.B, Small Street Trees. It appears that this is due to spatial constraints on the site. A waiver is required.
- E. SLDO 205-52.C(2)(b): the plans shall be revised to demonstrate compliance with trash enclosure screening requirements as detailed in SLDO 205-52C(4)(a) and (b). The Architectural Plan Sheet AS.2 referenced in the 2/8/17 response letter should be provided for review.
- F. SLDO 205-52.D(1)(a) and Table 1: three (3) shade trees are required to meet the parking lot landscape requirements. One (1) shade tree has been provided. A waiver has been requested.
- G. SLDO 205-52.D(1)(a) and Table 1: seventy-five (75) perimeter shrubs are required to meet parking lot landscape requirements. Eleven (11) shrubs have been provided. A waiver has been requested.
- H. SLDO 205-52.D(1)(f): parking areas located within 100 feet of a public street shall have their perimeters adjacent the public street be softened by a continuous low hedge. Five (5) shrubs are proposed around the site sign. A waiver has been requested.
- I. SLDO 205-52.G(1)(b) and Table 1: Two (2) shade trees are required to meet the individual lot landscape requirements; three (3) evergreen trees are proposed. Table 1 Note 1 permits up to 50% of individual lot shade trees to be substituted with evergreen trees at a rate of two evergreen trees for every shade tree. A waiver has been requested.

2. Preservation, Protection and Replacement of Trees

- A. SLDO 205-53.C(f)(b): eight (8) replacement trees are required due to the removal of the 32" tree on site. No replacement trees are proposed to meet this requirement. A waiver has been requested.

- B. A number of mature trees are located just outside of the subject property boundary, and are very close to the proposed LOD. We recommend that tree protection fencing be added to the plans around these trees on the adjacent mall property, in order to ensure their protection during construction activities.
3. Recommended Plant List and Planting Standards and Guidelines
- SLDO 205-56.B: the plans propose to substitute small street trees at the size specified in this ordinance section to meet softening buffer shade tree requirements due to space constraints. A waiver is required.
4. 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. It appears that one (1) shade tree symbol for *Gleditsia triacanthos* var. *inermis* is missing from the plan set.
- C. 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 Stoerrle, 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
Carrie B. Nase Proust, Esq.; c/o Christian Brothers Automotive
Kristin Holmes, P.E., Holmes Cunningham
Rachel S. Vahey, R.L.A.



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

October 20, 2016

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

**SUBJECT: CHRISTIAN BROTHERS AUTOMOTIVE
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
TOWNSHIP LD/S NO. 692
PROJECT NO. 1655308R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for Christian Brothers Automotive prepared by Holmes Cunningham Engineering, dated September 30, 2016, with landscape plans prepared by Rachel S. Vahey, R.L.A. The site is located at 565 DeKalb Pike, near the intersection of DeKalb Pike and S.R. 309, between TGI Fridays and a stormwater management basin on the Montgomeryville Mall property.

The land development plans propose the demolition of the existing structure and garage and the construction of a new 4,976 SF Automotive Service Building with associated parking areas. The site is located within the C Commercial Zoning District.

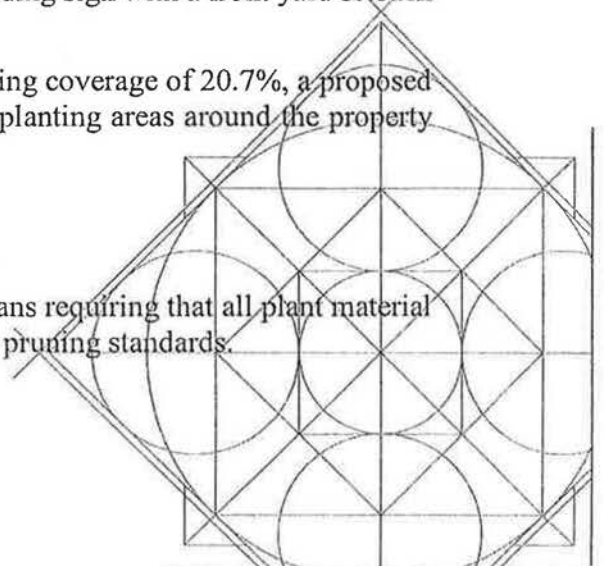
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- A Variance from §230-127.A(2)(a) allowing wall signage to exceed the permitted square footage;
- A Variance from §230-127.A(4)(a) to permit a freestanding sign with a front yard setback of 11.5';
- Acceptance of the interpretations that a proposed building coverage of 20.7%, a proposed front yard setback of 33.3 feet, and not providing 25' planting areas around the property perimeter are permitted nonconformities.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO 205-49.F: a note shall be added to the plans requiring that all plant material shall be pruned in accordance with ANSI A300 pruning standards.



- B. 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 6: site lighting.
- B. Section 10: common name of trees greater than 23" in caliper.
- C. Section 15: any existing steep slopes in excess of 15%.
- D. 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): calculations shall be provided demonstrating that the proposed landscaping around the site sign meets the ordinance requirement of two square feet of landscaped area for each foot of freestanding sign area.
- B. SLDO 205-52.A(2)(a): two (2) street trees are required along the DeKalb Pike frontage. One (1) street tree has been provided. A waiver is required.
- C. SLDO 205-52.A(2)(f): the plans shall be revised to demonstrate compliance with the spacing and/or species requirements for street trees to be planted in the vicinity of utility lines.
- D. SLDO 205-52.B(4)(a): four (4) shade trees are required to meet softening buffer requirements along the eastern property boundary. No softening buffer trees are proposed in this location. A waiver is required.
- E. SLDO 205-52.C(2)(b): the plans shall be revised to demonstrate compliance with trash enclosure screening requirements as detailed in SLDO 205-52C(4)(a) and (b).
- F. SLDO 205-52.D(1)(a) and Table 1: the plans shall be revised to demonstrate compliance with the requirement that one (1) shade tree be provided for each ten (10) parking spaces in the entire lot, or a waiver would be required.
- G. SLDO 205-52.D(1)(a) and Table 1: the plans shall be revised to demonstrate compliance with the requirement that six (6) shrubs be provided for each two (2) parking spaces around the entire parking lot perimeter, or a waiver would be required.
- H. SLDO 205-52.D(1)(f): the plans shall be revised to demonstrate compliance with the requirement that parking areas located within 100 feet of a public street shall have their perimeters adjacent the public street be softened by a continuous low

hedge, or a waiver would be required. Required softening buffer shrubs are not permitted to be used to meet this requirement.

- I. SLDO 205-52.G(1)(b) and Table 1: Two (2) shade trees are required to meet the individual lot landscape requirements; three (3) evergreen trees are proposed. Table 1 Note 1 permits up to 50% of individual lot shade trees to be substituted with evergreen trees at a rate of two evergreen trees for every shade tree. Therefore, one (1) shade tree and two (2) evergreen trees should be provided to meet this requirement, or a waiver would be required.
- J. SLDO 205-52.H: the landscape plan shall be revised to demonstrate compliance with the steep slope landscaping requirements, or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

- A. SLDO 205-53.B(1): the record plan shows three (3) trees along the western property line as to be preserved. Proposed improvements will result in more than the permitted amount of root disturbance, meaning that these trees may not be considered to be preserved. The Landscape Plan correctly shows these trees as to be removed, and includes them in the tree replacement calculations. The record plan should be revised to show the trees as to be removed.
- B. SLDO 205-53.C(f)(b): the plans indicate that eight (8) replacement trees are required due to the removal of the 32" tree on site. No replacement trees are proposed to meet this requirement. A waiver is required.

5. Recommended Plant List and Planting Standards and Guidelines

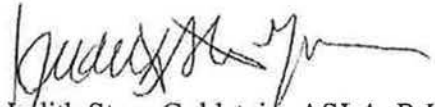
- A. SLDO 205-56: planting types not in the Township Recommended Plant List may be permitted if they meet the requirements of this ordinance section. The following plants do not meet the ordinance requirements: *Acer rubrum* 'Bowhall' and *Carpinus betulus* 'Fastigiata' are upright form trees and are not of the same growth character as the trees in the shade tree list. Alternate species should be selected from the Recommended Plant List.
- B. SLDO 205-56.A: the Plant Schedule shall be revised to list the height, spread, and clear trunk requirements as outlined in this ordinance section.
- C. Appendix C: The Evergreen Tree Staking detail shall be revised to demonstrate compliance with the Tree Planting Detail requirements shown in this 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. A number of trees and shrubs are proposed directly over utility lines. The plans should be revised to provide a minimum of ten (10) horizontal feet between all trees, shrubs and underground utility lines.
- C. We recommend that specifications regarding flexible metal edging proposed around shrub beds and tree pits be removed from the plan set, so that root growth of trees and shrubs is not inhibited.
- D. The Erosion and Sediment Control Plans and the Landscape Plan Details provide different specifications for permanent stabilization seed mixes. The plans should be revised to correct these discrepancies.
- E. 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.
- F. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



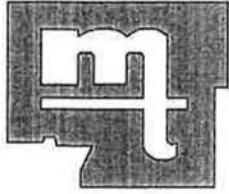
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director



Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
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cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
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Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
Carrie B. Nase Proust, Esq.; c/o Christian Brothers Automotive
Kristin Holmes, P.E., Holmes Cunningham
Rachel S. Vahey, R.L.A.



MEMORANDUM

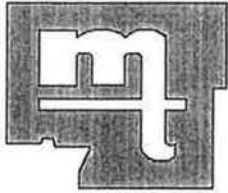
TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Chairman

DATE: February 16, 2017

RE: Christian Brothers Automotive
Revised Waiver Requests
LDS#692

The Planning Commission has reviewed the above land development plan waiver requests and would like to recommend to the Board of Supervisors that the waivers be approved, but only in conjunction with the recommendations of the Township's consultants.



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Chairman

DATE: November 17, 2016

RE: Christian Brothers Automotive
LDS#692

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 stated that the waiver requests would be determined by the Board of Supervisors based upon the recommendations of the Township's consultants.

**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
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

October 31, 2016

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

Re: MCPC #16-0202-001
Plan Name: Christian Brothers Automotive
(1 lot comprising 0.66 acres)
Situate: DeKalb Pike (W)/South of Bethlehem Pike
Montgomery Township

Dear Mr. Shoupe:

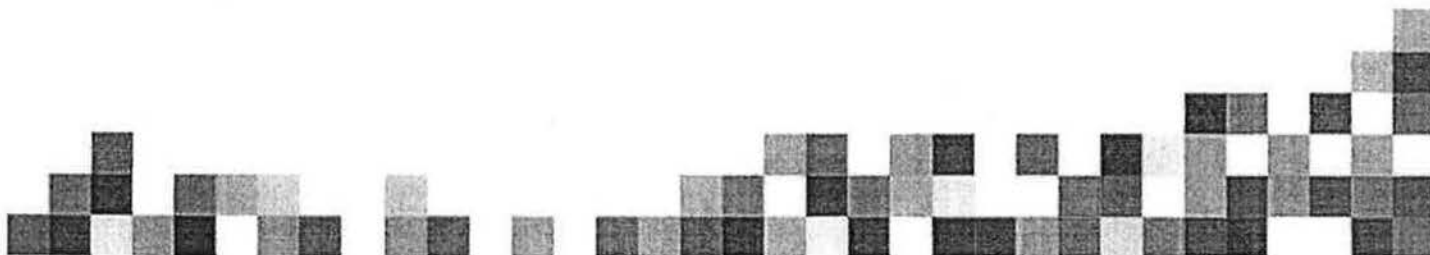
We have reviewed the above-referenced preliminary subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 17, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, Christian Brothers Automotive, proposes to replace an existing vacant building totaling 7,125 square feet with one new automotive repair building totaling 5,128 square feet. The parcel totals approximately 0.66 acres in the C-Commercial zone, and is accessible via frontage access off of the southbound side of DeKalb Pike (US Business Route 202). Additional proposed site improvements include extensive regrading with a new retaining wall, revamped parking areas, a new trash area, and freestanding signage. Montgomery Township's Zoning Hearing Board has granted several special exceptions and waivers related to the business use, signage, building coverage, setbacks, and planting areas.

