

**AGENDA**  
**MONTGOMERY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**JANUARY 28, 2019**

[www.montgomerytwp.org](http://www.montgomerytwp.org)

Tanya C. Bamford  
Candyce Fluehr Chimera  
Michael J. Fox  
Jeffrey W. McDonnell  
Matthew W. Quigg

Lawrence J. Gregan  
Township Manager

**WORKSESSION – 6:00 PM**

1. Costco Gasoline Sales Proposal

**ACTION MEETING – 7:00 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 January 7, 2019 Meeting
6. Presentation of Certificate of Achievement for Excellence in Financial Reporting Award
7. Recognition of Officer Commendation – 2018 Montgomery County SWAT – Central Region  
Officer of the Year
8. Consider Approval of Police Department Out-of-State Training Request
9. Consider Authorization to Advertise to Bid for the Annual Paving In-Place Contract
10. Consider Authorization to Advertise to Bid for the 2019 Curb & Sidewalk Project
11. Consider Authorization to Advertise to Bid for the Fellowship Park Tennis Court Reconstruction  
Project
12. Consider Approval of Preliminary/Final Land Development Plan LDS 696 FedEx Ground  
Package – 1360 Welsh Road and 1350 Welsh Road
13. Consider Award of Contract #5- Ash Tree Forestry Management Program
14. Consider Approval of Third Amended DEP Sewage Facilities Planning Module- The Enclave at  
Montgomery- Meadows at Parkview- LDS 679
15. Consider Escrow Release #3 – LDS 694 Higher Rock Partners- Phase 1
16. Consider Escrow Release#2-- LDS 694 Higher Rock Partners– Phase 2
17. Consider Resolution to Qualify Depositories
18. Consider Approval of Amended Township Purchasing Policy – Bidding Limits
19. Consider Award of Contract – Installation of Enclave Blvd Street Lights
20. Consider Authorization to Advertise Proposed Ordinance #19-310- Volunteer Service Tax Credit
21. Consider Amendment to Township Manager Employment Contract

22. Consider Payment of Bills

23. Other Business

24. Adjournment

**Future Public Hearings/Meetings:**

02-06-2019 @7:30pm – Zoning Hearing Board

02-11-2019 @7:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Public Comment

MEETING DATE: January 28, 2019      ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION      ACTION XX      NONE

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

INITIATED BY: Lawrence J. Gregan      BOARD LIAISON: Michael J. Fox,  
Township Manager      Chairman of the Board of Supervisors

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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

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SUBJECT: Announcement of Executive Session

MEETING DATE: January 28, 2019      ITEM NUMBER: #4

MEETING/AGENDA: WORK SESSION      ACTION    XX                      NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Michael J. Fox,  
Chairman of the Board of Supervisors

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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

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SUBJECT: Consider Approval of Minutes for January 7, 2019

MEETING DATE: January 28, 2019

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: Michael J. Fox,  
Chairman of the Board of Supervisors



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BACKGROUND:

Please contact Deb Rivas on Monday, January 28, 2019 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 JANUARY 7, 2019

At 6:30 p.m. Chairman Candyce Fluehr Chimera called to order an executive session. In attendance were Supervisors Michael J. Fox and Jeffrey W. McDonnell. Supervisors Tanya C. Bamford and Matthew W. Quigg were absent. Also in attendance were Township Manager Lawrence J. Gregan and Township Solicitor Robert J. Iannozzi, Esquire.

Chairman Candyce Fluehr Chimera called the re-organization meeting to order at 7:00 p.m. In attendance were Supervisors Michael J. Fox and Jeffrey W. McDonnell. Supervisors Tanya C. Bamford and Matthew W. Quigg were absent. Also in attendance were Township Solicitor Robert J. Iannozzi, 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 and Zoning Bruce Shoupe, Director of Public Works Kevin Costello, Director of Recreation and Community Center Floyd Shaffer, Director of Information Technology Richard Grier, and Public Information Coordinator Kelsey Whalen.

Following the Pledge of Allegiance, Chairman Candyce Fluehr Chimera called for public comment from the audience and there was none.

Solicitor Robert J. Iannozzi, Esquire announced that the Board had met in an executive session prior to this meeting and discussed personnel matters related to the reorganization meeting. Mr. Iannozzi stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Supervisor Michael J. Fox made a motion and Supervisor Jeffrey W. McDonnell seconded the motion to nominate Candyce Fluehr Chimera to serve as the Temporary Chair until a new Chairman was elected. Approval of the nomination was unanimous.

Temporary Chair Candyce Fluehr Chimera nominated Michael J. Fox to be the Chairman for 2019, Supervisor Jeffrey W. McDonnell seconded the motion. By Resolution #1,

made by Temporary Chair Candyce Fluehr Chimera and seconded by Supervisor Jeffrey W. McDonnell, Michael J. Fox was elected unanimously to serve as the Chairman of the Board of Supervisors for 2019.

Newly Appointed Chairman Michael J. Fox presented an engraved clock to Candyce Fluehr Chimera and thanked her for her service as Chairman of the Board of Supervisors for the year 2018.

Supervisor Jeffrey McDonnell nominated Candyce Fluehr Chimera to be the Vice Chairman for 2019, Chairman Michael J. Fox seconded the motion. By Resolution #2 made by Supervisor Jeffrey McDonnell and seconded by Chairman Michael J. Fox, Candyce Fluehr Chimera was unanimously elected to serve as Vice Chairman of the Board of Supervisors for 2019.

Chairman Michael J. Fox commended all of the Township's Volunteer Boards and Committees for their service during the year 2018 and expressed the Township's appreciation to the Board and Committee members for their dedication and time in serving on Township committees.

Resolution #3, made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously re-appointed committee volunteers with expiring terms of January 1, 2019 to new terms in accordance with the bylaws of their respective committees and boards.

Resolution #4, made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, established the official holidays that Montgomery Township offices will be closed in the year 2019.

Resolution #5, made by made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, established the meeting dates for the Board of Supervisors for the year 2019.

Resolution #6, made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, set the Treasurer's Bond at \$2,500,000.

Resolution #7, made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, appointed the Township Officials and Consultants for the year 2019.

Resolution #8, made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, certified Supervisor Tanya C. Bamford as the voting delegate to the Pennsylvania State Association of Township Supervisors conference for 2019.

Resolution #9, made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, established the Board liaisons to the various Township Volunteer Committees and Boards.

Resolution #10, made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the list of authorized drivers of Township-owned vehicles for commuting purposes for 2019.

Resolution #11, made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, re-appointed the following Fire Police to serve Montgomery Township in 2019: William Adams, Mitchell Barrer, Gary Davis, Gregory Fitzgerald, Michael Goldberg, Robert Gruber, Maryanne Mogensen, Lee Morano, Joel Silver and William Tuttle.

Resolution #12, made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, adopted the 2019 Fee Schedule including building and related permits, zoning permits, subdivision applications, highway occupancy permits, per diem rates, fees and hourly charges for the Township Engineer, Traffic and Street Light Engineer, Landscape Architect, Township Solicitor, Zoning Hearing Board Solicitor, Planning Consultant, Special Legal Counsel, Labor Counsel, Building Inspector, Business Tax Auditor and Court Reporter, as detailed in the Fee Schedule.

Resolution #13 made by Chairman Michael J. Fox, seconded by Supervisor Jeffrey W. McDonnell and adopted unanimously, approved the maximum departmental salary/wage increases for 2019, in accordance with the adoption of the 2019 budget.

Chairman Michael J. Fox called to order the Action meeting and made a motion to approve the minutes of the December 17, 2018 Board of Supervisors meeting, and Vice Chairman Candyce Fluehr Chimera seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Director of Public Works Kevin Costello announced that Glenn Heberlig is scheduled to retire on January 17, 2019 from the Township's Public Works Department after 32 years of dedicated and faithful service to Montgomery Township and the residents of this community. Glenn's responsibilities included overseeing the maintenance of all Township-owned buildings, street lights, traffic lights and signs. He also directed one of the two snow crews and handled numerous snow and other emergencies throughout the years. Glenn also filled in as a liaison to the Public Safety Committee, served as a member and Chairman of the Employee Safety Committee and he also served on the Employee Appreciation Committee. These are just a couple of examples that exemplify Glenn's hard work and dedication to Montgomery Township.

Resolution#14 made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, recognized Glenn Heberlig for his 32 years of dedicated and faithful service to Montgomery Township and the residents of this community and expressed the Township's gratitude to him for his service.

Township Manager Lawrence J. Gregan reported that the Township is looking to apply for grant funding through the Green Light-Go Program for a full signal modernization to four traffic signals. Three of the traffic signals are along PA 309 (North Wales Road, Montgomery Mall- North, and Montgomery Mall- South) and the fourth intersection is Horsham Road and Pheasant Run. The equipment at these signals are dated. The funding from the grant will allow the Township to upgrade the signals to increase mobility and reliability by fully modernizing these four critical corridor intersections in Montgomery Township. The Township is seeking

\$753,788 for this project through the grant program and the Township's local match would be \$188,447.

Resolution#15 made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the submission of the application for the Green Light Go Grant for the Bethlehem Pike and Horsham Road Traffic Signal Modernizations in the amount of \$753,788 with a 20 percent match from the Township in the amount of \$188,447.

Director of Planning and Zoning Bruce Shoupe reported that the Township is ready to go out to bid for the next phase of the Ash Tree Forestry Management Program, involving cutting down approximately 450 dead and diseased ash trees at Fellowship Park, Addison Lane Open Space, Applewood Lane Open Space, and Nature Area off Knapp Road. Resolution #16 made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, authorized the Township Manager to advertise for bids for the next phase of the Ash Tree Forestry Management Program at Fellowship Park, Addison Lane Open Space, Applewood Lane Open Space, and Nature Area off Knapp Road with a bid opening date of February 13, 2019.

Resolution #17 made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, authorized a construction escrow release#4 in the amount of \$13,481.00, as recommended by the Township Engineer for the LDS 693 Joseph Ambler Inn Project.

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

Under other business, Vice-Chairman Candyce Fluehr Chimera thanked the Fire Department of Montgomery Township for the Santa Run that was held before Christmas. She understands that this program by the volunteers of the Department takes time away from their families but it is a great event for the community and everyone looks forward to it every year.

There being no further business to come before the Board, the meeting adjourned at  
7:29 p.m.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Recognition of Officer Commendation  
2018 Montgomery County SWAT-Central Region Officer of the Year

MEETING DATE: January 28, 2019 ITEM NUMBER: #7

MEETING/AGENDA: ACTION NONE

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

INITIATED BY: J. Scott Bendig  BOARD LIAISON: Michael J. Fox  
Chief of Police Chairman, Board of Supervisors

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BACKGROUND:

On December 13, 2018, Officer John Rushin was selected as the 2018 Montgomery County SWAT-Central Region Officer of the Year. Each year, the team commanders recognize one of their members as officer of the year for their exemplary dedication and work with the team.

Montgomery County SWAT is a task force composed of officers from numerous Montgomery County Police Departments. This team is deployed for incidents and situations that exceed the capability of traditional police resources, including barricaded subjects, hostage-taking incidents, and other high-risk operations.

Lieutenant John Ciarllo, a Lieutenant with the Hatfield Township Police Department and Deputy Commander of Montgomery County SWAT-Central Region, is here this evening to present the award to Officer Rushin.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

It is recommended the Board of Supervisors recognize the selection of Officer John Rushin as the 2018 Montgomery County SWAT-Central Region Officer of the Year.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize and commend Officer John Rushin on his selection as the 2018 Montgomery County SWAT-Central Region Officer of the Year.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Out of State Training-Police Department

MEETING DATE: January 28, 2019 ITEM NUMBER: #8

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: Michael J. Fox  
Chairman, Board of Supervisors

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BACKGROUND:

Officer Brian Schreiber, Officer Timothy Woch, Officer Peter Byrne, Officer Matthew Seydel:  
Calibre Press is hosting their Street Survival Seminar for law enforcement officers from February 20, 2019, to February 21, 2019, in Atlantic City, New Jersey. Seminar topics include:

- Understanding the Role of Civilian Peace Officers
- De-Escalation for Safe and Successful Resolutions
- Thinking Outside the Box
- Human Diversity and the Realities of Bias
- Legal Parameters of Using Force
- Road Wise: Vehicle & Roadway Related Dangers
- Detecting Pre-Attack and Felonious Assaults
- Physical & Emotional Health
- The Necessity of Effective Communication

It is recommended that Officer Brian Schreiber, Officer Timothy Woch, Officer Peter Byrne, and Officer Matthew Seydel be authorized to attend this training.