RECOMMENDATION

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



REVIEW COMMENTS**PEDESTRIAN ACCESS**

DeKalb Pike currently features a complete sidewalk along the northbound side between Bethlehem Pike and Knapp Road, but the southbound side path is missing between Bethlehem Pike and the Montgomery Mall Drive. While there are multiple property owners that are responsible for the frontage along the southbound side, the gap length is only about 600 feet from corner to corner. We recommend that the applicant strongly consider adding a sidewalk across the roughly 100 feet of frontage on DeKalb Pike to start filling in this particular gap in the township's sidewalk network.

TRANSPORTATION NOTES

We received a copy of the minutes of the meeting with the applicant and PennDOT regarding traffic patterns in the area, specifically related to the availability of acceptable turning movements to and from the site, as well as the Burger King across DeKalb Pike. We recommend that the Township continue to monitor the new traffic striping pattern on DeKalb as this project is constructed and opens operations for any potential refinements to allowable turning movements.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal, but we believe that our suggested revisions will better achieve Montgomery Township's planning objectives for the commercial property.

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: Christian Brothers Automotive, Applicant
Holmes Cunningham LLC, Applicant's Engineer
Lawrence Gregan, Twp. Manager
Jay Glickman, Chrm., Twp. Planning Commission

Attachments: Aerial Photograph of Site
Subdivision Record Plan

Aerial – Christian Brothers Automotive, Montgomery Township



Christian Brothers Automotive
MCPC # 160202001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 211 • Norristown PA 19384-0211
p) 610-278-3122 • f) 610-278-3341
www.montcopa.org/planning
Year 2010 aerial photography provided by the
Delaware Valley Regional Planning Commission



[illegible]



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

March 10, 2017

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

**RE: Christian Brothers Automotive
Waiver Request Review**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 692
TPD No. MOTO.A.00104

Dear Bruce:

Traffic Planning and Design, Inc. (TPD) has been working with the Applicant's engineer, Kristin Holmes, through telephone conversations and email to resolve several comments from our review letters. As a result of this coordination and revisions to the plans, the requested waivers have been reduced. Based on our review, we offer the following comments pertaining to the requested waivers:

Waiver Requests from February 15, 2017 TPD Review Letter

Based on our review, we offer the following comments for the waiver requests pertaining to traffic. For ease of reference, the comments are listed in the same order as the waiver requests in the March 7, 2017 Holmes Cunningham Engineering letter.

1. The Applicant is proposing a 26 foot wide driveway on DeKalb Pike. Therefore, the waiver request from Section 205-10.G(6) has been withdrawn.
2. *SALDO Section 205-10.H(3) – The Applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The property is long and narrow and therefore cannot physically provide the requirements for a turning maneuver. The Applicant has coordinated with the Fire Marshal and agreed to provide sprinklers within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles.*

TPD will defer to the Fire Marshal regarding the need for a turnaround area for emergency vehicles. The plan has been revised to provide a turnaround area for delivery trucks and tow trucks. Therefore, TPD has no objections to this waiver.

3. *SALDO Section 205-10.H(7)(b) – The Applicant is requesting a waiver to provide smaller handicapped parking stall sizes than required. The Applicant is proposing 8 foot wide parking stalls with a shared 8 foot wide access aisle which complies with federal requirements of the 2010 ADA Standards.*

TPD supports a waiver of Section 205-10.H(7)(b) so the plans can comply with the applicable federal ADA standard.

4. *SALDO Section 205-17.A(3) & (4) – The Applicant is requesting a waiver from providing asphalt pavement in the proposed driveway and parking area. The Applicant is proposing concrete pavement in these areas which is preferred by the Applicant and is a part of their standard prototype for the facility.*

TPD has no objection to the use of the concrete pavement in lieu of bituminous paving for the parking lot. However, the plans will need to include additional information such as the need for wire fabric reinforcement, joint spacing, etc.

9. *SALDO Section 205-22.A – The Applicant is requesting a waiver from providing sidewalk along DeKalb Pike. Sidewalk does not exist to either side of the property and this area is a hazardous pedestrian area which would have no pedestrian connectivity to other properties.*

TPD will defer to the Board of Supervisors regarding the need for sidewalk.

Waiver Requests from February 16, 2017 TPD Review Letter

Additional waiver requests were discussed in the February 16, 2017 TPD review letter. Those waiver discussions have been updated below:

1. The Applicant is proposing a 26 foot wide driveway on DeKalb Pike. Therefore, the waiver request from Section 205-10.G(6) has been withdrawn.
2. *SALDO Section 205-10.H(3) – The Applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The property is long and narrow and therefore cannot physically provide the requirements for a turning maneuver. The Applicant has coordinated with the Fire Marshal and agreed to provide sprinklers within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles.*

Please refer to Comment 2 above, which applies to the same section of the Ordinance.

Mr. Bruce S. Shoupe
March 10, 2017
Page 3

New Waiver Requests

While a waiver has not been requested at this time for street lighting, TPD offers the following:

1. *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 because lighting is not currently provided on this side of DeKalb Pike in the immediate area.

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
Carrie B. Nase Poust, Esq., Fox Rothschild
Kristin Holmes, HCE
Jerry Baker, P.E., TPD
Frank Falzone, P.E., TPD
Joseph Platt, P.E., TPD
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

March 10, 2017

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

**RE: Christian Brothers Automotive
Preliminary/Final Land Development Plan Review**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 692
TPD No. MOTO.A.00104

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 Holmes Cunningham LLC., dated September 30, 2016, last revised March 9, 2017;
- Response letter prepared by Holmes Cunningham Engineering, dated March 7, 2017.

Based on our review, we offer the following comments using the same numbering system as our November 14, 2016 review letter for those comments not yet addressed. Comments that were addressed are not shown.

Previous Plan Comments

1. A Highway Occupancy Permit (HOP) will be needed from PennDOT to construct the proposed driveway on DeKalb Pike. The Township should be copied on all submissions to PennDOT and the latest TPD review letter should be included in the submission to PennDOT.
3. TPD will defer to the Fire Marshal for emergency vehicle requirements. However, an additional "No Stopping, Standing, Parking" sign needs to be provided on the eastern side of the driveway on DeKalb Pike. These regulatory signs also need to be adopted by ordinance so the police can enforce any issues that may arise if a tow truck stops or parks on DeKalb Pike or backs into the driveway from DeKalb Pike.

6. Please refer to the February 14, 2017 TPD letter regarding the requested waiver from §205-10.H(7)(b) of the Montgomery Township Subdivision and Land Development Ordinance to provide smaller handicap parking stall sizes than required.

Lighting Comments

8. In Table 2 of IES's RP-20-14 "*Lighting for Parking Facilities*," a Minimum Horizontal Illuminance of 0.5 fc and a Uniformity (Max:Min) Ratio of 15:1 are specified. The submitted values within the "Calculation Summary" indicate a Uniformity Ratio and minimum values that do not align with this recommendation. Please verify the calculation area and/or reconfigure lighting locations to achieve intensities and uniformity ratios in accordance with RP-20-14.
9. The submitted Landscape and Lighting Plan shall be revised to more clearly present the point-by-point illuminance values within the calculation area.
10. The submitted Landscape and Lighting Plan indicates that the hours of operation are 7:00 AM to 7:00 PM and that from 10:00 PM to dusk, lighting will be controlled by a time clock and photocell to achieve 50% reduction in lighting. If the reduction is to be achieved by selectively turning off fixtures, those fixtures to be extinguished should be labeled on the plans. Please note that the Township would prefer a dimming situation in lieu of an individual light extinguishment to achieve a minimum 50% reduction.
11. The submitted lighting design appears to have light trespass onto the adjacent property to the west. Please revise or confirm the design to ensure that lighting is shielded from adjacent properties.
12. The submitted lighting design shall be signed and sealed by a registered professional engineer. As submitted, the landscape and lighting plan is signed and sealed by a registered landscape architect. It may be easier to divide the Lighting design from the Landscape design into separate plan sheets for upcoming submissions for approval.
13. 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 because lighting is not currently provided along this side of DeKalb Pike in the immediate area.
14. Please revise the submitted Landscape and Lighting Plan to better identify each of the proposed "F," "G," and "L" fixtures. As submitted, it is difficult to identify the exact location of each "F" fixture.

Mr. Bruce S. Shoupe

March 10, 2017

Page 3

15. Please verify the lighting design utilizing the applicable Light Loss Factors (LLF) for each luminaire. The usage of LLF = 1.00 in the Luminaire Schedule does not take into account real life conditions with degradation of the system over time.
16. Please revise the included lighting plan to indicate or delineate the limits of each calculation area within the "Calculation Summary".
17. Please confirm ownership and maintenance responsibility of the site lighting. Adding a note indicating such will be sufficient.

We reserve the right to make other 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 Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Carrie B. Nase Poust, Esq., Fox Rothschild
Kristin Holmes, HCE
Jerry Baker, P.E., TPD
Frank Falzone, P.E., TPD
Joseph Platt, P.E., TPD
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

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February 16, 2017

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

**RE: Christian Brothers Automotive
Waiver Request Review – Supplement**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 692
TPD No. MOTO.A.00104

Dear Bruce:

Traffic Planning and Design, Inc. (TPD) has been working with the Applicant's engineer, Kristin Holmes, through telephone conversations and email today to resolve several issues from our February 15, 2017 review letter. As part of this coordination, we received truck turning templates (attached) and the attached PennDOT review letter this afternoon in response to Waiver Requests 1 and 2 from our February 15, 2017 review letter. Based on our review of the supplementary information, we offer the following comments:

1. *SALDO Section 205-10.G(6) – The Applicant is requesting a waiver to provide a wider driveway pavement width than required. The Applicant is proposing a 30 foot wide driveway while 26 feet is permitted.*

TPD maintains the recommendation that the driveway width should be restricted to a maximum of 26 feet as required by the Ordinance. While PennDOT did not offer a comment to reduce the driveway width, they are not responsible for review of internal site circulation and may not have reviewed the site plan. If a 30 foot wide driveway is provided, drivers following the ingress curbline could be led directly into the corner of the building which is only 25 feet from the driveway.

2. *SALDO Section 205-10.H(3) – The Applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The property is long and narrow and therefore cannot physically provide the requirements for a turning maneuver. The Applicant has coordinated with the Fire Marshal and agreed to provide sprinklers within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles.*

The truck turning templates indicate that small delivery trucks such as UPS or Fed Ex trucks will need to make a four-point turn to exit the site. To complete the four point turn requires the rear

of the truck to touch the building, the front tires to touch the curb, and the front bumper to touch parked vehicles as indicated in the attachment.