Sergeant Thomas Ward and Officer John Rushin:

The Montgomery Township Police Department has previously entered into a cooperative agreement with other Montgomery County police departments to participate in the in the Montgomery County SWAT-Central Region Team. Montgomery County SWAT is a task force deployed for incidents and situations that exceed the capability of traditional police resources, including barricaded subjects, hostage-taking incidents, and other high-risk operations. Currently, the Police Department has two officers, Sergeant Thomas Ward, and Officer John Rushin, assigned to Montgomery County SWAT. Montgomery County SWAT is scheduled to attend Prevention of and Response to Suicide Bombing Incidents Tactical training at the Playas Training Center in Playas, New Mexico from July 29, 2019, to August 1, 2019. The training will consist of tactical operations related to suicide bombing incidents in an environment not readily available in our area. It is recommended that Sergeant Thomas Ward and Officer John Rushin be authorized to attend this training.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The cost for the Street Survival Seminar is approximately \$1,000.00 for all four officers, to include registration and accommodations. Funding for this training is available in the 2019 Approved Final Budget-Police Meetings and Conferences.

There is no cost for the SWAT training. The Department of Homeland Security funds the cost of the training, airfare, food, and lodging.

RECOMMENDATION:

Approve the aforementioned out of state training requests.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the request for Officer Brian Schreiber, Officer Timothy Woch, Officer Peter Byrne, Officer Matthew Seydel to attend Street Survival Seminar in Atlantic City, New Jersey.

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the request for Sergeant Thomas Ward and Officer John Rushin to attend Montgomery County SWAT training in Playas, New Mexico.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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



# ***STREET SURVIVAL***®

**Calibre Press** originated in 1980 and was designed to train officers how to survive a gunfight. As Law Enforcement has evolved, so too has the **Street Survival® Seminar**.

**Current Culture demands we focus on** educating today's officer in the statistical realities of surviving the "24/7" aspect of a career in Law Enforcement by addressing both on and off duty challenges.

The Seminar is presented over two days in a highly dynamic format by Nationally Recognized, Veteran Law Enforcement Officers and Trainers. The course utilizes the Latest Technology, Video of Current/Live LE Related Incidents, Case Law, Scientific Data regarding Stress Management, Human Performance, the Use of Force and even addresses when members of the profession act irrationally, unlawfully and unprofessionally.

Police officers are most at risk physically and psychologically in four particular categories we title, "The Fatal Four". This course is updated consistently to offer 'Real Time' Current Events and Statistics that highlight the four most common reasons officers lose their lives.

**Calibre** provides Strategic Solutions in Career Survival for today's modern police officer including, but not limited to;

## Topics Discussed:

- **Understanding the Role of Civilian Peace Officers**
- **Our Role as Guardians of the Democracy**
- **How being unprepared for Stress Causes Fatal Mistakes**
- **De-Escalation for Safe and Successful Resolutions**
- **Thinking Outside the Box**
- **Human Diversity and the Realities of Bias**
- **Legal Parameters of Using Force**
- **The Science of Human Performance & Training for Stress**
- **Road Wise: Vehicle & Roadway Related Dangers**
- **Detecting PreAttack and Felonious Assaults**
- **Physical & Emotional Health**
- **The Necessity of Effective Communication**

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

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SUBJECT: Consider Authorization to Advertise to Bid for the Annual Road Paving In-Place Contract

MEETING DATE: January 28, 2019

ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello  
Director of Public Works



BOARD LIAISON: Michael J. Fox  
Chairman

BACKGROUND:

As part of the Township's 16 Year Road Plan, the Public Works Department have identified Township Roads that are proposed to be resurfaced as part of our road improvement program. Contractors are being solicited to submit competitive bids for the project. The work included in the contract will be a surface mill, asphalt leveling course, an inch and a half asphalt overlay and all the associated preparation work. Bids are scheduled to be opened on February 14, 2019 and will be considered for award at the Board of Supervisors meeting scheduled on February 25, 2019.

The bid specifications for the 2019 Annual Road Projects have been prepared by Gilmore & Associates and a copy of the bid advertisement and bid tabulation sheet are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

The 2019 Budget adopted by the Board of Supervisors on December 17, 2018 proposed \$997,080 for the Annual Road Paving Projects in 2019 and is reimbursable by Liquid Fuels Funding.

RECOMMENDATION:

Authorize the Township Manager to advertise for bids for the 2019 Annual Road Paving Project.

MOTION/RESOLUTION:

**BE IT RESOLVED** by the Board of Supervisors of Montgomery Township that we hereby authorize the Township Manager to advertise for bids for the 2019 Annual In-Place Paving Contract. Said bids are to be received on or before February 14, 2019 at 10:00am and will be opened at that time. Bids will be considered for award on February 25, 2019 during the regular Board of Supervisors Meeting after 8:00pm.

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

January 21, 2019

**Request for Authorization to Advertise**

**Project Name:** 2019 Paving Project – Contract #2018-08109

**Project Description:**

The 2019 Paving Project involves the milling and overlay of portions of Camp Drive, Darter Lane, Grouse Court, Heron Court, Magella Court, Mallard Drive, Pintail Court, Quail Court, Rosetwig Lane, Swallow Court, Swan Court, Wren Court, Lower State Road, Country Club Drive, and Pine Crest Lane.

**Project Location:**

The work to be completed under the 2019 Paving Project is located primarily in and around two neighborhoods in Montgomery Township known as Mallard Pond and Pine Crest. Additionally, work is proposed along Lower State Road, whose costs will be shared with Horsham Township.

**Project Cost:**

The amount budgeted for this project is \$937,277.

**Project Timeline:**

Upon approval of the Request for Authorization to Advertise, it is anticipated that the public bid opening for the 2019 Paving Project will be held on February 14, 2019 and considered for award at the February 25, 2019 Board of Supervisors meeting.

**DOCUMENT 00 11 13**  
**ADVERTISEMENT FOR BIDS**

Sealed bids will be received by the **Montgomery Township** at their offices, at 1001 Stump Road, Montgomeryville, PA 18936, until 10:00 A.M. prevailing time on **February 14, 2019** at which time and place the bids shall be publicly opened and read aloud for:

**Contract 2018-08109 – 2019 Paving Project**

The Work to be completed under this contract consists of all labor, equipment and materials to perform the mill and overlay of various roads within Montgomery Township as described in the Drawings and Specifications. The scope of work includes, but is not limited to, approximately 98,664 SY of mill and overlay, base repair, and all associated pavement markings along various roads throughout Montgomery Township.

Bidding Documents may be obtained at the office of **Gilmore and Associates, Inc., Consulting Engineers, 65 E. Butler Avenue, Suite 100, New Britain, PA, 18901**, for a cost of \$50.00 per set, plus \$10.00 per set or \$35.00 per CD set, for postage and handling if mailing is requested. Checks should be made payable to Gilmore and Associates, Inc. Amounts paid for bidding documents are non-refundable. Bidding Documents may be examined at the Engineer's office, between the hours of 9:00 A.M. to 4:00 P.M., Monday through Friday.

Each bid shall be submitted in accordance with the Instructions to Bidders and must be accompanied by a Bid Bond or Certified Check for not less than ten percent (10%) of the Bid amount payable to **Montgomery Township** along with an Agreement of Surety certifying that the required Performance and Payment Bonds will be provided to the Bidder. Each bid must be enclosed in a securely sealed opaque envelope and endorsed: "**CONTRACT 2018-08109 – 2019 Paving Project**" with the name and address of the Bidder clearly marked on the envelope.

The successful Bidder shall be required to furnish proof of insurance and bonds for Performance, Payment, and Maintenance in such form as meets the approval of **Montgomery Township** and having as security thereon such Surety company or companies as are approved by **Montgomery Township**.

A pre-bid meeting will not be held for this project.

This project is subject to applicable provisions of Act 422, Pennsylvania Prevailing Wage Act as amended, the prevailing minimum wage rates issued by the Pennsylvania Department of Labor and Industry and to applicable provisions of Act 127 Pennsylvania Public Works Employment Verification as amended.

Work is to commence on or after July 5, 2019 and be completed by August 28, 2019.

A Bid may be modified or withdrawn by an appropriate document duly executed in the manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Bids may be withdrawn within two (2) business days after the opening of Bids only by the withdrawing Bidder's strict compliance with 73 P.S. §1602 and any subsequent amendments.

The Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

**Montgomery Township** reserves the right to reject any and all bids for any cause whatsoever, to eliminate any item or items from the contract, and to waive any informality in the bids.

By order of: Montgomery Township  
Owner: Montgomery Township  
Dated: January 2019

END OF DOCUMENT

ADVERTISEMENT FOR BIDS  
00 11 13-1

**SCHEDULE OF BID ITEMS**

<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Price</b>	<b>Amount</b>
<b>BASE BID</b>					
1	Mill Roadway, 1.5" depth	98664	SY		\$ -
2	8" Asphalt Base Repair (If & Where Directed)	1051	SY		\$ -
3	11" Asphalt Base Repair (If & Where Directed)	775	SY		\$ -
4	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL's, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	79281	SY		\$ -
5	HMA Wearing Course, PG 64 – 22, 3 to 30 million ESAL's, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	19383	SY		\$ -
6	24" Wide Thermoplastic STOP Bar	367	LF		\$ -
7	24" Wide Thermoplastic Gore Striping	118	LF		\$ -
8	6" Wide Single White Line, Thermoplastic	860	LF		\$ -
9	4" Wide Double Yellow Line, Epoxy	5480	LF		\$ -
10	4" Wide Single White Line, Epoxy	3775	LF		\$ -
11	Pavement Markings, Thermoplastic Turn Arrow	3	EA		\$ -
12	Pavement Markings, Thermoplastic ONLY Letters	3	EA		\$ -
13	4" Wide Dashed White Line, Epoxy	120	LF		\$ -
<b>Total Amount Bid, Based on Estimated Quantities, for Items #1-13, Inclusive</b>				<b>\$</b>	<b>-</b>

(words)

**NOTE:**

1. Extension of all Unit Prices must be exact.

BID FORM  
00 41 00-3

G A Form C-2 (8/97)

**G GILMORE & ASSOCIATES, INC.**

**&A SURFACE AREA BY ROAD**

**CLIENT:**

Montgomery Township

**PROJECT NAME:**

2019 Paving Project

**PROJECT NUMBER:**

2018-08109

**DATE:**

21-Jan-19

#	DESCRIPTION	UNITS	QUANTITY
<b>Camp Drive (Stump Road to Mallard Drive)</b>			
1	Mill Roadway, 1.5" depth	SY	1520
2	8" Asphalt Base Repair (If & Where Directed)	SY	8
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL's, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	1520
4	24" Wide Thermoplastic STOP Bar	LF	32
<b>Darter Lane (Mallard Drive to Mallard Drive)</b>			
1	Mill Roadway, 1.5" depth	SY	2170
2	8" Asphalt Base Repair (If & Where Directed)	SY	12
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL's, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	2170
4	24" Wide Thermoplastic STOP Bar	LF	26
<b>Grouse Court (Mallard Drive to Cul-de-sac)</b>			
1	Mill Roadway, 1.5" depth	SY	1482
2	8" Asphalt Base Repair (If & Where Directed)	SY	8
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL's, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	1482
4	24" Wide Thermoplastic STOP Bar	LF	15
<b>Heron Court (Mallard Drive to Cul-de-sac)</b>			
1	Mill Roadway, 1.5" depth	SY	2300
2	8" Asphalt Base Repair (If & Where Directed)	SY	12
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL's, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	2300
4	24" Wide Thermoplastic STOP Bar	LF	15
<b>Magella Court (Mallard Drive to Cul-de-sac)</b>			
1	Mill Roadway, 1.5" depth	SY	1956
2	8" Asphalt Base Repair (If & Where Directed)	SY	10

**G GILMORE & ASSOCIATES, INC.**

**&A SURFACE AREA BY ROAD**

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Montgomery Township

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2019 Paving Project

**PROJECT NUMBER:**

2018-08109

**DATE:** 21-Jan-19

#	DESCRIPTION	UNITS	QUANTITY
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	1956
4	24" Wide Thermoplastic STOP Bar	LF	15
<b>Mallard Drive (Rosetwig Lane to Rosetwig Lane)</b>			
1	Mill Roadway, 1.5" depth	SY	22638
2	8" Asphalt Base Repair (If & Where Directed)	SY	114
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	22638
<b>Pintail Court (Mallard Drive to Cul-de-sac)</b>			
1	Mill Roadway, 1.5" depth	SY	1816
2	8" Asphalt Base Repair (If & Where Directed)	SY	9
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	1816
4	24" Wide Thermoplastic STOP Bar	LF	15
<b>Quail Court (Rosetwig Lane to Cul-de-sac)</b>			
1	Mill Roadway, 1.5" depth	SY	2273
2	8" Asphalt Base Repair (If & Where Directed)	SY	12
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	2273
4	24" Wide Thermoplastic STOP Bar	LF	16
<b>Rosetwig Lane (Kenas Road to Mallard Drive)</b>			
1	Mill Roadway, 1.5" depth	SY	5378
2	8" Asphalt Base Repair (If & Where Directed)	SY	27
3	HMA Wearing Course, PG 64 – 22, 0.3 to 30 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	5378
4	24" Wide Thermoplastic STOP Bar	LF	35
<b>Swallow Court (Mallard Drive to Cul-de-sac)</b>			
1	Mill Roadway, 1.5" depth	SY	1742
2	8" Asphalt Base Repair (If & Where Directed)	SY	9

**G GILMORE & ASSOCIATES, INC.**

**&A SURFACE AREA BY ROAD**

**CLIENT:**

Montgomery Township

**PROJECT NAME:**

2019 Paving Project

**PROJECT NUMBER:**

2018-08109

**DATE:** 21-Jan-19

#	DESCRIPTION	UNITS	QUANTITY
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	1742
4	24" Wide Thermoplastic STOP Bar	LF	15
<b>Swan Court (Mallard Drive to Cul-de-sac)</b>			
1	Mill Roadway, 1.5" depth	SY	2320
2	8" Asphalt Base Repair (If & Where Directed)	SY	12
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	2320
4	24" Wide Thermoplastic STOP Bar	LF	15
<b>Wren Court (Mallard Drive to Cul-de-sac)</b>			
1	Mill Roadway, 1.5" depth	SY	1506
2	8" Asphalt Base Repair (If & Where Directed)	SY	8
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	1506
4	24" Wide Thermoplastic STOP Bar	LF	15
<b>Lower State Road (Horsham Road to Route 152)</b>			
1	Mill Roadway, 1.5" depth	SY	19383
2	11" Asphalt Base Repair (If & Where Directed)	SY	775
3	HMA Wearing Course, PG 64 – 22, 3 to 30 million ESAL’s, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	19383
4	24" Wide Thermoplastic STOP Bar	LF	62
5	24" Wide Thermoplastic Gore Striping	LF	118
6	Pavement Markings, Thermoplastic Turn Arrow	EA	3
7	Pavement Markings, Thermoplastic ONLY Letters	EA	3
8	4" Wide Double Yellow Line, Epoxy	LF	5480
9	4" Wide Single White Line, Epoxy	LF	3775
10	4" Wide Dashed White Line, Epoxy	LF	120
11	6" Wide Single White Line, Thermoplastic	LF	286
<b>Country Club Drive (Pine Crest Lane to Route 202)</b>			
1	Mill Roadway, 1.5" depth	SY	17790

**G GILMORE & ASSOCIATES, INC.**

**&A SURFACE AREA BY ROAD**

**CLIENT:**

Montgomery Township

**PROJECT NAME:**

2019 Paving Project

**PROJECT NUMBER:**

2018-08109

**DATE:** 21-Jan-19

#	DESCRIPTION	UNITS	QUANTITY
2	8" Asphalt Base Repair (If & Where Directed)	SY	90
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL's, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	17790
4	24" Wide Thermoplastic STOP Bar	LF	28
5	6" Wide Single White Line, Thermoplastic	LF	262
<b>Pine Crest Lane (Route 202 to Country Club Drive)</b>			
1	Mill Roadway, 1.5" depth	SY	14390
2	8" Asphalt Base Repair (If & Where Directed)	SY	720
3	HMA Wearing Course, PG 64 – 22, 0.0 to 0.3 million ESAL's, 9.5 mm mix, 1-1/2" Depth, SRL H, containing ≤ 15% recycled material and virgin asphalt cement P.G. binder grade 64-22	SY	14390
4	24" Wide Thermoplastic STOP Bar	LF	63
5	6" Wide Single White Line, Thermoplastic	LF	312

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

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SUBJECT: Consider Authorization to Advertise to Bid for the 2019 Curb & Sidewalk Project

MEETING DATE: January 28, 2019

ITEM NUMBER: #10.

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello  
Director of Public Works

BOARD LIAISON: Michael J. Fox  
Chairman



BACKGROUND:

This matter requests approval for advertisement and solicitation of bids for the annual Curb & Sidewalk repair / replacement project.

Annually, the Township performs repairs and replacement of certain curbing and sidewalks throughout the Township in anticipation of future resurfacing of the streets. Contractors are being solicited to submit competitive bids for the project. The bids are scheduled to be opened on February 14, 2019 and will be considered for award at the Board of Supervisor Meeting scheduled for Monday February 25, 2019.

The bid specifications for the 2019 Curb & Sidewalk Project have been prepared by Gilmore & Associates and a copy of the advertisement and the bid tabulation sheet are attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT:

The 2019 Budget adopted by the Board of Supervisors on December 17, 2018 proposed \$689,780 for Curb & Sidewalk repairs / replacement work in 2019.

RECOMMENDATION:

Authorize the Township Manager to advertise for the curb and sidewalk bids.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the Township Manager to advertise for bids for the 2019 Curb and Sidewalk Project. Said bids are to be received on or before February 14, 2019 at 10:30 am and will be opened at that time. Bids will be considered for award on February 25, 2019 during the regular Board of Supervisor's Meeting after 8 pm.

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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



January 22, 2019

**Request for Authorization to Advertise**

**Project Name:** Contract 18-08108: 2019 Curb & Sidewalk Project

**Project Description:**

The 2019 Curb & Sidewalk project involves the replacement of vertical/depressed concrete curb, damaged Belgium blocks, ADA/PennDOT compliant curb ramps, concrete sidewalk, reinforced concrete sidewalk, reinforced concrete driveway apron, and concrete testing.

**Project Location:**

The work to be completed under the 2019 Curb & Sidewalk project is located along the following roadways within Montgomery Township:

- Kingston Way
- Schreiner Drive
- Bailey Drive
- Cheswick Drive
- Eaton Drive
- Carson Drive
- South Dayton Drive
- Sterling Drive
- Avondale Drive
- Fairacres Drive
- Field Terrace
- Stone Ridge Drive
- Cambridge Court
- Beaumont Terrace
- Arbor Way
- Moro Court
- Abbey Lane

**Project Cost:**

Based on the scope of work, the total estimated cost of construction for the 2019 Curb & Sidewalk project is approximately \$659,780.00, including contingency.

**Project Timeline:**

Upon approval of the Request for Authorization to Advertise, it is anticipated that the public bid opening for the 2019 Curb & Sidewalk Project will be held on February 14, 2019 and considered for award at the February 25, 2019 Board of Supervisors meeting.

DOCUMENT 00 11 13

ADVERTISEMENT FOR BIDS

Sealed bids will be received by **Montgomery Township** at their offices, at 1001 Stump Road, Montgomeryville, PA 18936, until 10:30 A.M. prevailing time on **February 14, 2019** at which time and place the bids shall be publicly opened and read aloud for:

**Contract 18-08108 – 2019 CURB & SIDEWALK PROJECT**

This project involves the replacement of 2,035 linear feet of vertical/depressed concrete curb, 10 linear feet of individual damaged Belgium blocks 6,944 square feet of ADA/PennDOT compliant curb ramps, 7,088 square feet of concrete sidewalk, 1,881 square feet of reinforced concrete sidewalk, 5,859 square feet of reinforced concrete driveway apron, and concrete testing along various roads throughout Montgomery Township. Designs for the curb ramps will not be provided. Curb ramps are to be field designed by the Contractor during construction.

Bidding Documents may be obtained at the office of **Gilmore and Associates, Inc., Consulting Engineers, 65 E. Butler Avenue, Suite 100, New Britain, PA, 18901**, for a cost of \$50.00 per set or \$35.00 per CD set, plus \$10.00 per set for postage and handling if mailing is requested. Checks should be made payable to Gilmore and Associates, Inc. Amounts paid for bidding documents are non-refundable. Bidding Documents may be examined at the Engineer's office, between the hours of 9:00 A.M. to 4:00 P.M., Monday through Friday.

Each bid shall be submitted in accordance with the Instructions to Bidders and must be accompanied by a Bid Bond or Certified Check for not less than ten percent (10%) of the Bid amount payable to **Montgomery Township** along with an Agreement of Surety certifying that the required Performance and Payment Bonds will be provided to the Bidder. Each bid must be enclosed in a securely sealed opaque envelope and endorsed: "**CONTRACT 18-08108 – 2019 CURB AND SIDEWALK PROJECT**" with the name and address of the Bidder clearly marked on the envelope.

The successful Bidder shall be required to furnish proof of insurance, performance bond for 100% of the amount of the contract, payment bond for 100% of the amount of the contract, and maintenance bond in such form as meets the approval of **Montgomery Township** and having as security thereon such Surety company or companies as are approved by **Montgomery Township**.

This project is subject to applicable provisions of Act 422, Pennsylvania Prevailing Wage Act as amended, the prevailing minimum wage rates issued by the Pennsylvania Department of Labor and Industry and to applicable provisions of Act 127 Pennsylvania Public Works Employment Verification as amended.

A Bid may be modified or withdrawn by an appropriate document duly executed in the manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Bids may be withdrawn within two (2) business days after the opening of Bids only by the withdrawing Bidder's strict compliance with 73 P.S. §1602 and any subsequent amendments.

The Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

**Montgomery Township** reserves the right to reject any and all bids for any cause whatsoever, to eliminate any item or items from the contract, and to waive any informality in the bids.

By order of the Owner: Montgomery Township  
Dated: January 2019

END OF DOCUMENT



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

CLIENT: Montgomery Township

DATE: September 18, 2018

PROJECT NAME: 2019 Curb & Sidewalk Project

REV: January 21, 2019

PROJECT NUMBER: 2018-08108

ADDRESS		CURB LF	CURB @ RAMP LF	CURB RAMP SF	4" SIDEWALK SF	6" SIDEWALK SF	6" DRIVEWAY APRONS SF
<b>Kingston Way</b>							
HCR	Kingston Way & Schreiner Drive (2 Ramps)	-	20	256	-	-	-
123	Kingston Way	-	-	-	-	100	120.0
119	Kingston Way	-	-	-	-	50	60.0
117	Kingston Way	-	-	-	-	100	120.0
115	Kingston Way	-	-	-	-	25	30.0
113	Kingston Way	-	-	-	-	100	120.0
109	Kingston Way	-	-	-	100	50	60.0
107	Kingston Way	-	-	-	80	-	-
104	Kingston Way	-	-	-	32	-	-
106	Kingston Way	-	-	-	16	-	-
108	Kingston Way	-	-	-	16	-	-
118	Kingston Way	-	-	-	32	-	-
<b>Schreiner Drive</b>							
101	Bailey Drive on Schreiner Drive	-	-	-	48	70	100.0
HCR	Schreiner Drive & Bailey Drive (North Corner 2 Ramps)	-	20	256	-	-	-
118	Bailey Drive on Schreiner Drive	-	-	-	16	-	-
HCR	Schreiner Drive & Bailey Drive (South Corner 2 Ramps)	-	30	384	-	-	-
117	Bailey Drive on Schreiner Drive	-	-	-	16	-	-
69	Schreiner Drive	-	-	-	32	-	-
71	Schreiner Drive	-	-	-	32	-	-
73	Schreiner Drive	-	-	-	16	-	-
129	Kingston Way on Schreiner Drive	-	-	-	-	20	-
81	Schreiner Drive	-	-	-	32	-	-
87	Schreiner Drive	-	-	-	16	20	-
91	Schreiner Drive	-	-	-	16	-	-
<b>Bailey Drive</b>							
109	Bailey Drive	-	-	-	32	-	-
115	Bailey Drive	-	-	-	-	50	-
106	Bailey Drive	-	-	-	16	-	-
104	Bailey Drive	-	-	-	16	-	-
102	Bailey Drive	-	-	-	16	-	-
100	Bailey Drive	-	-	-	16	-	-
<b>Cheswick Drive</b>							
231	Cheswick Drive	-	-	-	32	-	-
227	Cheswick Drive	-	-	-	16	-	-
219	Cheswick Drive	-	-	-	16	-	133.0
217	Cheswick Drive	-	-	-	16	-	-
215	Cheswick Drive	-	-	-	16	-	-
213	Cheswick Drive	-	-	-	16	-	-
211	Cheswick Drive	-	-	-	16	-	-
HCR	Cheswick Drive & Dayton Drive (4 Ramps)	-	32	512	-	-	-
113	Cheswick Drive	-	-	-	20	-	-
105	Cheswick Drive	-	-	-	80	-	-
HCR	Cheswick Drive & Avondale Drive (2 Ramps)	-	20	256	-	-	-
102	Cheswick Drive	-	-	-	32	-	-
106	Cheswick Drive	-	-	-	38	-	-
108	Cheswick Drive	-	-	-	40	-	-
112	Cheswick Drive	-	-	-	20	-	-
114	Cheswick Drive	-	-	-	40	-	-
200	Cheswick Drive	-	-	-	40	-	-
202	Cheswick Drive	-	-	-	20	-	-
HCR	Cheswick Drive & Eaton Drive (2 Ramps)	-	20	256	-	-	-
210	Cheswick Drive	-	-	-	32	-	-
212	Cheswick Drive	-	-	-	16	-	-