There were no turning templates provided for a rollback tow truck. TPD contacted a tow truck operator to determine the typical size of a rollback tow truck. It was determined that the typical truck has a 22 foot long bed. The cab length was measured from the AASHTO turning templates for a single unit truck and determined to be approximately 10 feet from the bumper to the bed. In addition, many rollback trucks also have a lift in the rear of the truck which makes it capable of carrying two vehicles. The lift is estimated to extend the truck an additional two to three feet. As a result, the overall vehicle length is estimated to be approximately 35 feet. It is impossible for a 35 foot long truck to turn around in a 31.3 foot wide aisle. Therefore, a turnaround area must be provided on site to accommodate tow trucks.

It appears that this could be accomplished by relocating the dumpster pad and striping out some of the parking spaces at the northern end of the site to accommodate trucks. Truck tracking templates should be provided demonstrating that a tow truck can be accommodated. The dimensions of the truck should be verified.

Please note that our comments for the waiver requests not mentioned in this letter remain since we have not received any further information. 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

Attachments

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Carrie B. Nase Poust, Esq., Fox Rothschild
Kristin Holmes, HCE
Jerry Baker, P.E., TPD
Frank Falzone, P.E., TPD
Joseph Platt, P.E., TPD
Eric Hammond, TPD



pennsylvania
DEPARTMENT OF TRANSPORTATION

Date: 01/31/2017
Subject: Highway Occupancy Permit Application No. 126275 Returned For Revisions
To: Christian Brothers Automotive
17725 Katy Freeway Suite 200
Houston, TX 77007
From: PennDOT Engineering District 6-0
7000 Geerdes Boulevard
King of Prussia, PA 19406

Dear Applicant,

PennDOT has reviewed your application for completeness, consistency and compliance with applicable Department Regulations. This review has identified issues that must be addressed in order for our review to continue.

The Department's review comments are attached.

Once the comments have been addressed, please resubmit the application and associated material for further review.

Upon resubmission, the applicant's engineer should put together a letter that describes how each comment has been addressed and where each can be found. This will help expedite the review. For guidance on HOP applications refer to 67 PA Code, Chapter 441, Chapter 459 and PennDOT Publication 282, "Highway Occupancy Permit Guidelines". Additional comments may follow upon review of the resubmitted application.

If you have any questions regarding this matter, you may contact Mohammad Abbassi, at (610) 205-6569.



Response Comments

Date: 01/31/2017

Application Number: 126275

General

- (1) Upon resubmission, the applicant's engineer should put together a letter that describes how each comment has been addressed and where each can be found in the plan set. A copy of these comments and any previously submitted plans should also be provided.

Additional comments may follow upon review of the resubmitted application. If you have any questions pertaining to the technical aspects of this review, please contact the Department's representative, Mohammad Abbassi at 610-205-6569.

For guidance on Highway Occupancy Permit applications refer to PA Code Title 67, Chapter 441, Chapter 459 and PennDOT Publication 282. This will help expedite the review.

- (2) PLEASE SUBMIT A CHECK FOR \$70.00 MADE PAYABLE TO PENNDOT-ATTN: MARY ELLEN CULHANE, PERMITS UNIT, 7000 GEERDES BLVD. KING OF PRUSSIA, PA. 19406. PLEASE INCLUDE THE APPLICATION NUMBER ON THE CHECK FOR OUR REFERENCE.
- (3) The applicant is proposing to connect the on-site detention basin to the stormwater facilities within the Right-of-Way. If the drainage design cannot be revised to eliminate the proposed drainage impact, then in accordance with scenario #3 or 4 of the PennDOT Strike-Off Letter 470-10-03, dated June 24, 2010, the municipality must be a co-applicant on the permit to address maintenance responsibilities. PennDOT is legally bound by Section 421 of the State Highway Law (36 P.S. § 670-421) to enforce this maintenance responsibility for stormwater facilities relating to HOP projects. The Department policy is that a second HOP application, with the Municipality listed as an applicant, must be submitted stating unequivocally that this second application is only for the maintenance of the proposed stormwater facilities installed within the Right-of-Way. Condition Code 389 stating that Drainage installed by this permit is the primary responsibility of the Local Government to continually maintain or replace will be added to the permit. Additionally, the following two notes must be added to the plans:
 - a. Drainage installed by this permit is the primary responsibility of the local government to continually maintain or replace.
 - b. Private co-permittee is responsible for providing funding to the local government to offset future maintenance costs associated with the permitted drainage facilities.

- (4) M-950AA - Applicants Authorization for Agent to Apply for HOP, must be completed and submitted with all Highway Occupancy Permit applications.

PennDOT Form M-950MPC, Land Use Questionnaire, must be completed and submitted with all Highway Occupancy Permit applications. (Sections 619.2 and 1105 of the Municipal Planning Code and PennDOT Publication 282, Chapter 3.3)

- (5) The applicant must apply for a Business Partner ID (BPID). The BPID is to be used in the establishment of a billing account for the invoicing of inspection costs. For information on obtaining a BPID, please visit:

<http://www.dot14.state.pa.us/EPS/home/manageBPRegistration.jsp>

(Please make sure that you follow the instructions that are in the PINK area). After a BPID is obtained and activated by the system administrator, please provide the following information in the applicant contact information tab under "Applicant Team":

-BPID

-Contact information (name/title/phone/email) for a general contact person (person that typically deals with the Highway Occupancy Permit application process)

-Contact information (name/title/phone/email) for a billing contact person (person that typically deals with the Highway Occupancy Permit invoicing process)

Plan Presentation

- (1) The difference between the cross-slope of the road and the grade of the driveway must not exceed eight percent. If it is not practical for a grade difference of eight percent or less to be achieved, a vertical curve must be provided in accordance with Figure 1 of the Pennsylvania Code, Title 67, Transportation, Chapter 441.8.i.4.

Top and bottom curb elevations at 10 foot intervals along the radius returns should be added to the plans.

Pavement Markings

- (1) The existing pavement markings within the limits of work should be identified on the plans.

Maintenance And Protection Of Traffic

- (1) Maintenance and Protection of Traffic figures PATA 126 should be removed and PATA 123 should be added to the plans.

Drainage

- (1) The proposed discharge pipe from the proposed basin can not tie into the existing inlet as shown on the plans. Only one pipe can connected on each side of the inlet box not two.

Drainage calculations must be submitted for review.

The drainage calculations for the stormwater system must be in accordance with Publication 584, Table 7.2, for the 25-year Frequency storm.

Highlighted drainage area plan for the proposed onsite inlets should be submitted for review.

A note must be added to the plans stating, The underground stormwater detention system shall be inspected once a year and after each storm event greater than 100 years to ensure the orifice is not clogged. The drainage system shall be flushed every 2 years to prevent buildup of debris and sediment. This sediment shall be disposed at an approved site.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

February 15, 2017

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

**RE: Christian Brothers Automotive
Waiver Request Review**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 692
TPD No. MOTO.A.00104

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the February 8, 2017 waiver request letter prepared by Holmes Cunningham Engineering. In addition, the February 8, 2017 letter in response to comments and the Preliminary/Final Land Development Plans prepared by Holmes Cunningham LLC., last revised February 8, 2017 was also referenced. However, please note that a separate letter regarding the revised plans will follow under separate cover. This letter focuses only on the requested waivers.

Waiver Requests

Based on our review, we offer the following comments for the waiver requests pertaining to traffic. For ease of reference, the comments are listed in the same order as the waiver requests in the February 8, 2017 Holmes Cunningham Engineering letter.

1. *SALDO Section 205-10.G(6) – The Applicant is requesting a waiver to provide a wider driveway pavement width than required. The Applicant is proposing a 30 foot wide driveway while 26 feet is permitted.*

Chapter 441 of Title 67, "Access to and Occupancy of Highways by Driveways and Local Roads" indicates a maximum width of 24 feet for low volume driveways. Therefore, PennDOT may require a driveway width less than 30'. It is unclear of the need for a driveway wider than permitted by the Ordinance. Wider driveways can lead to increased speeds entering the site. However, low driveway speeds are necessary for the proposed driveway due to parking spaces being located very close to DeKalb Pike. In addition, the office doorway extends into the drive

aisle. For these reasons, in our opinion, the driveway width should be restricted to a maximum of 26 feet as required by the Ordinance.

2. *SALDO Section 205-10.H(3) – The Applicant is requesting a waiver from providing a turnaround area for emergency vehicles. The property is long and narrow and therefore cannot physically provide the requirements for a turning maneuver. The Applicant has coordinated with the Fire Marshal and agreed to provide sprinklers within the building to comply with International Fire Code requirements since the building cannot be accessed by emergency vehicles.*

TPD will defer to the Fire Marshal regarding the need for a turnaround area for emergency vehicles. However, the February 8, 2017 response letter from Holmes Cunningham Engineers indicates that a turnaround area is not required for delivery vehicles and that "it is typical of this operation to have a trash truck pull in and back out of the property."

TPD respectfully disagrees with this statement. It is typically not acceptable for large trucks to back out of a property onto a state road. Section 205-10.H(6))b) of the Montgomery Township Subdivision and Land Development Ordinance specifically indicates that trucks should be able to exit the site without the need to back into a public street. In our opinion, a turnaround area should be provided to accommodate trash trucks, single unit delivery trucks, and rollback tow trucks. In addition, truck tracking templates should be provided indicating how delivery vehicles and trash trucks will circulate the site.

3. *SALDO Section 205-10.H(7)(b) – The Applicant is requesting a waiver to provide smaller handicapped parking stall sizes than required. The Applicant is proposing 8 foot wide parking stalls with a shared 8 foot wide access aisle which complies with federal requirements of the 2010 ADA Standards.*

TPD supports a waiver of Section 205-10.H(7)(b) so the plans can comply with the applicable federal ADA standard.

4. *SALDO Section 205-17.A(3) & (4) – The Applicant is requesting a waiver from providing asphalt pavement in the proposed driveway and parking area. The Applicant is proposing concrete pavement in these areas which is preferred by the Applicant and is a part of their standard prototype for the facility.*

TPD has no objection to the use of the concrete pavement in lieu of bituminous paving for the parking lot. However, the plans will need to include additional information such as the need for wire fabric reinforcement, joint spacing, etc.

9. *SALDO Section 205-22.A – The Applicant is requesting a waiver from providing sidewalk along DeKalb Pike. Sidewalk does not exist to either side of the property and this area is a hazardous pedestrian area which would have no pedestrian connectivity to other properties.*

Mr. Bruce S. Shoupe
February 15, 2017
Page 3

In our opinion, this waiver should not be granted. As other properties are redeveloped, sidewalks will be required and connectivity provided.

Please call if you have any questions.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.

A handwritten signature in black ink, appearing to read 'Kevin L. Johnson', with a long horizontal flourish extending to the right.

Kevin L. Johnson, P.E.

President

kjohnson@TrafficPD.com

cc: Larry Gegan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Carrie B. Nase Poust, Esq., Fox Rothschild
Kristin Holmes, HCE
Jerry Baker, P.E., TPD
Frank Falzone, P.E., TPD
Joseph Platt, P.E., TPD
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

November 14, 2016

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

**RE: Christian Brothers Automotive
Preliminary/Final Land Development Plan Review**
Montgomery Township, Montgomery County, PA
Montgomery Township LD/S# 692
TPD No. MOTO.A.00104

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 Holmes Cunningham LLC., dated September 30, 2016;
- Traffic Access Study prepared by Heinrich & Klein Associates, Inc., dated May 25, 2016.