ADDRESS		CURB LF	CURB @ RAMP LF	CURB RAMP SF	4" SIDEWALK SF	6" SIDEWALK SF	6" DRIVEWAY APRONS SF
<b>Cheswick Drive (Continued)</b>							
216	Cheswick Drive	-	-	-	16	-	-
218	Cheswick Drive	-	-	-	-	-	133.0
222	Cheswick Drive	-	-	-	16	-	-
226	Cheswick Drive	-	-	-	16	-	-
HCR	Cheswick Drive & Montclair Drive (2 Ramps)	-	20	256	-	-	-
<b>Montclair Drive</b>							
114	Montclair Drive	-	-	-	16	-	-
112	Montclair Drive	-	-	-	-	60	126.0
HCR	Montclair Drive & Sterling Drive (2 Ramps)	-	20	256	-	-	-
228	Cheswick Drive on Montclair Drive	-	-	-	16	-	-
<b>Eaton Drive</b>							
208	Cheswick Drive on Eaton Drive	-	-	-	-	-	133.0
110	Eaton Drive	-	-	-	-	-	133.0
104	Eaton Drive	-	-	-	32	-	-
102	Eaton Drive	-	-	-	16	-	-
HCR	Eaton Drive & Avondale Drive (2 Ramps)	-	20	256	-	-	-
109	Eaton Drive	-	-	-	16	-	-
HCR	Eaton Drive & Carson Drive (2 Ramps)	-	20	256	-	-	-
107	Eaton Drive	-	-	-	32	20	-
111	Eaton Drive	-	-	-	16	-	-
204	Cheswick Drive on Eaton Drive	-	-	-	-	104	154.0
<b>Carson Drive</b>							
118	Carson Drive	-	-	-	16	-	-
114	Carson Drive	-	-	-	16	-	-
112	Carson Drive	-	-	-	284	60	112
108	Carson Drive	-	-	-	32	-	-
HCR	Carson Drive & Avondale Drive (2 Ramps)	-	20	256	-	-	-
101	Carson Drive	-	-	-	32	-	-
105	Carson Drive	-	-	-	32	-	-
111	Carson Drive	-	-	-	16	-	-
113	Carson Drive	-	-	-	16	-	-
101	South Dayton on Carson	-	-	-	16	-	-
HCR	South Dayton Drive & Carson Drive (2 Ramps)	-	20	256	-	-	-
<b>South Dayton Drive</b>							
203	Dayton Drive	-	-	-	-	-	50
205	Dayton Drive	-	-	-	100	-	-
207	Dayton Drive (Belgium Block Replacement)	5	-	-	20	-	-
209	Dayton Drive (Belgium Block Replacement)	5	-	-	-	-	-
200	Cheswick Drive on Dayton Drive	-	-	-	16	-	-
<b>Sterling Drive</b>							
103	Sterling Drive	-	-	-	-	16	135
111	Sterling Drive	-	-	-	-	16	-
117	Sterling Drive	-	-	-	16	-	-
121	Sterling Drive	-	-	-	16	-	126
123	Sterling Drive	-	-	-	-	-	126
112	Sterling Drive	-	-	-	-	-	126
110	Sterling Drive	-	-	-	16	-	-
106	Sterling Drive	-	-	-	16	16	-
102	Sterling Drive	-	-	-	64	-	126
<b>Avondale Drive</b>							
223	Avondale Drive	-	-	-	48	-	-
216	Avondale Drive	-	-	-	16	-	-
212	Avondale Drive	-	-	-	16	-	-
208	Avondale Drive	-	-	-	32	80	120
206	Avondale Drive	-	-	-	16	-	40
202	Avondale Drive	-	-	-	16	-	-
200	Avondale Drive	-	-	-	16	-	-
128	Avondale Drive	-	-	-	16	-	-
124	Avondale Drive	-	-	-	32	-	-
118	Avondale Drive	-	-	-	-	16	-
116	Avondale Drive	-	-	-	16	-	-
114	Avondale Drive	-	-	-	64	-	-
110	Avondale Drive	-	-	-	20	-	-
101	Avondale Drive	-	-	-	64	-	-

ADDRESS		CURB LF	CURB @ RAMP LF	CURB RAMP SF	4" SIDEWALK SF	6" SIDEWALK SF	6" DRIVEWAY APRONS SF
<b>Avondale Drive (Continued)</b>							
105	Avondale Drive	-	-	-	32	-	-
100	Carson Drive on Avondale Drive	-	-	-	-	-	130
121	Avondale Drive	-	-	-	16	-	-
123	Avondale Drive	-	-	-	-	20	40
127	Avondale Drive	-	-	-	16	-	-
100	Eaton Drive on Avondale Drive	-	-	-	32	-	-
HCR	Avondale Drive & Sterline Drive (2 Ramps)	-	20	256	-	-	-
<b>Fairacres Drive</b>							
HCR	Fairacres Drive & Upper State Road (2 Ramps)	-	20	256	-	-	-
HCR	Fairacres Dr, Woodlea Ter & Colwyn Ter (4 Ramps)	-	40	512	-	-	-
102	Fairacres Drive	-	-	-	48	-	-
104	Fairacres Drive	-	-	-	32	-	-
HCR	Fairacres Drive & Stone Ridge Drive (2 Ramps)	-	20	256	-	-	-
	Fairacres Drive @ Center Island	40	-	-	-	-	-
105	Fairacres Drive	-	-	-	48	-	-
101	Fairacres Drive	-	-	-	48	-	-
<b>Woodlea Terrace</b>							
102	Fairacres Terrace on Woodlea Terrace	20	-	-	-	16	154
103	Woodlea Terrace	-	-	-	32	16	-
109	Woodlea Terrace	30	-	-	-	-	-
108	Woodlea Terrace	-	-	-	-	96	-
106	Woodlea Terrace	32	-	-	-	16	112
104	Woodlea Terrace	-	-	-	-	96	-
102	Woodlea Terrace	20	-	-	48	96	96
100	Woodlea Terrace	10	-	-	-	-	-
<b>Field Terrace</b>							
103	Field Terrace	70	-	-	-	-	-
105	Field Terrace	10	-	-	-	-	-
118	Field Terrace	10	-	-	-	-	-
116	Field Terrace	25	-	-	-	-	-
114	Field Terrace	10	-	-	20	-	-
112	Field Terrace	-	-	-	20	-	-
110	Field Terrace	-	-	-	112	-	-
108	Field Terrace	-	-	-	16	96	-
106	Field Terrace	-	-	-	20	-	-
104	Field Terrace	-	-	-	32	-	-
102	Field Terrace	-	-	-	80	-	-
209	Abbey Lane on Field Terrace	-	-	-	48	-	-
<b>Stone Ridge Drive</b>							
128	Stone Ridge Drive	-	-	-	64	-	-
HCR	Stone Ridge Drive & Abbey Lane (2 Ramps)	-	20	256	-	-	-
122	Stone Ridge Drive	-	-	-	-	16	-
118	Stone Ridge Drive	-	-	-	32	-	-
114	Stone Ridge Drive	12	-	-	16	-	64
112	Stone Ridge Drive	5	-	-	32	-	-
110	Stone Ridge Drive	-	-	-	64	-	-
104	Stone Ridge Drive	50	-	-	-	-	-
102	Stone Ridge Drive	60	-	-	-	16	-
100	Stone Ridge Drive	40	-	-	-	-	-
105	Fairacres Drive on Stone Ridge Drive	10	-	-	-	-	-
420	Stone Ridge Drive	-	-	-	96	-	-
418	Stone Ridge Drive	10	-	-	-	-	-
416	Stone Ridge Drive	10	-	-	-	-	80
414	Stone Ridge Drive	-	-	-	64	-	80
410	Stone Ridge Drive	-	-	-	64	-	160
406	Stone Ridge Drive	-	-	-	48	-	-
404	Stone Ridge Drive	30	-	-	-	-	-
HCR	Stone Ridge Drive & Abbey Lane (2 Ramps)	-	30	256	-	-	-
402	Stone Ridge Drive	-	-	-	48	-	-
	Stone Ridge Drive @ Hour Glass Park	-	-	-	96	-	-
401	Stone Ridge Drive	-	-	-	48	-	-
403	Stone Ridge Drive	-	-	-	64	-	-
405	Stone Ridge Drive	10	-	-	-	16	-
407	Stone Ridge Drive	10	-	-	-	-	-

ADDRESS		CURB LF	CURB @ RAMP LF	CURB RAMP SF	4" SIDEWALK SF	6" SIDEWALK SF	6" DRIVEWAY APRONS SF
<b>Stone Ridge Drive (Continued)</b>							
409	Stone Ridge Drive	-	-	-	32	-	-
411	Stone Ridge Drive	-	-	-	48	-	-
415	Stone Ridge Drive	-	-	-	32	-	-
417	Stone Ridge Drive	-	-	-	64	-	-
419	Stone Ridge Drive	-	-	-	48	-	-
101	Stone Ridge Drive	40	-	-	32	-	-
103	Stone Ridge Drive	190	-	-	-	-	-
105	Stone Ridge Drive	-	-	-	36	-	-
107	Stone Ridge Drive	20	-	-	48	-	-
111	Stone Ridge Drive	-	-	-	-	-	80
115	Stone Ridge Drive	-	-	-	-	-	120
<b>Stony Court</b>							
208	Abbey Lane on Stony Court	-	-	-	48	-	-
103	Stony Court	-	-	-	64	-	-
105	Stony Court	-	-	-	80	-	-
104	Stony Court	-	-	-	96	-	120
102	Stony Court	-	-	-	64	108	120
206	Abbey Lane on Stony Court	-	-	-	96	-	120
<b>Cambridge Court</b>							
101	Cambridge Court	-	-	-	-	16	-
103	Cambridge Court	-	-	-	64	-	-
105	Cambridge Court	-	-	-	80	108	120
111	Cambridge Court	-	-	-	32	-	-
106	Cambridge Court	24	-	-	48	-	-
104	Cambridge Court	50	-	-	-	-	-
102	Cambridge Court	-	-	-	48	64	108
<b>Beaumont Terrace</b>							
300	Abbey Lane on Beaumont Terrace	-	-	-	48	-	-
103	Beaumont Terrace	-	-	-	64	-	-
105	Beaumont Terrace	25	-	-	64	-	108
226	Grays Lane on Beaumont Terrace	-	-	-	48	-	-
104	Beaumont Terrace	-	-	-	96	-	-
102	Beaumont Terrace	25	-	-	-	-	-
226	Beaumont Terrace	25	-	-	-	-	-
<b>Arbor Way</b>							
229	Abbey Lane on Arbor Way	-	-	32	-	-	-
103	Arbor Way	-	-	48	-	-	-
105	Arbor Way	-	-	80	-	-	-
110	Arbor Way	-	-	48	-	-	-
106	Arbor Way	8	-	96	-	-	-
104	Arbor Way	50	-	48	-	-	-
102	Arbor Way	50	-	64	-	-	-
301	Abbey Lane on Arbor Way	20	-	-	-	-	-
<b>Moro Court</b>							
316	Abbey Lane on Moro Court	18	-	-	32	16	108.0
102	Moro Court	-	-	-	80	-	-
<b>Abbey Lane</b>							
404	Abbey Lane	-	-	-	64	-	-
348	Abbey Lane	-	-	-	80	-	-
340	Abbey Lane	-	-	-	-	-	128
338	Abbey Lane	-	-	-	-	-	128
332	Abbey Lane	-	-	-	-	-	64
328	Abbey Lane	-	-	-	-	-	128
324	Abbey Lane	-	-	-	-	-	128
320	Abbey Lane	-	-	-	48	-	132
318	Abbey Lane	30	-	-	-	-	-
316	Abbey Lane	-	-	-	96	-	-
314	Abbey Lane	-	-	-	64	-	-
310	Abbey Lane	-	-	-	48	-	-
302	Abbey Lane	20	-	-	-	-	128
300	Abbey Lane	-	-	-	64	-	-
HCR	Abbey Lane & Beaumont Terrace (2 Ramps)	-	30	256	-	-	-
226	Abbey Lane	-	-	-	48	-	-

ADDRESS		CURB LF	CURB @ RAMP LF	CURB RAMP SF	4" SIDEWALK SF	6" SIDEWALK SF	6" DRIVEWAY APRONS SF
<b>Abbey Lane (Continued)</b>							
224	Abbey Lane	-	-	-	-	-	132
222	Abbey Lane	-	-	-	64	-	-
220	Abbey Lane	28	-	-	-	-	132
218	Abbey Lane	-	-	-	48	-	-
HCR	Abbey Lane & Cambridge Court (2 Ramps)	-	20	256	-	-	-
214	Abbey Lane	-	-	-	80	-	-
210	Abbey Lane	-	-	-	-	64	-
208	Abbey Lane	40	-	-	-	-	-
HCR	Abbey Lane & Stony Court (2 Ramps)	-	20	256	-	-	-
206	Abbey Lane	-	-	-	154	-	-
204	Abbey Lane	130	-	-	-	-	-
202	Abbey Lane	40	-	-	-	-	64
200	Abbey Lane	-	-	-	32	-	-
203	Abbey Lane	-	-	-	96	-	-
205	Abbey Lane	-	-	-	32	-	-
HCR	Abbey Lane & Field Terrace (2 Ramps)	-	28	256	-	-	-
209	Abbey Lane	-	-	-	32	-	-
211	Abbey Lane	-	-	-	48	-	-
213	Abbey Lane	50	-	-	-	-	-
215	Abbey Lane	30	-	-	-	-	-
217	Abbey Lane	-	-	-	-	32	-
219	Abbey Lane	-	-	-	32	-	132
221	Abbey Lane	-	-	-	64	-	64
227	Abbey Lane	-	-	-	48	-	64
229	Abbey Lane	-	-	-	64	-	-
HCR	Abbey Lane & Arbor Way (2 Ramps)	-	30	256	-	-	-
301	Abbey Lane	-	-	-	64	-	-
307	Abbey Lane	20	-	-	-	-	132
309	Abbey Lane	10	-	-	48	-	-
311	Abbey Lane	-	-	-	64	-	-
315	Abbey Lane	-	-	-	48	-	-
317	Abbey Lane	18	-	-	16	-	-
319	Abbey Lane	-	-	-	32	-	-
321	Abbey Lane	-	-	-	48	-	-
325	Abbey Lane	-	-	-	32	-	-
327	Abbey Lane	-	-	-	64	-	-
335	Abbey Lane	-	-	-	48	-	-
<b>TOTALS:</b>		<b>1,495</b>	<b>540</b>	<b>6,944</b>	<b>7,088</b>	<b>1,881</b>	<b>5,859</b>

**SCHEDULE OF BID ITEMS - BID A**

<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Price</b>	<b>Amount</b>
1	Remove & Replace Vertical/Depressed Concrete Curb	2,035	LF	\$ _____	\$ _____
2	Remove & Replace Individual Damaged Belgium Block	10	LF	_____	_____
3	Remove & Replace 4" ADA/PennDOT Compliant Curb Ramps	6,944	SF	\$ _____	\$ _____
4	Remove & Replace 4" Plain Cement Concrete Sidewalk	7,088	SF	\$ _____	\$ _____
5	Remove & Replace 6" Reinforced Concrete Sidewalk	1,881	SF	\$ _____	\$ _____
6	Remove & Replace 6" Concrete Driveway Apron	5,859	SF	\$ _____	\$ _____
7	Concrete Testing	1	LS	\$ _____	\$ _____
<b>Total Amount Bid, Based on Estimated Quantities, for Items #1-7, Inclusive</b>				<b>\$ _____</b>	

(words)

**NOTE:**

1. Extension of all Unit Prices must be exact.

**SCHEDULE OF BID ITEMS - BID B**

<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Price</b>
B 1A	Remove & Replace <b><u>1 to 100 Linear Feet</u></b> of Vertical/Depressed Concrete Curb (7"X8"X18")	1	LF	\$ _____
B 1B	Remove & Replace Greater Than or Equal to <b><u>101 Linear Feet</u></b> of Vertical/Depressed Concrete Curb (7"X8"X18")	1	LF	\$ _____
B 2A	Remove & Replace <b><u>1 to 750 Square Feet</u></b> of Concrete Sidewalk (4")	1	SF	\$ _____
B 2B	Remove & Replace <b><u>751 to 1,500 Square Feet</u></b> of Concrete Sidewalk (4")	1	SF	\$ _____
B 2C	Remove & Replace Greater Than or Equal to <b><u>1,501 Square Feet</u></b> of Concrete Sidewalk (4")	1	SF	\$ _____
B 3	Remove & Replace <b><u>1 to 256 Square Feet</u></b> of ADA/PennDOT Compliant Handicap Ramps (4")	1	SF	\$ _____
B 4	Remove & Replace <b><u>1 to 200 Square Feet</u></b> of Reinforced Concrete Sidewalk (6")	1	SF	\$ _____
B 5	Remove & Replace <b><u>1 to 200 Square Feet</u></b> of Concrete Driveway Apron (6")	1	SF	\$ _____

**NOTE:**

1. Extension of all Unit Prices must be exact.

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

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**SUBJECT:** Consider Authorization to Advertise for Bids for the Fellowship Park Tennis Court Reconstruction Project

**MEETING DATE:** January 28, 2019

**ITEM NUMBER:** #11

**MEETING/AGENDA:** WORK SESSION

**ACTION XX**

**NONE**

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

**INITIATED BY:** Kevin A. Costello  
Director of Public Works



**BOARD LIAISON:** Michael J. Fox  
Chairman

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**BACKGROUND:**

This matter requests approval for the advertisement and solicitation of bids for the Fellowship Park Tennis Court Reconstruction Project.

The project will include a one-inch layer of stone dust over the entire court, followed up by a two-inch asphalt base course and an inch and a half of asphalt wearing course. Once the paving is finished, the courts will be sealed, color coated and re-stripped for an estimated cost of \$165,000. For comparison sake, to completely rebuild the courts would be about 30% higher than the Stone Dust Overlay Process. The Township used this process three years ago on the Spring Valley Park Hockey Court and it is holding up very well.

Gilmore & Associates has prepared the bid specifications. The bid notice with the scope of work, advertisement and bid tabulation sheets are attached. The bids are scheduled to be opened on February 14, 2019 and will be considered for award at the Board of Supervisors Meeting scheduled for February 25, 2019.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None

**PREVIOUS BOARD ACTION:** None

**ALTERNATIVES/OPTIONS:** None

**BUDGET IMPACT:** A total of \$165,840 was allocated in the Approved 2019 Budget for the project.

**RECOMMENDATION:** Authorize the Township Manager to advertise for the bids.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the Township Manager to advertise for bids for the Fellowship Park Tennis Court Reconstruction Project. Said bids are to be received on or before February 14, 2019 at 11:00 am and will be opened at that time. Bids will be considered for award at the Board of Supervisors Meeting on February 25, 2019.

**MOTION:** \_\_\_\_\_ **SECOND:** \_\_\_\_\_

**ROLL CALL:**

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

January 21, 2019

**Request for Authorization to Advertise**

**Project Name:** Fellowship Park Tennis Court Renovation – Contract #2018-08110

**Project Description:**

The Fellowship Park Tennis Court Renovation project consists of stone dust overlay, asphalt resurfacing, and color coating the four existing tennis courts, within the inner limits of the fence surrounding the tennis courts. The project also includes new net posts and nets as well as alternate bid items to remove and replace the 40 feet long by 10 feet high practice wall.

**Project Location:**

The work to be completed under the Fellowship Park Tennis Court Renovation is located at Fellowship Park in Montgomery Township, 125 Meadowood Dr Lansdale, PA 19446.

**Project Cost:**

The amount budgeted for this project is \$165,840.

**Project Timeline:**

Upon approval of the Request for Authorization to Advertise, it is anticipated that the public bid opening for the Fellowship Park Tennis Court Renovation project will be held on February 14, 2019 and considered for award at the February 25, 2019 Board of Supervisors meeting.

DOCUMENT 00 11 13

ADVERTISEMENT FOR BIDS

Sealed bids will be received by the **Montgomery Township** at their offices, at 1001 Stump Road, Montgomeryville, PA 18936, until **11:00 A.M.**, prevailing time on **February 14, 2019** at which time and place the bids shall be publicly opened and read aloud for:

**CONTRACT 2018-08110 – FELLOWSHIP PARK TENNIS COURT RENOVATION**

This project involves the repair of the existing tennis court to include stone dust overlay, paving and associated improvements. The project also includes two add alternate bids. The first is to remove the existing practice wall. The second is to construct a new practice wall.

Bidding Documents may be obtained at the office of **Gilmore and Associates, Inc., Consulting Engineers, 65 E. Butler Avenue, Suite 100, New Britain, PA, 18901**, for a cost of \$50.00 per paper set or \$35.00 per CD set, plus \$10.00 per set for postage and handling if mailing is requested. Checks should be made payable to Gilmore and Associates, Inc. Amounts paid for bidding documents are non-refundable. Bidding Documents may be examined at the Engineer's office, between the hours of 9:00 A.M. to 4:00 P.M., Monday through Friday.

Each bid shall be submitted in accordance with the Instructions to Bidders and must be accompanied by a Bid Bond or Certified Check for not less than ten percent (10%) of the Bid amount payable to the **Montgomery Township** along with an Agreement of Surety certifying that the required Performance and Payment Bonds will be provided to the Bidder. Each bid must be enclosed in a securely sealed opaque envelope and endorsed: "**CONTRACT 2018-08110 – FELLOWSHIP PARK TENNIS COURT RENOVATION**" with the name and address of the Bidder clearly marked on the envelope.

The successful Bidder shall be required to furnish proof of insurance and bonds for Performance, Payment, and Maintenance in such form as meets the approval of the Montgomery Township and having as security thereon such Surety company or companies as are approved by the Montgomery Township.

This project is subject to applicable provisions of Act 422, Pennsylvania Prevailing Wage Act as amended, the prevailing minimum wage rates issued by the Pennsylvania Department of Labor and Industry and to applicable provisions of Act 127 Pennsylvania Public Works Employment Verification as amended.

A Bid may be modified or withdrawn by an appropriate document duly executed in the manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Bids may be withdrawn within two (2) business days after the opening of Bids only by the withdrawing Bidder's strict compliance with 73 P.S. §1602 and any subsequent amendments.

The Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

The Montgomery Township reserves the right to reject any and all bids for any cause whatsoever, to eliminate any item or items from the contract, and to waive any informality in the bids.

By order of:  
Owner: Montgomery Township  
Dated: January 2019

END OF DOCUMENT

**SCHEDULE OF BID ITEMS**

<b>Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Price</b>	<b>Amount</b>
<b>BASE BID</b>					
1	Replace Net & Posts	4	EA	\$	\$
2	Metal Edge Restraint	650	LF	\$	\$
3	Stone Dust Overlay	2720	SY	\$	\$
4	Asphalt Paving	2720	SY	\$	\$
5	Color Coat	2720	SY	\$	\$
6	Line Striping	1	LS	\$	\$
<b>Total Amount Base Bid, Based on Estimated Quantities, for Items #1-6, Inclusive</b>				\$	
(words)					
<b>ADD ALTERNATE BID 1</b>					
7	Remove Practice Wall	1	LS	\$	\$
<b>Total Amount Add Alternate Bid 1, Based on Estimated Quantity, for Item #7, Inclusive</b>				\$	
(words)					
<b>ADD ALTERNATE BID 2</b>					
8	Install Practice Wall	1	LS	\$	\$
<b>Total Amount Add Alternate Bid 2, Based on Estimated Quantity, for Item #8, Inclusive</b>				\$	
(words)					

NOTE:  
1. Extension of all Unit Prices must be exact.