Based on our review, we offer the following comments:

Plan Comments

1. A Highway Occupancy Permit (HOP) will be needed from PennDOT to construct the proposed driveway on Dekalb Pike. The Township should be copied on all submissions to PennDOT and the latest TPD review letter should be included in the submission to PennDOT.
2. The driveway width should be reduced from 30 feet to 26 feet in accordance with Section 205-10.G(6) of the Montgomery Township Subdivision and Land Development Ordinance.
3. It is unclear how trash trucks, delivery trucks, and emergency vehicles will turn around to exit the site. An area should be provided for trucks to turn around in accordance with Sections 205-10.H(3) and 205-10.H(6) of the Montgomery Township Subdivision and Land Development Ordinance. In addition, truck tracking templates should be provided indicating

how delivery vehicles, trash trucks and Montgomery Township's largest fire truck will circulate the site.

4. The parking space dimensions should be revised to be 10' x 20' in lieu of 10' x 18' in accordance with Section 205-10.H(4) of the Montgomery Township Subdivision and Land Development Ordinance.
5. It appears that the labels for the "Trash Enclosure Pavement Section" and "Drive Aisle/Parking Space Pavement Section" on Sheet 4 of 12 are reversed. In addition, the drive aisle and parking space detail should be revised to provide 6 inches of 2A subbase, 1.5 inches of binder, and 1 inch of wearing coarse in accordance with Section 205-17.A(3) of the Montgomery Township Subdivision and Land Development Ordinance.
6. The ADA parking space design in §205-10.H(7)(b) does not comply with federal ADA standards. While the proposed handicapped parking space design does not comply with §205-10.H(7)(b), it does comply with federal ADA standards. Therefore, TPD supports a waiver of §205-10.H(7)(b) so the plans can comply with the applicable federal ADA standard.
7. The following general notes should be included on the plan:
 - a. "Traffic control signs must be posted on PennDOT approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M."
 - b. "All traffic control signs shall be posted in accordance with the 2009 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs".
 - c. "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)."

Lighting Comments

8. A Lighting Plan should be provided for review. The comments below have been provided for reference in designing and presenting the site lighting information. Since no lighting information was provided, TPD may have comments with respect to lighting as additional information is provided.
 - a. In accordance with Chapter A237-1 Streetlighting (Amended by Ordinance #13-276) and the Montgomery Township Street Lighting Specification, the Applicant

should provide a summary of lighting calculations including average, maximum, minimum, and uniformity ratios. Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook or separately in IESNA Recommended Practices.

- b. Point-by-point lighting calculations shall be provided showing contributions from all fixtures, including building mounted fixtures, covering the entire site as well as all spill on adjacent roadways and property above 0.0 foot candles.
- c. 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 or dimming of 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.
 - i. 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.
- d. Per the Montgomery Township Street Lighting Specifications, poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces shall be placed a minimum of five (5) feet outside paved area, curbing or tire stops, or on concrete pedestals at least thirty (30) inches high above the pavement, or suitably protected by other approved means.
- e. 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. Please ensure that lighting is shielded from adjacent properties as well as abutting streets.
- f. Verify that the proposed lighting locations are situated such that interference from the proposed landscaping does not result in an inefficient design.
- g. Investigate usage of an efficient lighting method, (i.e. LED).
- h. 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

Mr. Bruce S. Shoupe
November 14, 2016
Page 4

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 Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Carrie B. Nase Poust, Esq., Fox Rothschild
Jerry Baker, P.E., TPD
Frank Falzone, P.E., TPD
Joseph Platt, P.E., TPD
Eric Hammond, TPD

ZONING ORDINANCE PLAN REVIEW

DATE: November 8, 2016

PLAN REVIEW – Christian Brothers Automotive
LD/S # 692 – Preliminary Approval Requested

DEVELOPMENT NAME: Christian Brothers Automotive
LOCATION: 565 DeKalb Pike LOT NUMBER & SUBDIVISION: 1
ZONING DISTRICT: C-Commercial
PROPOSED USE: Automotive Service
ZONING HEARING BOARD APPROVAL REQUIRED? YES
CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed each lot	Required	Approved	Not Approved	WAIVER
USE	Automotive Service		X - ZHB		
HEIGHT	Max 35 ft	Max 35 ft.			
LOT SIZE	25,000+	24,730+	X - ZHB		
SETBACKS					
FRONT	60 ft	33.3 ft.	X - ZHB		
SIDES	10 ft	10 ft.	X		
REAR	46 ft	00 ft.	X		
BUFFERS					
SOFTENING	See Below **	25 ft. Perimeter	X		
SCREENING	See Below **	25 ft. Perimeter	X		
BUILDING COVERAGE	Max 20.7%	Max 20%	X - ZHB		
IMPERVIOUS COVERAGE	Max 70%	Max 75%	X		
GREEN AREA	30%	Min 25%	X		

ADDITIONAL COMMENTS

- PADEP Act 537, Section 750.5(a) and Section 71.51(a) requires an approved sewage facilities planning Plan prior to recording of any subdivision plan.
- Demonstrate planting area around freestanding sign meets 230-127A.(8)(a)
- Meet requirements of Zoning Hearing Board decision #160600001, dated August 23, 2016.
- Planting Area around perimeter of property interpreted to allow nonconformity to continue**.
- Please clarify "Building Coverage" – 31.1% or 20.7%


ZONING OFFICER


DATE

**IN AND BEFORE THE ZONING HEARING BOARD OF
MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP, PENNSYLVANIA
APPLICATION NO. 16060001
AN APPLICATION BY CHRISTIAN BROTHERS AUTOMOTIVE
FOR VARIANCES FROM SECTION 230-127.A AND SPECIAL EXCEPTION PURSUANT
TO SECTION 230-75(a)(1) AND TABLE 230-A**

OPINION AND ORDER

Pursuant to proper legal advertisement in Montgomery Newspapers on June 27, 2016 and July 4, 2016, a public meeting was held at 7:30 pm on July 12, 2016 at the Montgomery Township Administration Building, 1001 Stump Road, Montgomeryville, PA 18936.

Present at the Hearing were the following members of the Zoning Hearing Board: Laurence Poli, Chairman; L. Vincent Roth, III, Vice Chairman, Edward Diasio, Secretary; and Deborah Grasso, Alternate member. Mary Kay Kelm, Esquire was present as the Solicitor for the Zoning Hearing Board. Carrie B. Nase, Esquire represented the Applicant. Bruce Shoupe, Director of Planning and Zoning for Montgomery Township and Marianne McConnell, Deputy Zoning Officer were also in attendance. The Notes of Testimony were taken by Mark Manjardi, Official Registered Court Reporter.

EXHIBITS

- | | |
|-----|---|
| A-1 | Cirriculum Vitae of Kristin Holmes |
| A-2 | Aerial plan of property |
| A-3 | Christian Brothers Automotive materials |
| A-4 | Acoustical study dated May 29, 2012 |
| A-5 | June 6, 2016 plan by Holmes Cunningham |
| A-6 | Elevation plan |

- A-7 photo image of proposed building
- A-8 traffic study dated May 25, 2016
- A-9 sign detail package

- B-1 Proof of publication dated June 27, 2016 & July 4, 2016
- B-2 Posting of Neighboring Properties dated July 1, 2016
- B-3 Notice to Residents dated June 30, 2016

FINDINGS OF FACT

1. The subject property is located at 565 DeKalb Pike, Montgomery Township, Parcel Number 46-00-00739-00-7, and is a one story vacant building on a commercial lot of approximately 24,745 square feet. It has been vacant for many years and is in disrepair. (N.T., p. 5 & Application).

2. The property is owned by Cayenne Associates, LLC of Lansdale, Pennsylvania. The applicant, Christian Brother Automotive of Katy, Texas, is the equitable owner under an agreement of sale (N.T., p. 5).

3. The property is zoned C-Commercial. It is surrounded on three sides by the Montgomery Mall and on the western frontage by DeKalb Pike. (N.T., p.10-11).

4. Christian Brothers is an automotive repair store chain with approximately one hundred sixty stores nationwide. This location would be its first in Pennsylvania. (N.T., p. 5).

5. Christian Brothers proposes to demolish the existing building and redevelop it with a new building that would be used for an automotive repair shop. *Id.*

6. The current buildings on the property are nonconforming with respect to building coverage, front yard setback, and planting strip along the frontage. (N.T., p. 6).

7. The applicant presented the testimony of Kristin Holmes who was accepted by the Board as an expert in the field of civil engineering. (N.T., p. 9).

8. The applicant's expert testified that she was familiar with the proposed use and that the proposed automotive service center would have no auto body work, and would perform only minor repairs, inspections, oil changes and/or warranty-type work. (N.T., p. 11).

9. The applicant's expert testified that the location would have approximately four to five employees and business hours would be 7:00 am through 6:00 pm Monday through Friday. For the first one hundred eighty days of operation, the applicant would also have Saturday hours but thereafter would not. (N.T., p. 13).

10. The applicant's expert testified that no light poles or mounted fixtures would be used at the location, only building mounted fixtures which are downcast. (N.T., p. 14).

11. The applicant's expert opined that no excessive noise would be generated from the proposed use. Previous acoustical studies of other Christian Brothers sites measured noise from the automotive centers at fifty-three decibels, which is quieter than the traffic along the street frontage. (N.T., p. 14).

12. Ms. Holmes testified that the use would not produce any negative environmental impacts, as all automotive fluids used are discharged into above ground tanks and later recycled. (N.T., p. 15).

13. The applicant's proposed new building would be single story with nine automotive bays. Within the building is an office, a lobby, reception area, the nine bays and a compressor room completely contained within a concrete structure. (N.T., p. 17).

14. The applicant proposes to demolish the existing parking field and build twenty-five new spaces. It is anticipated that the facility will serve approximately seventeen customers daily. (N.T., p. 17, 14).

15. A full access driveway is proposed for the DeKalb Pike access. (N.T., p. 17).

16. The applicant engaged a traffic consultant to perform an abbreviated traffic study for the location, which concluded that the traffic generated from the property is insignificant, especially compared to the existing traffic on DeKalb Pike. (N.T., p. 20-22).

17. The expert witness testified that the automotive repair shop use is permitted by special exception in the commercial district pursuant to Section 230-75.A(1) and Table 230-A of the Montgomery Township Zoning Ordinance. (N.T., p. 24).

18. In the expert witness' professional opinion, the proposed special exception should be granted because:

- a. the proposed automotive repair shop would conform to the applicable regulations of the zoning district where it is located;
 - b. the proposed automotive shop would conform to the regulations regarding off-street parking and loading;
 - c. the access to the lot would be placed at a distance from the intersection sufficient to prevent undue traffic congestion;
 - d. the proposed use would be screened from adjacent uses in a manner sufficient to prevent impact upon the surrounding uses;
 - e. the use of the property as an automotive repair shop will be in keeping with the general purpose of the Zoning Ordinance;
 - f. the plan was designed in accordance with sound subdivision plans;
 - g. the proposed use is suitable and related to the character of the surrounding uses of the neighborhood;
 - h. the proposed use would not adversely impact the health, safety, or welfare of the surrounding properties; and
 - i. the proposed use would not adversely affect transportation or unduly burden water sewer, schools, park or other public facilities in the area.
-

(N.T., p. 24-26).