BID FORM  
00 41 00-3

G A Form C-2 (8/97)

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

Resolution #

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**SUBJECT:** Consideration – Preliminary/ Final Subdivision Land Development Plan –  
FedEx Ground Packaging Systems Inc. and 1350 Welsh Partners LLC - LDS#696

**MEETING DATE:** January 28, 2018

**ITEM NUMBER:** #12

**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:** Michael J. Fox

Chairman

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**BACKGROUND:**

The subject property consists of two condominium units, each separately owned by 1350 Welsh Partners LLC (Unit 1) and Big Box 1360 Welsh, LP (Unit 2). Unit 1, which fronts on Welsh Road, consists of an existing, two-story, multi-tenant warehouse building known as 1350 Welsh Road; Unit 2 consists of an existing, one-story warehouse building known as 1360 Welsh Road, which is presently occupied by FedEx Ground Package Systems, Inc. ("FedEx"). FedEx leases Unit 2 from Big Box 1360 Welsh, LP. Prior to the creation of a condominium regime in April of 2015, Units 1 and 2 were part of a single property owned by Montgomeryville Real Estate Associates, LP.

The proposed improvements by FedEx Ground Package Systems shall include expansion of the existing parking area, erection of security fencing and required storm water management and landscape buffering and 1350 Welsh Partners shall be responsible for additional impervious coverage (parallel parking) and storm water management for improvements on their site.

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:** Zoning Hearing Board approval granted on April 11, 2018.

**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 \_\_\_\_\_ VOTE \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W . Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

**RESOLUTION #**

**MONTGOMERY TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL APPROVAL OF  
THE APPLICATION FOR LAND DEVELOPMENT FOR FEDEX GROUND PACKAGE  
SYSTEMS, INC. - 1360 WELSH ROAD AND 1350 WELSH PARTNERS LLC -  
1350 WELSH ROAD, LDS# 696**

The Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, hereby resolves to grant Conditional Preliminary/Final approval of the Subdivision-Land Development application and plan for **FedEx Ground Package Systems Inc., 1360 Welsh Road and 1350 Welsh Partners LLC, for 1350 Welsh Road**, as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant prior to the recording of the final plan:

1. Fulfilling all obligations and requirements of the **Gilmore & Associates, Inc.** letters dated October 30, 2018, October 30, 2018 Accessibility Review, October 9, 2018, May 1, 2018 revised and Accessibility Review dated April 30, 2018; **Boucher & James, Inc.** letters dated November 6, 2018, September 4, 2018 (waiver request) , September 4, 2018 and April 26, 2018; **Montgomery Township Planning Commission** recommendation dated January 17, 2019; **Montgomery County Planning Commission** letter dated May 2, 2018; **Traffic Planning and Design, Inc.** letters dated November 12, 2018, September 13, 2018, September 4, 2018, April 26, 2018, April 25, 2018, and emails dated January 10, 2019 from Frank Falzone, November 2, 2018 from Mike Layton, BL Companies, October 31, 2018 from Jerry Baker and October 25, 2018 from Frank Falzone, ; **Zoning Officers** review dated November 13, 2018; **Montgomery Township Police Department** comments dated September 4, 2018; Kenneth Amey's review letter dated September 4, 2018 and May 2, 2018; **Montgomery Township Fire Marshal** review dated November 14, 2018 and May 7, 2018.
2. Entering into a Land Development Agreement with the Township and posting financial security in the amount of 110% of the total cost of all public improvements to the satisfaction of the Township Engineer and Township Solicitor for each phase of this development if required. As used herein, the term "public improvements" shall include, but shall not be limited to, streets, parking areas, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, storm water facilities, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks. The record plan shall indicate phasing if required. Upon completion of public improvements, financial security shall be posted in the amount of 15% of the original total public improvement cost, regardless of whether such public improvements are dedicated to the Township, for a period not less than 18 months after Township Engineer approval. If the end of maintenance period for trees and other plantings ends outside the time period specified in 205-49, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall be provided to the satisfaction of the Township Solicitor.
3. Satisfying the requirements of all Montgomery Township Codes and rules and regulations of the Montgomery Township Municipal Sewer Authority and North Wales Water Authority.

A copy of the Authorities' permits and/or agreements from the above must be provided to the Township.

Resolution #

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4. Paying all Township Consultant and Solicitors fees related to this project.
5. Obtaining all other Regulatory Authority Permits having jurisdiction over this project. Building permits cannot be issued until PADEP Sewage Planning Modules is issued, if required.
6. Entering into the required Storm Water Management Facilities Maintenance and Monitoring Agreement and Landscaping Declaration of Covenants and Restriction for its benefit and its successors and assigns.
7. Any **new** 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 if required 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, if required.
10. Maintaining Fire service access all times during construction to the satisfaction of the Township Engineer and Montgomery Township Department of Fire Services.
11. Any signage identified on the plan is not approved unless it conforms to the Township Zoning code or has been granted prior relief from the Zoning Hearing Board.
12. The applicant must be in compliance with Zoning Hearing Board Decision and Order for Application 18030002 held on April 11, 2018.
13. The applicant shall provide a copy of all cross easement documentation for review prior to recording.
14. The Applicants shall dim existing and proposed lights after 10PM or after hours operations, whichever is earlier, until dawn to achieve a minimum 50% reduction in light output light operations.

**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. A waiver from SLDO 205-10.H(4) - All parking spaces shall be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space. The width of spaces is to be measured to the center of the double parallel lines. It shall be noted that existing parking stalls do not have the double parallel lines. It appears as though the Applicant is providing the double parallel lines in truck parking areas, but not in the expanded general parking areas. Since existing parking does not have the double parallel lines already, the Consultants do not object to this waiver

request.

Resolution #

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2. A waiver from SLDO 205-10.H(7)(b) Requirement: Required off-street parking spaces for the physically handicapped shall be a minimum of 12 feet wide by 20 feet long and shall be paved with an impervious gravel-free surface.

*At the recommendation of the traffic engineer, Traffic Planning and Design, the existing handicap spaces will be restriped to meet federal standards which results in 8' wide parking stalls with a shared 8 foot wide access aisle. The Consultants do not object to this waiver.*

3. A waiver from SLDO 205-17.A(3), (4) & (5) Requirement: Commercial, industrial and multifamily parking areas. All commercial, industrial and multifamily car parking areas shall have a thickness of not less than 8 1/2 inches, which shall consist of six inches crushed aggregate base course, 1 1/2 inches superpave 25.0mm binder course and a one-inch superpave 9.5mm wearing course conforming to the current specifications of the Pennsylvania Department of Transportation.

*The Applicant is proposing a pavement section recommended by the Geotechnical Engineer of Record based on a pavement analysis. Also, the Applicant proposes the use of concrete dollies within the trailer parking spaces as those features are part of the standard operations for the use. The Consultants do not object to this waiver.*

4. A waiver from SLDO 205-17.D(1) Requirement: Where required. Concrete curbs shall be placed along all streets, whether the street is existing or proposed, and along all commercial, industrial and multifamily driveways and parking lots.

*A partial waiver is requested is requested to not install curbing along the proposed 19 parallel parking spaces for 1350 Welsh Road. The curbing would impeded the flow of stormwater away from the existing building and into the proposed Stormwater Management facilities. The Consultants do not object to this waiver.*

5. A waiver from SLDO 205-17.D(2) Requirement: Construction requirements. The minimum specification for the construction of concrete curbs shall be a seven-by-eight-by-eighteen-inch concrete curb in accordance with the specifications of the Pennsylvania Department of Transportation Form 408.

*Requested: A partial waiver is requested is requested to not install curbing along the proposed 19 parallel parking spaces for 1350 Welsh Road. The curbing would impeded the flow of stormwater away from the existing building and into the proposed Stormwater Management facilities. The other areas where curbing is to be installed the curbing dimension exceeds the Township's minimum eighteen inch depth. The Consultants do not object to this waiver.*

6. A waiver from SLDO 205-52.D(1) (e) & (g) Requirement: 20 foot wide divider island strip for parking lots exceeding 100 spaces.

*Request: In lieu of a 20' strip that will impact the ability to provide the necessary parking spaces for operations. The Applicant proposes the introduction of a 5' divider strip that will allow for landscaping, lighting and grading. The required fourteen (14) shade trees and twenty-seven (27) shrubs are shown on the plan. A waiver has been requested in order*

to relocate them elsewhere on the site to spatial constraints and existing easements.  
The Consultants do not object to this waiver.

Resolution #

Page 4 of 6

7. A waiver from SLDO 205-78.B Requirement: The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. Within 400 feet of any part of the land being subdivided or developed, a plan shall show the location and size of all watercourses and the boundaries of floodplain areas (not limited to the established flood level and regulatory flood elevation, where applicable) utilizing base flood elevation data available from federal, state and other sources.

The applicant requests a partial waiver from providing widths of streets and alleys, location and names of railroads, watercourses, sanitary sewers, storm drains and similar features within 400 feet of the property. Detailed survey has been provided with 30 to 70 feet of the property boundaries and beyond the proposed improvement areas. A partial waiver is requested for the additional area beyond the provided survey extents and improvement areas. Additionally, the project improvements will be wholly located within the property and the project will have no negative impacts to the surrounding properties. The Consultants do not object to this waiver provided the applicant supply any of this information should it be deemed necessary to complete the review.

8. A waiver from SLDO 206-6.G(1) Requirement: Depth to limiting zone: A minimum of two feet of soil suitable for infiltration must exist between the invert of the infiltration BMP and the top of the nearest limiting zone. Otherwise, the volume control requirement shall not be applied to the development site, and the entire volume must be treated.

*Request:* The Applicant performed infiltration testing that demonstrated the infeasibility of infiltration due to groundwater. The Applicant proposes to treat the entire volume via the PADEP's Slow Release Concept BMP which utilizes a pre-manufactured water quality device to meet the water quality standards of the Township and PADEP. The Consultants do not object to this waiver.

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

**DULY PRESENTED AND ADOPTED** by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, at a public meeting held this **28<sup>th</sup>** day of January, **2019**.

MOTION BY:

SECOND BY:

VOTE:

The applicant agrees to the above conditions this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Applicant Signature – Big Box 1360 Welsh, LP

\_\_\_\_\_  
Print

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature – 1350 Welsh Partners, LLC

\_\_\_\_\_  
Print

\_\_\_\_\_  
Date

EXHIBIT "A"

LIST OF DRAWINGS

<u>SHEET</u>	<u>DESCRIPTION</u>	<u>ORG DATE</u>	<u>REVISED DATE</u>
01	Cover Sheet	03/20/18	8/03/18
02	Record Plan	03/20/18	11/08/18
03	General Notes – Phase I	03/20/18	08/30/18
04	Existing Conditions Plan	03/20/18	08/30/18
05	Existing Conditions Plan	03/20/18	08/30/18
06	Overall Demolition Plan	03/20/18	08/30/18
07	Demolition Plan – Phase I	03/20/18	08/30/18
08	Demolition Plan – Phase II	03/20/18	08/30/18
09	Overall Site Plan	03/20/18	11/08/18
10	Site Plan – Phase I	03/20/18	11/08/18
11	Site Plan – Phase I	03/20/18	11/08/18
12	Site Plan – Phase I	03/20/18	11/08/18
13	Site Plan – Phase II	03/20/18	08/30/18
14	Site Details – Phase I	03/20/18	10/23/18
15	Site Details – Phase I	03/20/18	08/30/18
16	Site Details – Phase I	03/20/18	10/23/18
17	Overall Grading, Drainage, and Utility Plan	03/20/18	08/30/18
18	Grading, Drainage and Utility Plan-Phase I	03/20/18	08/30/18
19	Grading, Drainage and Utility Plan-Phase I	03/20/18	08/30/18
20	Grading, Drainage and Utility Plan-Phase I	03/20/18	08/30/18
21	Grading, Drainage and Utility Plan-Phase II	03/20/18	08/30/18
22	Storm Details – Phase I	03/20/18	08/30/18
23	SWM Details – Phase I	03/20/18	08/30/18
24	Storm Profiles – Phase I	03/20/18	08/30/18
25	Storm and SWM Details – Phase II	03/20/18	08/30/18
26	Overall Lighting Plan, Schedule and Notes-Phase I	03/20/18	11/01/18
27	Lighting Plan – Phase I	03/20/18	11/01/18
28	Lighting Plan – Phase I	03/20/18	11/01/18
29	Lighting Plan – Phase I	03/20/18	11/01/18
30	Lighting Plan – Phase II	03/20/18	11/01/18
31	Lighting Details – Phase I & II	03/20/18	11/01/18
32	Landscape Plan – Phase I	03/20/18	10/23/18
33	Landscape Plan – Phase II	03/20/18	10/23/18
34	Landscape Details – Phase I & II	03/20/18	10/23/18
35	Truck Turning and Signage Plan	03/20/18	11/08/18



October 30, 2018

File No. 2017-04090

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#696  
FedEx Ground Package System, Inc. & 1350 Welsh Partners, LLC  
1360 & 1350 Welsh Road  
Tax Map Parcel Numbers: 46-00-04243-01-3, 46-00-04243-02-2, and 46-00-04243-00-4

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for FedEx Ground Package System, Inc. (Sheet 2 of 35 sheets only), prepared by BL Companies, dated March 20, 2018, revised October 23, 2018.
- B. Stormwater Management Narrative prepared for 1350 Welsh Partners, LLC, prepared by BL Companies, dated March 20, 2018, revised October 1, 2018.
- C. Post Construction Stormwater Management Narrative prepared for FedEx Ground Package System, Inc., prepared by BL Companies, dated February 14, 2018, revised October 23, 2018.
- D. BL Companies response letter dated October 23, 2018

II. GENERAL

The project consists of three parcels with combined gross area of 21.9 acres, located at 1350 & 1360 Welsh Road, within the LI Limited Industrial Zoning District. The Applicant, FedEx Ground Package System, Inc., proposes to perform parking lot improvements on both condominium lots and the common lot. The applicant's proposal includes appurtenant utilities, storm water management, landscaping, etc. to support the proposed improvements.