19. The applicant desires an interpretation from the Board that it would be entitled to maintain the existing nonconformity with regard to building coverage. Presently, building coverage on the site is 31.1% where 20% is the maximum permitted. (N.T., p. 27).

20. The applicant desires an interpretation from the Board that it would be entitled to maintain the existing nonconformity with regard to front yard setback. Presently, the front yard setback is 33.3 feet where 60 feet is required. (N.T., p. 27).

21. The applicant desires an interpretation from the Board that it would be entitled to maintain the existing nonconformity with regard to planting area, where twenty-five feet around all property lines is required and none exists presently. (N.T., p. 27).

22. The applicant is not proposing to expand upon any of the nonconformities. The applicant proposes to reduce building coverage from 31.1% to 20.7%; and maintain the existing nonconformities with regard to planting area, and front yard setback. (N.T., p. 27-28).

23. In the alternative, the applicant requests variances for building coverage, front yard setback, and planting areas. (N.T., p. 35-36).

24. The applicant's expert testified that the applicant is not able to comply with the required sixty foot setback for the front yard, because if the building were pushed back to comply with sixty feet, a variance from rear yard setback would be necessary. (N.T., p. 29).

25. The applicant's expert testified that the property was of such a narrow width that it would be impossible to provide twenty-five feet of planting area on both side property lines and fit the building, drive aisle and parking spaces. *Id.*

26. The applicant's expert testified that the applicant could meet the standards necessary for the granting of variances for building coverage, front yard setback, and planting areas due to:

a. the long and narrow shape of the property being a unique physical circumstances which was existing and not created by the applicant (N.T., p. 31-32);

b. the proposed variances would not alter the essential character of the neighborhood, which is completely commercial in nature (N.T., p. 33);

c. the variance requested is *de minimis* in nature in that it is less than one percent over the required maximum with regard to building coverage (N.T., p.33).

27. Ms. Holmes testified that the applicant desired to erect a monument sign at the driveway entrance of the property and wall signage for the address numbers and along the front of the building. (N.T., p. 34.).

28. The monument sign is proposed to be five feet high and eight foot six inches wide. (N.T., p. 34-35).

29. The proposed wall mounted sign would spell out Christian Brothers along the service bays, in twenty-four inch high letters. (N.T., p. 35). The address sign would be wall mounted on the façade in ten inch letters. *Id.* The total square footage of the wall mounted signage would be seventy-seven square feet, where fifty feet is permitted. (N.T., p. 36).

30. The size of the freestanding monument sign complies with the Zoning Ordinance, but is proposed to be set back eleven and a half feet from DeKalb Pike when fifteen feet is required. (N.T., p. 37).

31. The monument sign is not able to comply with the setback requirement because it would require installation of less parking spaces. Additionally, placing it closer to DeKalb Pike is safer in terms of maintaining sign visibility and sign distance. (N.T., p. 38).

32. The expert witness testified that proposed sign variance was necessary given the unique hardship associated with the property which was not created by the applicant, and the fact that the sign variance would not alter the character of the neighborhood. (N.T., p. 40).

CONCLUSIONS OF LAW

33. Section 910.2 of the Pennsylvania Municipalities Planning Code states that the ZHB shall hear and decide requests for Variances where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the Applicant. 53 P.S. §910.2.

34. In order to grant the Variance, the ZHB must make the following findings where relevant:

(1) that there are unique physical circumstances or conditions, including irregularity ... and that the unnecessary hardship is due to such conditions;

(2) because of such physical circumstances or conditions there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;

(3) that such unnecessary hardship has not been created by the Applicant;

(4) that the variance will not alter the essential character of the neighborhood ... nor substantially or permanently impair the appropriate use or development of the property nor be detrimental to the public welfare; and

(5) that the variance will represent the minimum variance that will afford relief.

35. The Zoning Hearing Board has the authority to grant special exceptions and pursuant to §230-185 of the Montgomery Township Zoning Ordinance shall be guided by the following standards:

A. The proposed use is one permitted by special exception.

B. The proposed use is permitted, 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 the use, including but not limited to setbacks, building coverage, open space and buffering.

C. The proposed use will conform to the regulations applicable according to use and/or district, including but not limited to regulations contained in Article XIX, off-Street Parking and Loading; Article XX, Nonconforming Uses; and Article XXI, Miscellaneous Provisions.

D. Points of vehicular access to the lot are provided at a distance from intersections and other points of access and in number sufficient to prevent undue traffic hazards and obstruction to the movement of traffic.

E. 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.

F. 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.

G. 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.

H. The suitability of the property for the proposed use.

I. The proposed use not adversely affect or contradict the Comprehensive Plan of the municipality.

J. The general purpose and intent of this chapter.

K. The Board will be guided by sound subdivision practice, sound land use planning and the preservation and conservation of natural resources.

L. The suitability of the proposed use to the character of the neighborhood and the uses of the surrounding properties.

M. The proposed use will not impair an adequate supply of light and air to adjacent property.

N. The proposed use will not adversely affect the public health, safety or general welfare.

O. The proposed use will not adversely affect transportation or unduly burden water, sewer, school, park or other public facilities.

P. The presence or absence of protestants against the proposed use shall not be dispositive, but the Board may weigh such presence or absence of protestants as evidence of the effect that the proposed use may be deemed to have.

Q. The proposed use shall not overcrowd land or create undue concentration of population or undue intensity of use.

DETERMINATION

36. Based on the testimony presented, the Zoning Hearing Board finds that the applicant has satisfied the criteria necessary to grant a special exception for use as an automotive repair business.

37. The Zoning Hearing Board is persuaded by the testimony offered that the sign variances are necessary given the unique circumstances of the site, which were not created by the applicant, and which create unnecessary hardship.

38. The Board is satisfied that the testimony established that the proposed sign variances are the minimum that will afford relief, and take advantage of the conditions presently existing on the site.

39. The Zoning Hearing Board finds that the testimony established that the proposed sign variances would not alter the essential character of the neighborhood nor be detrimental to the public welfare.

40. The Board is persuaded that the existing nonconformity for building coverage will be maintained by the applicant and permits building coverage of 20.7% on the property.

41. The Board is persuaded that the existing nonconformity for front yard setback will be maintained by the applicant and permits a front yard setback of 33.3%. *ET*

42. The Board is persuaded that the existing nonconformity of no planting area will be maintained by the applicant and permits that nonconformity to continue.

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ORDER

AND NOW, this 23rd day of August, 2016, the Zoning Hearing Board of Montgomery Township decides in favor of the applicant as follows:

- a. The applicant's request for a special exception pursuant to 230-75.A(1) and Table 230-A is GRANTED;
- b. The applicant's request for a variance from §230-127.A(2)(a) allowing the wall signage to exceed the permitted wall signage square footage is GRANTED;
- c. The applicant's request for a variance from §230-127.A(4)(a) to permit the freestanding sign with front yard setback of eleven and one half feet is GRANTED;
- d. The Board accepts the interpretation that the proposed building coverage of 20.7% is a permitted nonconformity;
- e. The Board accepts the interpretation that the proposed front yard setback of 33.3 feet is a permitted nonconformity; and
- f. The Board accepts the interpretation that not providing planting areas is a permitted nonconformity.

All relief granted by the Board is based upon the applicant's strict compliance with the terms and conditions presented as evidence at the hearing and contained in Applicant's zoning application.

**MONTGOMERY TOWNSHIP
ZONING HEARING BOARD**

By: _____

Laurence Poli
Chairman

By: _____

L. Vincent Roth, III
Vice Chairman

By: _____

Edward Diasio
Secretary

ORDER

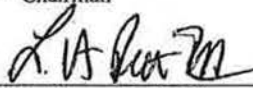
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- b. The applicant's request for a variance from §230-127.A(2)(a) allowing the wall signage to exceed the permitted wall signage square footage is GRANTED;
- c. The applicant's request for a variance from §230-127.A(4)(a) to permit the freestanding sign with front yard setback of eleven and one half feet is GRANTED;
- d. The Board accepts the interpretation that the proposed building coverage of 20.7% is a permitted nonconformity;
- e. The Board accepts the interpretation that the proposed front yard setback of 33.3 feet is a permitted nonconformity; and
- f. The Board accepts the interpretation that not providing planting areas is a permitted nonconformity.

All relief granted by the Board is based upon the applicant's strict compliance with the terms and conditions presented as evidence at the hearing and contained in Applicant's zoning application.

**MONTGOMERY TOWNSHIP
ZONING HEARING BOARD**

By: _____
Laurence Poli
Chairman

By:  _____
L. Vincent Roth, III
Vice Chairman

By: _____
Edward Diasio
Secretary




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 

Date: October 25, 2016

Re: LD/S #: 692
565 DeKalb Pike
Date of Plan: 9/30/16

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

February 20, 2017

(via e-mail)

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

Re: Land Development Application
Christian Brothers Automotive
565 Dekalb Pike
Township File #LD/S 692

Dear Mr. Gregan:

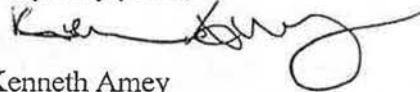
I am in receipt of a response letter and revised land development plans for the proposed Christian Brothers Automotive at 565 Dekalb Pike. Plans submitted with the application were prepared by Holmes Cunningham Engineering and are dated September 30, 2016, last revised February 8, 2017. The property to be developed is zoned C-Commercial District, is 24,730 square feet in area and is currently improved with a vacant masonry building.

The applicant proposes to remove all existing improvements and construct a new automotive repair facility with associated parking and stormwater management facilities.

Based upon the February 8, 2017 letter from Kristin Holmes, PE and the revised plans noted above, all comments in my November 14, 2016 letter have been satisfactorily addressed.

Please let me know if there are any questions.

Very truly yours,



Kenneth Amey

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

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
Carrie Nase-Poust, Esq.
Kristin Holmes, PE

KENNETH AMEY, AICP
professional land planner

November 14, 2016

(via e-mail)

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

Re: Land Development Application
Christian Brothers Automotive
565 Dekalb Pike
Township File #LD/S 692

Dear Mr. Grogan:

I am in receipt of a land development application for Christian Brothers Automotive, for property located at 565 Dekalb Pike. Plans submitted with the application were prepared by Holmes Cunningham Engineering and are dated September 30, 2016, with no revisions noted. The property to be developed is zoned C-Commercial District, is 24,730 square feet in area and is currently improved with a vacant masonry building.

The applicant proposes to remove all existing improvements and construct a new automotive repair facility with associated parking. On August 23, 2016 the Montgomery Township Zoning Hearing Board approved a special exception for the auto repair use and granted relief for proposed signage. In addition the ZHB rendered an interpretation that certain nonconformities from the existing improvements may be applied to the proposed development. Specifically, the decision allows building coverage of 20.7%, a front yard setback of 33.3 feet, and does not require perimeter landscaping.

My comments are as follows:

1. The date of the Zoning Hearing Board decision and relief granted should be noted on the plans.
2. The plan shows a 14.7' x 12' trash enclosure near the rear property line. A note should be added to the plan stating that there will be no outdoor storage of refuse, materials, parts, tires, etc. except within this enclosure.
3. The applicant may want to explore the possibility of pedestrian connections to other uses in the surrounding area.

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002




phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

4. The zoning table indicates proposed fencing; however, the location of that fencing is not shown on the record plan.

5. The zoning table indicates a requirement for 6 parking spaces, while the plan shows 25 spaces. The applicant should provide some explanation for the number of spaces proposed.

Please let me know if there are any questions.

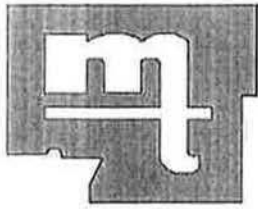
Very truly yours,

A handwritten signature in black ink, appearing to read 'K. Amey', with a large, stylized loop at the end.

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
Carrie Nase-Poust, Esq.
Kristin Holmes, 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@montgomerytp.org
www.montgomerytp.org

RICHARD M. LESNIAK
DIRECTOR OF FIRE SERVICES
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR

FIRE MARSHALS OFFICE:
215-393-6936

February 21, 2017

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

Re: Christian Brothers Automotive

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Christian Brothers Automotive revision dated 2-8-17.

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:** This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.
2. **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: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.
3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
COMMENT: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.
4. **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.

- Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
- 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: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

5. **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: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

6. **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: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

7. **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: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17

8. **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: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

9. **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 mm) in height.

COMMENT: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

GENERAL COMMENTS

10. All buildings that are 5,000 square feet or more shall be fully sprinklered.

COMMENT: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

11. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed.

COMMENT: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

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.

COMMENT: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

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.

COMMENT: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

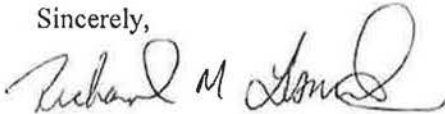
14. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13.

COMMENT: This section was addressed in the Holmes Cunningham Engineering letter dated 2-8-17.

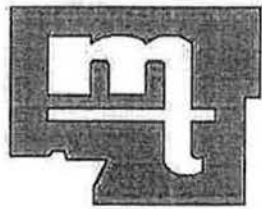
The Fire Marshal's Office recommends that the proposed development be approved as submitted.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Richard M. Lesniak". The signature is fluid and cursive, with the first name "Richard" being the most prominent.

Richard M. Lesniak
Director of Fire Services



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

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

November 2, 2016

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

Re: Christian Brothers Automotive

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans of the: Christian Brothers Automotive.

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.
2. **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).
3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.
COMMENT: Applicant should provide a plan showing that our fire apparatus can maneuver the fire access roads.

4. **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.

- Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
- 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 should provide No Parking signs in compliance with the code.

5. **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 if they are not currently posted on the building as directed by the Fire Marshal’s Office.

6. **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: Applicant should indicate the location of the fire department connection if they choose to sprinkler the building.

7. **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.

8. **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: Applicant should indicate the height of the building.

9. **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.


GENERAL COMMENTS

10. All buildings that are 5,000 square feet or more shall be fully sprinklered.
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 plans need to be revised and reviewed by the Fire Marshal prior to the development being approved.

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 BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Waiver of Special Event Permit Fee – Manna on Main Street – 5K Run

MEETING DATE: March 13, 2017 ITEM NUMBER: #12.

MEETING/AGENDA: ACTION XX NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Chairman

BACKGROUND:

In the past, it has been the policy of the Board of Supervisors to waive permit fees for non-profit and religious organizations. The Township has received a request from Manna on Main Street to waive the special events permit fee for their 5K Run to be held on April 1, 2017. The permit fee would be \$50.00.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

That the special event permit fee be waived.

MOTION/RESOLUTION:

Resolution is attached.

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.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the request of Manna on Main Street to waive the special event permit fee of \$50.00, associated with their 5 K Run to be held on April 1, 2017.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, F. Bartle, B. Shoupe, Minute Book, Resolution File, File



606 East Main Street, Suite 1001
Lansdale, PA 19446
P: 215-855-5454
F: 215-855-8241

manna@MannaOnMain.org
facebook.com/MannaOnMain
MannaOnMain.org

February 7, 2017

Montgomery Township
Zoning and Planning Dept.
Attn: Mary Gambino
1001 Stump Road
Montgomeryville, PA 18936-9605

Re: Manna's 5K Race and 1-Mile Fun Run, and 5-Mile Run, April 1, 2017

Dear Mary,

As advised, this is our request for a special events permit for our 6th Annual 5K Race, 1 Mile Fun Run and 5-Mile Run to End Hunger in the North Penn region scheduled for Saturday, April 1, 2017. We will be staging our race at Knapp Elementary School on 698 Knapp Rd, Lansdale, PA 19446. The reason for this permit request is because a portion of our race route crosses into Montgomery Township (see enclosed map.) We are also requesting a waiver of the permit fees associated with this application since we are a 501(C)(3) charity organization. Attached is a brochure of our event, and race details can be found at www.mannaonmain.org/5K.

Thank you very much for consideration of our request. My phone number is 215-855-5454 Ext. 24 and my email: paige@mannaonmain.org.

Warm regards,

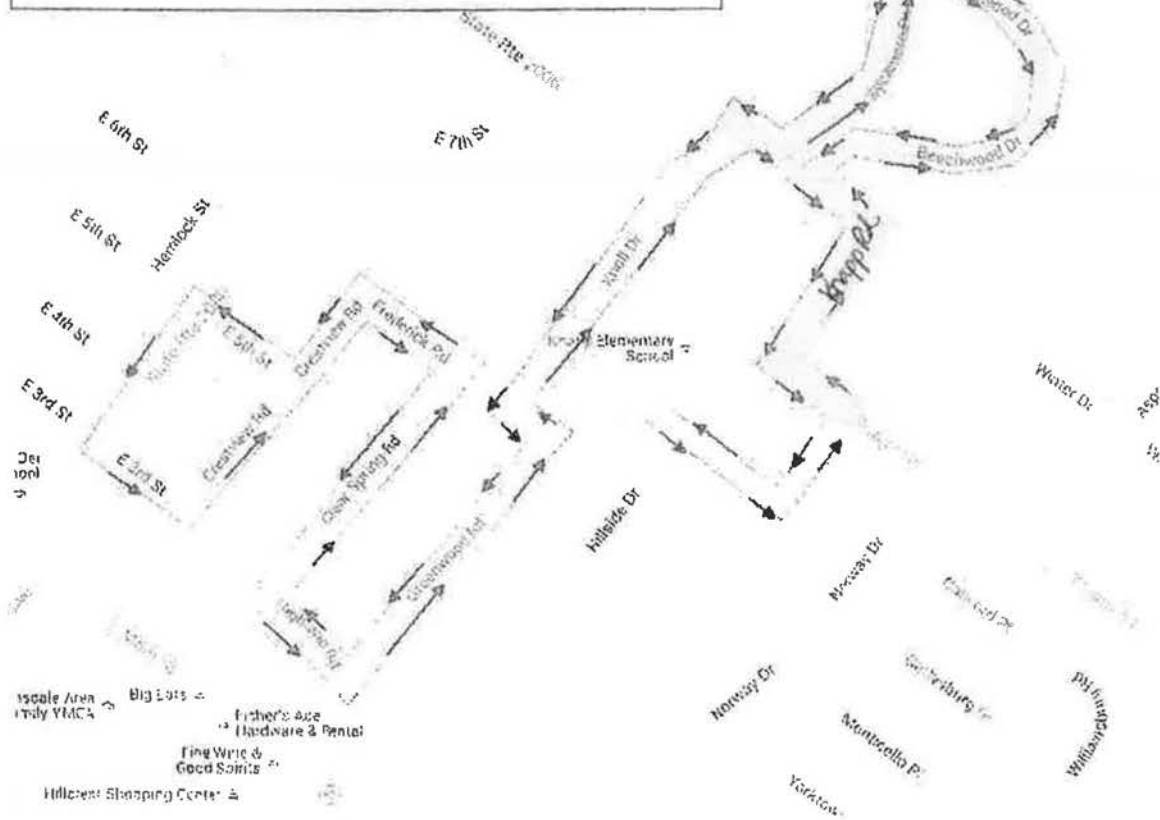
A handwritten signature in cursive script, appearing to read 'Paige Harker', with a long horizontal flourish extending to the right.

Paige Harker, MSE-MOT
Development Officer

Ending Hunger

Manna Run to Help End Hunger – Saturday, October 10

5-Mile Route



RECEIVED

APR 07 2017

MONTGOMERY TOWNSHIP

A Waiver Letter

MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING
1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498

Permit # 917020024 Blk/Unit # _____ Fee \$ _____ Ck # _____ Date _____

(Sycamore Drive)

TEMPORARY SIGN SPECIAL EVENT - OUTDOOR SALES APPLICATION

A temporary event which may significantly impact public or private property, extend beyond the normal use or standards allowed by the zoning ordinance and exceeds normal vehicular and pedestrian traffic, may require the need for services of the Township's Police and Fire Departments. Such events include, but not limited to entertainment, amusement, cultural recognition, sporting events, arts & crafts or trade shows, sidewalk sales, special seasonal events, special automobile sales/shows, fund raising events and grand openings. Activities may not inhibit or block safe access by emergency responders or adversely impact access and parking required to serve the facility. Company picnics are exempt; unless a temporary structure is erected, which may require a building permit. At the Regional Shopping Center, indoor special events require a permit but are not limited by the number of events per year. Temporary indoor retail sales at the Regional Shopping Center require a separate permit.

Temporary sign permits shall be limited to no more than fourteen (14) permits per calendar year. A temporary sign permit is limited to maximum of 7-days per permit. Each sign is considered a separate permit. Permits are non-transferable. Only one (1) ground sign permitted per street frontage, a maximum size of 32 square feet, set back 15' from the curb line and shall not obstruct view of traffic. Permits for special events or outdoor sales shall be limited to no more than six (6) times per calendar year.

Activities, such as hot air ballooning, skydiving events, hang gliding, bungee jumping, etc. as well as carnivals, circuses, festivals, fairs are not permitted unless the Zoning Hearing Board approves as a special exception. Fireworks displays (unless sponsored by the Township) are prohibited.

Application(s) **MUST** be submitted a minimum of **two (2) weeks** in advance of the event. All vendors or merchants must obtain a Temporary retail sales permit prior to issuance of permit, unless vendor is already registered with the Township.

SITE ADDRESS <u>698 Knapp Rd, Lansdale</u>	
PROPERTY OWNER <u>KNAPP REMEMORY</u>	
ADDRESS <u>698 Knapp Rd</u>	PHONE <u> </u> / FAX <u> </u>
APPLICANT <u>Manna on Main Street</u>	
ADDRESS <u>606 E Main St, Ste 1001, U</u>	PHONE <u> </u> / FAX <u> </u>
Describe Special Event : <u> </u>	
Number of People <u> </u>	

TYPE OF APPLICATION :	Start Date <u>April 1, 2017</u>	End Date <u>April 1, 2017</u>
<input type="checkbox"/> Temporary Sign	<input checked="" type="checkbox"/> Special Event-Outdoor/Sidewalk Sales \$ 50.00	<input type="checkbox"/> Special Event w/ tent \$ 100.00
TEMPORARY SIGN PERMIT		LIMITED MAXIMUM 7-DAYS PER PERMIT
<input type="checkbox"/> Temp Sign to 32 SF - 7 per days - ground only \$ 20.00	<input type="checkbox"/> Temp Sign to 48 SF - 7 per days - building \$ 25.00	
<input type="checkbox"/> Temp Sign to 60 SF - 7 per days - building \$ 30.00	<input type="checkbox"/> Temp Sign to 90 SF - 7 per days - building \$ 40.00	
<input type="checkbox"/> Temp Sign p to 120 SF - 7 per days - building \$ 50.00	<input type="checkbox"/> Each additional 7-days - 50% fee at initial issuance	
TOTAL FEE		\$ <u> </u>

TEMP. SIGN - SPECIAL EVENTS

REQUIREMENTS

The following requirements must be met prior to the issuance of a Special Event or Indoor/Outdoor Sales Permit. Upon compliance a permit may be issued.