III. REVIEW COMMENTS

A. Zoning Ordinance (Chapter 230)

The applicant was granted the following variances of the Zoning Ordinance from the Township Zoning Hearing Board on April 11, 2018. Based on our review, the plans appear to comply with the Zoning Ordinance and the relief granted by the ZHB. Upon further development of the plans, additional items may become apparent.

- 1. §230-116.B(4) – Maximum impervious material coverage including building coverage, shall not exceed 65% of the total lot area. The Applicant is proposing 68.9% impervious material coverage.
- 2. §230-116.B(5) – The minimum land area devoted to green vegetative cover shall not be less than 35% of the total lot area. The Applicant is proposing 31.1% green area coverage.

3. §230-148.E – The maximum height of protective fences shall be eight feet. The Applicant is proposing to install an 11 feet high fence.

B. Subdivision and Land Development Ordinance (Chapter 205) – Waiver Requests

The applicant has requested the following waivers from the Montgomery Township Subdivision and Land Development Ordinance. The Applicant should provide a written waiver request stating the grounds for claiming a hardship, the provision(s) of the ordinance involved, and how the request is the minimum modification necessary.

1. §205-10.H(4) - All parking spaces shall be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space. The width of spaces is to be measured to the center of the double parallel lines. It shall be noted that existing parking stalls do not have the double parallel lines. It appears as though the Applicant is providing the double parallel lines in truck parking areas, but not in the expanded general parking areas. Since existing parking does not have the double parallel lines already, we do not object to this waiver request.
2. §205-10.H(7)(b) – Required off-street, accessible parking spaces shall be a minimum of 12 feet wide by 20 feet long. We do not object to this waiver request as the proposed spaces meet federal accessibility standards.
3. §205-17.A(3) (4) & (5) – All commercial, industrial and multifamily car parking areas shall have a thickness of not less than 8 ½ inches, which shall consist of six inches crushed aggregate base course, 1 ½ inches superpave 25.0mm binder course and one-inch superpave 9.5mm wearing course. All commercial, industrial and multifamily driveways carrying mostly cars shall be constructed in accordance with the residential road standards. All commercial, industrial and multifamily driveways and loading areas used primarily for truck access and loading shall be constructed in accordance with the primary and secondary road standards. We do not object to the paving specifications provided on the revised plan.
4. §205-17.D(1) – Concrete curbs shall be placed along all industrial driveways and parking lots. New parking areas on the 1350 Welsh Road property do not have proposed curb, but those on the 1360 Welsh Road property do. Due to the varying site layouts we do not object to a partial waiver of allowing the Applicant to keep non-curbed areas as such.
5. §205-17.D(2) –The minimum specification for the construction of concrete curbs shall be seven-by-eight-by-eighteen-inch concrete curb. We do not object to this waiver request.
6. §205-52.D(1)(g) – For any land use where the total number of parking spaces exceeds 100, the parking area shall be divided by continuous islands perpendicular to the parking spaces every 124 feet. Divider islands shall be a minimum of 20 feet wide. We defer to the Township Landscape Architect.
7. §205-78.B(1) (2) & (5) – The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. The Applicant has supplied an aerial to supplement the survey information provided on the existing features plan. We do not object to this waiver request provided the Applicant supply any of this information should it be deemed necessary to complete the review.

C. Subdivision and Land Development Ordinance (Chapter 205)

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

1. §205-3 – We recommend that the improvement cost for each phase be provided separately to facilitate preparation of separate agreements for each lot owner.
2. §205-24 – We defer review of lighting to the Township Lighting Consultant.

3. §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 separate permit shall be required for each site. We note an NPDES permit appears to be required for this project.
4. §205-49 through 56 – We defer review of landscaping and planting requirements to the Township Landscape Architect.
5. §205-100 – We defer review of the traffic impact assessment to the Township Traffic Engineer.

D. Stormwater Management Ordinance (Chapter 206) – Waiver Requests

The following waivers from the Montgomery Township Stormwater Management Ordinance (Chapter 206) appear on the submitted plans. It shall be noted that a revised waiver request letter shall be submitted to the Township.

1. §206-6.G(1) – A minimum of two feet of soil suitable for infiltration must exist between the invert of the infiltration BMP and the top of the nearest limiting zone. SWM BMPs #2 and #3 are proposed in areas where groundwater was discovered 26 inches and 21 inches below existing grade, respectively. We note the applicant has proposed to provide impermeable liners for all underground BMPs. Therefore, we do not object to this waiver request.

E. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of plans, additional items may become apparent.

1. §206-12 & 13 – The applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. It is our understanding that an application for an NPDES permit has been submitted to MCCD and is currently under review.
2. §206-33 & §206-35 – The property owners shall enter into a stormwater facilities and BMP operations and maintenance agreement to the satisfaction of the Township Solicitor for all proposed stormwater BMPs and facilities. Operations and Maintenance Notes shall be included on the post construction storm water plan to be recorded. Also, the applicant shall provide documentation that an operation and maintenance agreement is in place for the existing basin that the Applicant is proposing to tie into. In the alternative, the operations and maintenance plan and agreement for 1360 Welsh Road shall include the existing basin. It is noted that this basin is currently overgrown. The operations and maintenance plan shall account for re-establishment of the basin to its intended state and regular maintenance to keep it as such.
3. §206-39.A & B – The paragraphs of these Ordinance sections, regarding the alteration of BMPs, shall be included as notes on the PCSM Plan to be recorded.

F. General

1. Fall protection barriers shall be provided atop the proposed retaining walls where required by the applicable building codes (e.g. where greater than 30 inch height). Design calculations and construction details shall be provided for Township review and approval prior to construction of all walls and fall protection barriers. The requirement for Township review and approval shall be noted on the plans (Site Plan and General Notes #7 on Sheets C-0.02, C-2.04, note #2 on Sheet C-2.12, and any other note to a similar effect).
2. Site Accessibility review will be provided under separate cover.

Please note that due to revisions that may be made to the plans, additional comments may be forthcoming as part of future plan reviews. Also, in order to help expedite the review process of the plan resubmission, we request that the Applicant 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,



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

JPD/SW/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Brian Keenan – FedEx Ground Package System, Inc.  
Jose I. Lazo, P.E. – BL Companies  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



October 30, 2018

File No. 2017-04090

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#696  
FedEx Ground Package System, Inc.  
Tax Map Parcel Numbers: 46-00-04243-01-3, 46-00-04243-02-2, and 46-00-04243-00-4  
1350 & 1360 Welsh Road

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the submitted Preliminary/Final Land Development Plans for FedEx Ground – Norristown, PA (ZNRS/0192) CY17 Parking Expansion (Phase I) and 1350 Welsh Parking Partners Parking Addition (Phase II) (35 sheets), prepared by BL Companies, dated March 20, 2018, last revised August 30, 2018.

The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, outdoor recreational areas, or any interior elements, which we defer to the Building Code Official for review.

Based upon our review, we offer no further comments with respect to the accessibility provisions of the Pennsylvania 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) standards.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent Esposito'.

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

VJE/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Brian Keenan – FedEx Ground Package System, Inc.  
Jose I. Lazo, P.E. – BL Companies  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

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www.gilmore-assoc.com



October 9, 2018

File No. 2017-04090

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#696  
FedEx Ground Package System, Inc. & 1350 Welsh Partners, LLC  
1360 & 1350 Welsh Road  
Tax Map Parcel Numbers: 46-00-04243-01-3, 46-00-04243-02-2, and 46-00-04243-00-4

Dear Bruce:

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

**I. SUBMISSION**

- A. Preliminary/Final Land Development Plans for FedEx Ground Package System, Inc. (35 sheets), prepared by BL Companies, dated March 20, 2018, revised August 3, 2018.
- B. Stormwater Management Narrative prepared for 1350 Welsh Partners, LLC, prepared by BL Companies, dated March 20, 2018, revised October 1, 2018.
- C. Post Construction Stormwater Management Narrative prepared for FedEx Ground Package System, Inc., prepared by BL Companies, dated February 14, 2018, revised October 1, 2018.

**II. GENERAL**

The project consists of three parcels with combined gross area of 21.9 acres, located at 1350 & 1360 Welsh Road, within the LI Limited Industrial Zoning District. The Applicant, FedEx Ground Package System, Inc., proposes to perform parking lot improvements on both condominium lots and the common lot. The applicant's proposal includes appurtenant utilities, storm water management, landscaping, etc. to support the proposed improvements.

**III. REVIEW COMMENTS**

**A. Zoning Ordinance (Chapter 230)**

The applicant was granted the following variances of the Zoning Ordinance from the Township Zoning Hearing Board on April 11, 2018.

- 1. §230-116.B(4) – Maximum impervious material coverage including building coverage, shall not exceed 65% of the total lot area. The Applicant is proposing 68.9% impervious material coverage.
- 2. §230-116.B(5) – The minimum land area devoted to green vegetative cover shall not be less than 35% of the total lot area. The Applicant is proposing 31.1% green area coverage.
- 3. §230-148.E – The maximum height of protective fences shall be eight feet. The Applicant is proposing to install an 11 feet high fence.

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

- 1. §230-116(2) – It is noted that the front yard setback is required to be 100 feet. The existing front yard setback is 94.2 feet and is an existing non-conformity.

BUILDING ON A FOUNDATION OF EXCELLENCE

2. §230-117 – The total number of parking spaces presented in the Zoning Information table shall be verified. The plan appears to show 174 and 182 proposed parking spaces on the 1350 Welsh Road and 1360 Welsh Road properties, respectively.

**B. Subdivision and Land Development Ordinance (Chapter 205) – Waiver Requests**

The following waivers from the Montgomery Township Subdivision and Land Development Ordinance appear on the submitted plans. It shall be noted that a revised waiver request letter shall be submitted to the Township.

1. §205-10.H(4) - All parking spaces shall be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space. The width of spaces is to be measured to the center of the double parallel lines. It shall be noted that existing parking stalls do not have the double parallel lines. It appears as though the Applicant is providing the double parallel lines in truck parking areas, but not in the expanded general parking areas. Since existing parking does not have the double parallel lines already, we do not object to this waiver request.
2. §205-10.H(7)(b) – Required off-street, accessible parking spaces shall be a minimum of 12 feet wide by 20 feet long. We do not object to this waiver request as the proposed spaces meet federal accessibility standards.
3. §205-17.A(3) (4) & (5) – All commercial, industrial and multifamily car parking areas shall have a thickness of not less than 8 ½ inches, which shall consist of six inches crushed aggregate base course, 1 ½ inches superpave 25.0mm binder course and one-inch superpave 9.5mm wearing course. All commercial, industrial and multifamily driveways carrying mostly cars shall be constructed in accordance with the residential road standards. All commercial, industrial and multifamily driveways and loading areas used primarily for truck access and loading shall be constructed in accordance with the primary and secondary road standards. We do not object to the paving specifications provided on the revised plan.
4. §205-17.D(1) – Concrete curbs shall be placed along all industrial driveways and parking lots. New parking areas on the 1350 Welsh Road property do not have proposed curb, but those on the 1360 Welsh Road property do. Due to the varying site layouts we do not object to a partial waiver of allowing the Applicant to keep non-curbed areas as such.
5. §205-17.D(2) –The minimum specification for the construction of concrete curbs shall be seven-by-eight-by-eighteen-inch concrete curb. We do not object to this waiver request.
6. §205-52.D(1)(g) – For any land use where the total number of parking spaces exceeds 100, the parking area shall be divided by continuous islands perpendicular to the parking spaces every 124 feet. Divider islands shall be a minimum of 20 feet wide. We defer to the Township Landscape Architect.
7. §205-78.B(1) (2) & (5) – The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. The Applicant has supplied an aerial to supplement the survey information provided on the existing features plan. We do not object to this waiver request provided the Applicant supply any of this information should it be deemed necessary to complete the review.