- 1) A site plan clearly outlining the property and the proposed area where event or sales shall occur must be submitted.
- 2) A Temporary Business License shall be obtained for all sales if business is not already registered in the Township.
- 3) Building or Electrical Permits shall be obtained if lighting, temporary construction or sanitary facilities are proposed.
- 4) Staff must approve all signs prior to the issuance of the permit. One (1) temporary sign on the ground (32 square feet maximum size) as listed in the Application Type section above shall be allowed per street frontage.
- 5) Liability insurance is required for events that are held on Township owned property. A copy of the insurance certificate must be submitted with the application naming Montgomery Township as an "Additional Insured".
- 6) For applications that include amplified music, the applicant must submit supplemental information regarding noise attenuation measures. No music shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- 7) If the event includes a tent or temporary structure, a building permit may be required prior to issuance of the Special Events/Outdoor Sales permit.
- 8) If food or beverages are included in the event provisions for appropriate recycling/trash containers must be provided. Montgomery County Health Department approval may also be required. The serving or consumption of alcohol is Prohibited.

SUPPLEMENTAL QUESTIONS

Please answer the following questions. If more space is needed, please attach additional pages.

- 1) Are there any crowd issues requiring Police and/or Fire Services? ☐ YES ☒ NO
- 2) Will alcohol be provided at the event? ☐ YES ☒ NO
- 3) Will tents or structures be erected for the event? ☐ YES ☒ NO How many _____ Size _____ s.f.
- 4) Permit cannot be issued until temporary business license(s) is obtained. Have license(s) been obtained for all vendors or merchants not already registered with Township. ☒ YES ☐ NO N/A?

I hereby certify that the information stated on forms, plans, and other materials submitted herewith, in support of the application, is true and correct to the best of my knowledge. It is my responsibility to inform Montgomery Township of any changes to information represented in these submittals.

Applicant _____

Signature

Date

2/3/2017

Property Owner's Authorized Signature

Events held at Montgomery Mall requires Manager's or Authorized Signature

The Township Board of Supervisors may at any time revoke and annul this permit for non-performance of, or non-compliance with any of the conditions, restrictions and regulations hereof.

Approved: _____

Zoning

Date

Building

Date

TEMP. SIGN - SPECIAL EVENTS

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Request to Approve Out of State Training– Department of Fire Services

MEETING DATE: March 13, 2017

ITEM NUMBER: #13

MEETING/AGENDA:

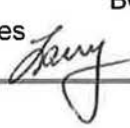
ACTION XX

NONE

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

INITIATED BY: Richard M. Lesniak
Director of Fire Services

BOARD LIAISON: Robert J. Birch, Chairman
Liaison – Public Safety Committee



BACKGROUND:

In 1999, Pennsylvania adopted legislation that enacted the Uniform Construction Code (UCC). One aspect of the UCC is the requirement for inspectors to receive and maintain certification based on the type of work performed. Inspectors are required to complete 15 credit hours of continuing education credits in courses relating to the professional competency of code administration. An applicant with multiple certification areas must complete a minimum of 15 credit hours of continuing education credits for each certification but not more than 45 credit hours during each three year certification cycle.

Continuing education credit hours are offered through a variety of means including the attendance at meetings and courses. Most commonly, inspectors attend courses presented by the Pennsylvania Construction Codes Academy. The courses, ranging from one to five days, are held across the state and cost between \$25.00 and \$325.00.

Firefighter Robert Hedden currently holds three certifications in the State of Pennsylvania and has recently submitted an application for renewal of those certifications for a new three year cycle (2017 - 2020). He is requesting approval to take a course titled "*Changes to Determining Height and Area Using the IBC*" courses to satisfy 8 of his required 45 Continuing Education credits. The course is being offered on March 29, 2017, through the New Jersey Center for Services at the RWK Conference Center, Hamilton, NJ. Courses offered through the Center for Government Services are offered free of charge.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None. There is no charge for courses taken at the NJ Training Center.

RECOMMENDATION:

It is recommended that authorization be given to allow Firefighter Hedden to attend the "*Changes to Determining Height and Area Using the IBC*" course on March 29, 2017.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize Firefighter Hedden to attend the "*Changes to Determining Height and Area Using the IBC*" course on March 29, 2017.

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.



TRAINING AND DEVELOPMENT REQUEST

This application and other required documentation must be submitted prior to training seminar/course registration. Attach and submit seminar/course description(s) and/or degree curriculum with this form. Upon approval, the Township shall pay up to the maximum reimbursement for seminar/course and registration fees, tuition, and books in accordance with the Training and Development policy.

SECTION A: EMPLOYEE REQUEST (Complete Sections A, B, C, as applicable)

Name (Print) Robert Hedden Date 3-6-17

Current Position Fire Fighter Supervisor Rhemiah

Check one: ☒ Seminar ☐ College Course ☐ Workshop ☐ Conference ☐ Other: _____

Seminar/Course Title Determining Height & Area Using the I.B.C

School or Organization NJPCA

Date(s) of attendance 3-29-17 Total Hours Training 8 Cost: \$ 40.00

Reason: ☒ License ☒ Certification ☐ Performance Goal ☐ Skill

Describe applicable license/certification/performance goal/skill training will affect?

Determine allowable building size. Review use groups
a construction types using proper tables from the code

Employee Signature Robert Hedden

SECTION B: APPROVALS based on appropriateness, cost, scheduling, and training quality.

Supervisor _____ Date _____

Department Head _____ Date _____

Human Resources _____ Date _____

Township Manager _____ Date _____

MONTGOMERY TOWNSHIP

MAR 6 REC'D

Department of Fire Services
Received By _____

Upon approval, Human Resources will return this request for employee retention and registration. If payment is to be made in advance, approve below; otherwise, if reimbursement is to be made to employee (e.g., tuition reimbursement), employee must submit official grade of C or higher, plus original receipts.

SECTION C: PAYMENT (Check (v) method of payment – either method needs approval signatures below)

☐ Make check payable to employee (for reimbursement) or to training facility: _____ (Name)

☐ Charge Township Credit Card (authorized below)

ITEMIZED FEES FOR PAYMENT:

REGISTRATION \$ _____

COURSE FEE/TUITION \$ _____

BOOKS \$ _____

OTHER: \$ _____

=

TOTAL \$\$ PAYABLE \$ _____

ACCOUNT #: \$ _____

PRICE CHECK \$ _____

AUTH. BY: \$ _____

MGR. APP: \$ _____

DATE PD: _____

AMT.: \$ _____ CK # _____

CHANGES TO DETERMINING HEIGHT AND AREA USING THE IBC

Instructor: Jack Boekhout Consulting, LLC

Credit: building, fire protection

The method for determining allowable building size has changed extensively in the 2015 codes. Table 503 that was used previously has been replaced. Students will review the requirements for all Use Groups and Construction Types. In addition, students will discuss how to adjust the allowable size of structures using all of the information from tables 504, 506, 601 and 602 with adjustments available. Practice problems and practical solutions are also offered at this seminar. 0.5 CEU
Wed, March 29 - RWJ Conference Center, Hamilton

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills

MEETING DATE: March 13, 2017 ITEM NUMBER: #14.

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:

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					
03/10/2017	01	12(S)	00000043	BERGEY'S	0.00
03/10/2017	01	67488	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	2,034.94
03/10/2017	01	67489	100000107	4IMPRINT, INC.	264.40
03/10/2017	01	67490	00000006	ACME UNIFORMS FOR INDUSTRY	400.98
03/10/2017	01	67491	MISC-FIRE	ADAM WEBSTER	55.00
03/10/2017	01	67492	00000340	ADVENT SECURITY CORPORATION	307.56
03/10/2017	01	67493	100000357	AJB TOWING & RECOVERY	210.00
03/10/2017	01	67494	MISC-FIRE	ALEXANDER J DEANGELIS	30.00
03/10/2017	01	67495	MISC-FIRE	ANDREW WEINER	30.00
03/10/2017	01	67496	MISC-FIRE	ANDREW WEINER	60.00
03/10/2017	01	67497	00000031	AT&T	143.36
03/10/2017	01	67498	00002061	AT&T MOBILITY	144.21
03/10/2017	01	67499	00000561	ATLANTIC TACTICAL	997.20
03/10/2017	01	67500	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	184.80
03/10/2017	01	67501	MISC	BATH & BODY WORKS #341	118.16
03/10/2017	01	67502	00902946	BETTE'S BOUNCES, LLC	882.75
03/10/2017	01	67503	MISC-FIRE	BILL WIEGMAN	150.00
03/10/2017	01	67504	00000209	BOUCHER & JAMES, INC.	3,757.09
03/10/2017	01	67505	MISC	BRENDA RANKIN RENTAL	30.15
03/10/2017	01	67506	03214625	BUX-MONT AWARDS & ENGRAVING	260.46
03/10/2017	01	67507	100000319	CANDORIS	1,996.44
03/10/2017	01	67508	00000072	CANON FINANCIAL SERVICES, INC	1,569.00
03/10/2017	01	67509	00000071	CANON SOLUTIONS AMERICA, INC.	1,185.92
03/10/2017	01	67510	MISC-FIRE	CARL HERR	30.00
03/10/2017	01	67511	MISC-FIRE	CARL HERR	15.00
03/10/2017	01	67512	100000351	CBS OUTDOOR	909.05
03/10/2017	01	67513	00001601	CDW GOVERNMENT, INC.	5,752.50
03/10/2017	01	67514	00903445	CHICK-FIL-A INC.	250.52
03/10/2017	01	67515	100000340	CIOCCA FORD	3,957.44
03/10/2017	01	67516	00000363	COMCAST	519.01
03/10/2017	01	67517	00000335	COMCAST CORPORATION	1,404.99
03/10/2017	01	67518	00000542	COMMONWEALTH OF PENNSYLVANIA	4,073.54
03/10/2017	01	67519	00000602	CONRAD SIEGEL	3,850.00
03/10/2017	01	67520	00001853	COTTERINO SUPPLY & EQUIPMENT	216.00
03/10/2017	01	67521	00903100	COURIER TIMES, INC.	395.80
03/10/2017	01	67522	100000347	D & S CONSTRUCTION MANAGEMENT, INC.	150.00
03/10/2017	01	67523	MISC-FIRE	DAVID P BENNETT	30.00
03/10/2017	01	67524	00000629	DAVIDHEISER'S INC.	136.80
03/10/2017	01	67525	00000208	DELL MARKETING L.P.	157.44
03/10/2017	01	67526	00001172	DETLAN EQUIPMENT, INC.	174.59
03/10/2017	01	67527	MISC	E & M INSURANCE ASSOCIATES, INC.	424.08
03/10/2017	01	67528	00000152	ECKERT SEAMANS CHERIN &	12,537.50
03/10/2017	01	67529	00001809	ECYNBRO TRUCKING LLC	250.00
03/10/2017	01	67530	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
03/10/2017	01	67531	00000423	FAMILY DINING, INC.	57.99
03/10/2017	01	67532	00001034	FASTENAL	268.22
03/10/2017	01	67533	MISC	FRED FORBES PHOTOGROUPE	51.87
03/10/2017	01	67534	00001852	G.L. SAYRE, INC.	216.50
03/10/2017	01	67535	100000349	GATEWAY DC PROPERTIES, INC.	780.65
03/10/2017	01	67536	100000350	GEMALTO	2,243.14
03/10/2017	01	67537	00001558	GENERAL HANCOCK PARTNERSHIP	518.58
03/10/2017	01	67538	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	621.00
03/10/2017	01	67539	00000198	GLASGOW, INC.	55.00
03/10/2017	01	67540	MISC-FIRE	GLEN ROETMAN	30.00
03/10/2017	01	67541	00000219	GLOBAL EQUIPMENT COMPANY	3,652.19
03/10/2017	01	67542	00000608	GOOSE SQUAD L.L.C.	900.00
03/10/2017	01	67543	00000229	GRAINGER	222.15
03/10/2017	01	67544	00000213	HAJOCA CORPORATION	308.05
03/10/2017	01	67545	MISC	HEALTH POWER	24.89
03/10/2017	01	67546	100000162	HERMAN GOLDNER COMPANY, INC.	1,036.00
03/10/2017	01	67547	100000334	HITESHKUMAR GOYANI	125.00
03/10/2017	01	67548	MISC	HOME & KITCHENS SOLUTIONS INC.	600.00
03/10/2017	01	67549	00000903	HOME DEPOT CREDIT SERVICES	306.94
03/10/2017	01	67550	100000343	INTERNATIONAL CODE COUNCIL, INC.	135.00
03/10/2017	01	67551	100000354	INTERSTATE OUTDOOR ADVERTISING, LP	105.81
03/10/2017	01	67552	00001388	IPMA-HR INTERNATIONAL PUBLIC	331.45
03/10/2017	01	67553	00001214	J & K EQUIP., INC.	216.00
03/10/2017	01	67554	00000248	JAMAR TECHNOLOGIES, INC.	4,345.00
03/10/2017	01	67555	MISC-FIRE	JOE BIFOLCO	60.00
03/10/2017	01	67556	MISC-FIRE	JOHN H. MOGENSEN	60.00
03/10/2017	01	67557	MISC-FIRE	JON WASHINGTON	30.00
03/10/2017	01	67558	00002046	JUMP START SPORTS	1,560.00
03/10/2017	01	67559	00001282	KENNETH AMEY	382.50
03/10/2017	01	67560	100000352	KIMCO REALTY CORPORATION	1,909.05
03/10/2017	01	67561	100000348	KIR MONTGOMERY, LLC	363.28
03/10/2017	01	67562	03214593	KISSELL FIRE PROTECTION ENGINEERING	100.00
03/10/2017	01	67563	00001706	LOWE'S COMPANIES INC.	231.56
03/10/2017	01	67564	00000354	MAD SCIENCE OF WEST NEW JERSEY	249.00

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03/10/2017	01	67565	00000689	MARY KAY KELM, ESQUIRE	87.50
03/10/2017	01	67566	MISC-FIRE	MARY NEWELL	80.00
03/10/2017	01	67567	00000201	MASTERTECH AUTO SERVICE, LLC	1,907.07
03/10/2017	01	67568	MISC-FIRE	MATTHEW VITUCCI	30.00
03/10/2017	01	67569	MISC	MEDPRO SERVICES	361.10
03/10/2017	01	67570	00000743	MES - PENNSYLVANIA	945.00
03/10/2017	01	67571	MISC-FIRE	MICHAEL D. SHINTON	30.00
03/10/2017	01	67572	00905057	MICROSOFT CORPORATION	5,840.16
03/10/2017	01	67573	MISC-FIRE	MIKE BEAN	30.00
03/10/2017	01	67574	00000659	MONTGOMERY COUNTY TREASURER	60.00
03/10/2017	01	67575	1264	MORGAN STANLEY SMITH BARNEY INC	128,453.50
03/10/2017	01	67576	00000540	MYSTIC PIZZA	528.00
03/10/2017	01	67577	MISC	MYSTIC PIZZA CO.	30.60
03/10/2017	01	67578	100000355	NAPPEN & ASSOCIATES	1,865.76
03/10/2017	01	67579	100000356	NCEA - NATIONAL CRIMINAL ENFORCEMEN	350.00
03/10/2017	01	67580	00000356	NORTH WALES WATER AUTHORITY	75.04
03/10/2017	01	67581	100000353	NV HOMES	1,000.00
03/10/2017	01	67582	00000270	NYCE CRETE AND LANDIS CONCRETE	325.00
03/10/2017	01	67583	00001134	OFFICE DEPOT, INC	324.64
03/10/2017	01	67584	03214653	OVERHEAD DOOR CORPORATION	178.00
03/10/2017	01	67585	00000597	PATRICIA A. GALLAGHER	1,768.11
03/10/2017	01	67586	MISC-FIRE	PAUL R. MOGENSEN	40.00
03/10/2017	01	67587	00000381	PBPMTC	40.00
03/10/2017	01	67588	00000381	PBPMTC	50.00
03/10/2017	01	67589	MISC	PECO ENERGY	210.00
03/10/2017	01	67590	00000595	PENN VALLEY CHEMICAL COMPANY	992.61
03/10/2017	01	67591	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	110.70
03/10/2017	01	67592	00001358	PENNSYLVANIA RECREATION AND PARK	140.00
03/10/2017	01	67593	MISC	PEP BOYS #02	260.01
03/10/2017	01	67594	00000009	PETTY CASH	75.96
03/10/2017	01	67595	00000009	PETTY CASH	53.53
03/10/2017	01	67596	00000009	PETTY CASH	402.75
03/10/2017	01	67597	00000447	PETTY CASH - POLICE	175.75
03/10/2017	01	67598	MISC-FIRE	PHIL STUMP	30.00
03/10/2017	01	67599	MISC-FIRE	PHIL STUMP	30.00
03/10/2017	01	67600	MISC-FIRE	PHIL STUMP	15.00
03/10/2017	01	67601	00000446	PHISCON ENTERPRISES, INC.	200.00
03/10/2017	01	67602	00000945	PIPERSVILLE GARDEN CENTER, INC.	636.57
03/10/2017	01	67603	00000252	PURE CLEANERS	481.25
03/10/2017	01	67604	MISC-FIRE	RACHEL GIBSON	75.00
03/10/2017	01	67605	MISC-FIRE	RACHEL TROUTMAN	80.00
03/10/2017	01	67606	MISC-FIRE	RACHEL TROUTMAN	20.00
03/10/2017	01	67607	00002033	REPUBLIC SERVICES NO. 320	1,069.34
03/10/2017	01	67608	00000117	RIGGINS INC	425.52
03/10/2017	01	67609	00000115	RIGGINS, INC	8,243.90
03/10/2017	01	67610	00000741	ROBERT E. LITTLE, INC.	370.83
03/10/2017	01	67611	MISC-FIRE	ROBERT MCMONAGLE	30.00
03/10/2017	01	67612	100000346	ROBIN HAINES	75.00
03/10/2017	01	67613	MISC-FIRE	RYAN ALLISON	30.00
03/10/2017	01	67614	MISC-FIRE	RYAN CROUTHAMEL	15.00
03/10/2017	01	67615	100000268	SELECTIVE DEVELOPMENT, INC.	2,398.76
03/10/2017	01	67616	00001939	SERVICE TIRE TRUCK CENTERS	140.00
03/10/2017	01	67617	00001030	SIGNAL CONTROL PRODUCTS, INC.	2,440.00
03/10/2017	01	67618	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	498.25
03/10/2017	01	67619	MISC-FIRE	STEVE SPLENDIDO	30.00
03/10/2017	01	67620	MISC-FIRE	TOM HUGUENIN	15.00
03/10/2017	01	67621	00000506	TRANS UNION LLC	60.00
03/10/2017	01	67622	00000291	TREASURER OF MONTGOMERY COUNTY	100.00
03/10/2017	01	67623	MISC-FIRE	TREVOR DALTON	30.00
03/10/2017	01	67624	100000000	U.S. POSTAL SERVICE	112.00
03/10/2017	01	67625	00002062	UNITED ELECTRIC SUPPLY CO., INC.	156.86
03/10/2017	01	67626	99999999	UNITED STATES POSTAL SERVICE	2,507.27
03/10/2017	01	67627	03214643	UNWINED & PAINT	276.50
03/10/2017	01	67628	100000012	USA FOOTBALL	25.00
03/10/2017	01	67629	00000520	VALLEY POWER, INC.	2,422.26
03/10/2017	01	67630	00000040	VERIZON	39.28
03/10/2017	01	67631	00000040	VERIZON	139.59
03/10/2017	01	67632	00000040	VERIZON	244.29
03/10/2017	01	67633	00000040	VERIZON	124.99
03/10/2017	01	67634	00000040	VERIZON	124.99
03/10/2017	01	67635	00000038	VERIZON WIRELESS SERVICES, LLC	865.35
03/10/2017	01	67636	MISC-FIRE	VINAY SETTY	170.00
03/10/2017	01	67637	MISC-FIRE	VINAY SETTY	30.00
03/10/2017	01	67638	MISC-FIRE	VINCE ZIRPOLI	60.00
03/10/2017	01	67639	MISC	Vivint Solar Developer, LLC	239.00
03/10/2017	01	67640	00001329	WELDON AUTO PARTS	754.14
03/10/2017	01	67641	00001329	VOID	0.00
03/10/2017	01	67642	00000533	WELLINGTON SPORTING GOODS, INC.	300.00
03/10/2017	01	67643	03214583	WESTON FITNESS	5,626.87
03/10/2017	01	67644	03214626	WILKINSON FIVE POINT LP	2,508.16
03/10/2017	01	67645	100000229	YOUNG REMBRANDTS BUXMOUNT - PA	935.00

03/10/2017 02:55 PM
User: msanders
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 02/28/2017 - 03/10/2017

Page: 3/3

Check Date	Bank	Check	Vendor	Vendor Name	Amount
03/10/2017	01	67646	00000550	ZEP MANUFACTURING COMPANY	<u>665.40</u>

01 TOTALS:

(1 Check Voided)

Total of 159 Disbursements:

259,070.66

03/09/2017

Check List

For Check Dates 02/28/2017 to 03/13/2017

Check

Date	Name	Amount
03/01/2017	STATE OF PA	State Tax Payment \$ 8,690.66
03/01/2017	ICMA RC	DROP Plan Payment \$ 13,166.41
03/01/2017	UNITED STATES TREASURY	945 Tax Payment \$ 5,584.24
03/09/2017	BCG 401	401 Payment \$ 15,415.49
03/09/2017	BCG 457	457 Payment \$ 10,712.24
03/09/2017	PA SCDU	Withholding Payment \$ 1,406.43
03/09/2017	PBA	PBA Payment \$ 789.41
03/09/2017	UNITED STATES TREASURY	941 Tax Payment \$ 90,107.49
03/10/2017	CITY OF PHILADELPHIA	Jan Wage Tax Payment \$ 297.34
Total Checks: 9		\$ 146,169.71