**C. Subdivision and Land Development Ordinance (Chapter 205)**

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

1. §205-3 – We recommend that the improvement cost for each phase be provided separately to facilitate preparation of separate agreements for each lot owner.
2. §205-18.A(3)(b) – Any closed conduit, when flowing full, shall have a minimum velocity of 3.5 feet per second (fps) and a maximum velocity of 15 fps. The Stormwater Management Report shall be amended to include full-flow pipe velocities using Manning's equation.

3. §205-18.D(1), (2), & (3) – The new impervious cover areas on the 1360 Welsh Road property are tributary to the exiting basin on that property. The existing basin was analyzed based on its design and not its current state. It appears that the existing basin has not been maintained in some time. We recommend the basin be restored to its original design state as part of this project so that design parameters in the report are met. Additionally, the Applicant shall include all the basins as part of the O&M Plan so that all basins, existing and proposed, operate as designed moving forward.
4. §205-24 – We defer review of lighting to the Township Lighting Consultant.
5. §205-28.A - No person shall commence or perform any grading, excavation, fill, topsoil removal or removal of vegetative cover without first having obtained a grading permit from the Township Zoning Officer upon the recommendation of the Township Engineer. We note an NPDES permit appears to be required for this project.
6. §205-49 through 56 – We defer review of landscaping and planting requirements to the Township Landscape Architect.
7. §205-100 – We defer review of the traffic impact assessment to the Township Traffic Engineer.

D. Stormwater Management Ordinance (Chapter 206) – Waiver Requests

The following waivers from the Montgomery Township Stormwater Management Ordinance (Chapter 206) appear on the submitted plans. It shall be noted that a revised waiver request letter shall be submitted to the Township.

1. §206-6.G(1) – A minimum of two feet of soil suitable for infiltration must exist between the invert of the infiltration BMP and the top of the nearest limiting zone. SWM BMPs #2 and #3 are proposed in areas where groundwater was discovered 26 inches and 21 inches below existing grade, respectively. We note the applicant has proposed to provide impermeable liners for all underground BMPs. Therefore, we do not object to this waiver request.

E. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of plans, additional items may become apparent.

1. §206-12 & 13 – The applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. It is our understanding that an application for an NPDES permit has been submitted to MCCD and is currently under review.
2. §206-33 & §206-35 – The property owners shall enter into a stormwater facilities and BMP operations and maintenance agreement to the satisfaction of the Township Solicitor. Operations and Maintenance Notes shall be included on the post construction storm water plan to be recorded. The operations and maintenance plan and agreement for 1360 Welsh Road shall include the existing basin that the Applicant is proposing to tie into. It is noted that this basin is currently overgrown and may not be operating as intended. The operations and maintenance plan shall account for re-establishment of the basin to its intended state and regular maintenance to keep it as such.
3. §206-39.A & B – The paragraphs of these Ordinance sections, regarding the alteration of BMPs, shall be included as notes on the PCSM Plan to be recorded.

F. General

1. Fall protection barriers shall be provided atop the proposed retaining walls where required by the applicable building codes (e.g. where greater than 30 inch height). Design calculations and construction details shall be provided for Township review and approval prior to construction of all walls and fall protection barriers. The requirement for Township review and approval shall be noted on the plans (Site Plan and General Notes #7 on Sheets C-0.02, C-2.04, note #2 on Sheet C-2.12, and any other note to a similar effect).
2. The applicant should provide the Township a revised waiver request letter. The letter should include any additional waiver requests should the need be determined.

3. Site Accessibility review will be provided under separate cover. Although beyond the limits of the proposed work at 1350 Welsh Road and not part of our review, we recommend that the applicant review the existing site accessibility. The site appears to be deficient in the number, configuration, and location of accessible parking spaces.

Please note that due to revisions that may be made to the plans, additional comments may be forthcoming as part of future plan reviews. Also, in order to help expedite the review process of the plan resubmission, we request that the Applicant 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,



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

JPD/SW/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
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Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Brian Keenan – FedEx Ground Package System, Inc.  
Jose I. Lazo, P.E. – BL Companies  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



REVISED MAY 1, 2018

April 30, 2018

File No. 2017-04090

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#696  
FedEx Ground Package System, Inc. & 1350 Welsh Partners, LLC  
1360 & 1350 Welsh Road  
Tax Map Parcel Numbers: 46-00-04243-01-3, 46-00-04243-02-2, and 46-00-04243-00-4

Dear Bruce:

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

I. SUBMISSION

- A. Application for Subdivision & Land Development for FedEx Ground Package System, Inc., dated March 20, 2018.
- B. Preliminary/Final Land Development Plans for FedEx Ground Package System, Inc. (29 sheets), prepared by BL Companies, dated March 20, 2018.
- C. Waiver Request Letter for Truck Parking Area Expansion, prepared by BL Companies, dated March 20, 2018.
- D. Stormwater Management Narrative prepared for 1350 Welsh Partners, LLC, prepared by BL Companies, dated March 20, 2018.
- E. Post Construction Stormwater Management Narrative prepared for FedEx Ground Package System, Inc., prepared by BL Companies, dated February 14, 2018.

II. GENERAL

The project consists of three parcels with combined gross area of 21.9 acres, located at 1350 & 1360 Welsh Road, within the LI Limited Industrial Zoning District. The Applicant, FedEx Ground Package System, Inc., proposes to perform parking lot improvements on both condominium lots and the common lot. The applicant's proposal includes appurtenant utilities, storm water management, landscaping, etc. to support the proposed improvements.

III. REVIEW COMMENTS

A. Zoning Ordinance (Chapter 230)

The applicant has requested several variances from the Zoning Ordinance and has appeared before the Township Zoning Hearing Board. The requested variances are listed below. Our review assumes these variances will be granted.

- 1. ~~§230-116.B(4)~~ – Maximum impervious material coverage including building coverage, shall not exceed 65% of the total lot area. The Applicant is proposing 68.9% impervious material coverage and is seeking a variance from this section of the Zoning Ordinance. It shall be noted that the plans erroneously state a variance is being requested from §230-116(4) and shall be modified as part of resubmission.

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2. §230-116 B(5) – The minimum land area devoted to green vegetative cover shall not be less than 35% of the total lot area. The Applicant is proposing 31.1% green area coverage and is seeking a variance from this section of the Zoning Ordinance. It shall be noted that the plans erroneously state a variance is being requested from §230-116(5) and shall be modified as part of resubmission.
3. §230-148 E – The maximum height of protective fences shall be eight feet. The Applicant is proposing to install an 11 feet high fence and is seeking a variance from this section of the Zoning Ordinance.

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

1. §230-116(2) – All yard dimensions and building setback lines shall be depicted on the plans.
2. §230-117 – There shall be at least one off-street parking space for every three employees. The Zoning Information table on Sheet C-0.01 shall be updated with the number of employees for 1350 Welsh Partners LCC so that the required number of parking spaces can be verified. If an existing nonconformity exists, it should be noted.
3. §230-117 – The total number of parking spaces presented in the Zoning Information table shall be verified. The plan appears to show 174 parking spaces and 182 proposed parking spaces on the 1350 Welsh Road and 1360 Welsh Road properties, respectively.

**B. Subdivision and Land Development Ordinance (Chapter 205) – Waiver Requests**

The following waivers from the Montgomery Township Subdivision and Land Development Ordinance were requested per BL Companies letter dated March 20, 2018:

1. §205-10.H(7)(b) – Required off-street, accessible parking spaces shall be a minimum of 12 feet wide by 20 feet long. We do not object to this waiver request as the proposed spaces meet federal accessibility standards.
2. §205-17.A(3) (4) & (5) – All commercial, industrial and multifamily car parking areas shall have a thickness of not less than 8 ½ inches, which shall consist of six inches crushed aggregate base course, 1 ½ inches superpave 25.0mm binder course and one-inch superpave 9.5mm wearing course. All commercial, industrial and multifamily driveways carrying mostly cars shall be constructed in accordance with the residential road standards. All commercial, industrial and multifamily driveways and loading areas used primarily for truck access and loading shall be constructed in accordance with the primary and secondary road standards. At a minimum we recommend Pavement Type II be modified to meet the minimum parking area requirement.
3. §205-17.D(1) – Concrete curbs shall be placed along all industrial driveways and parking lots. New parking areas on the 1350 Welsh Road property do not have proposed curb, but those on the 1360 Welsh Road property do. Due to the varying site layouts we do not object to a partial waiver of allowing the Applicant to keep non-curbed areas as such.
4. §205-17.D(2) –The minimum specification for the construction of concrete curbs shall be seven-by-eight-by-eighteen-inch concrete curb. The Applicant proposes the use of 5 inch reveal curb within the trailer parking area as the operations of the use require a lesser curb height than required. We do not object to this waiver request. However we recommend that the concrete curb and gutter detail on Sheet C-2.10 include 8 inch thick concrete in accordance with §205-17.B and the proposed heavy duty concrete detail.
5. §205-52.D(1)(g) – For any land use where the total number of parking spaces exceeds 100, the parking area shall be divided by continuous islands perpendicular to the parking spaces every 124 feet. Divider islands shall be a minimum of 20 feet wide. We defer to the Township Landscape Architect.
6. §205-78.B(1) (2) & (5) – The location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided. The Applicant has supplied an aerial to supplement the survey information provided on the existing features plan. We do not object to this waiver request provided the Applicant supply any of this information should it be deemed necessary to complete the review.

C. Subdivision and Land Development Ordinance (Chapter 205)

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

1. §205-3 – We recommend that the improvement cost for each phase be provided separately to facilitate preparation of separate agreements for each lot owner.
2. §205-10.H(4) - All parking spaces shall be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space. The width of spaces is to be measured to the center of the double parallel lines. It shall be noted that existing parking stalls do not have the double parallel lines. It appears as though the Applicant is providing the double parallel lines in truck parking areas, but not in the expanded general parking areas. The pavement markings shall be revised or a waiver requested.
3. §205-18.A(3)(b) – Any closed conduit, when flowing full, shall have a minimum velocity of 3.5 feet per second (fps) and a maximum velocity of 15 fps. The Stormwater Management Report shall be amended to include full-flow pipe velocities using Manning's equation.
4. §205-18.D(1), (2), & (3) – The new impervious cover areas on the 1360 Welsh Road property are tributary to the existing basin on that property. The existing basin must be analyzed (i.e. route the design storms) to verify the basin functions properly and safely.
5. §205-18.D(4) & §206-36 – The plans shall designate the party responsible for maintenance of all proposed stormwater facilities and BMPs. Also, easements shall be provided in favor of the Township for inspection and maintenance.
6. §205-24 – We defer review of lighting to the Township Lighting Consultant.
7. §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. Furthermore, we note an NPDES permit appears to be required for this project. The total site disturbance land area shall be added to the plans.
8. §205-49 through 56 – We defer review of landscaping and planting requirements to the Township Landscape Architect.
9. §205-78.E, §205-79.A(3) & §205-79.B(3) – The applicant should review the enclosed memorandum regarding Recording Requirements for Plans and for Notary Acknowledgments and make any revisions necessary in order to record the plans. We note locations for the signature of the Township Secretary and Township Engineer shall be provided. We recommend any granted variances and waivers be listed on a sheet being recorded. Also, if multiple sheets are to be recorded, the first sheet shall include all the required certifications and signatures as well as a note listing the sheets included with the record plan.
10. §205-100 – We defer review of the traffic impact assessment to the Township Traffic Engineer.

D. Stormwater Management Ordinance (Chapter 206) – Waiver Requests

The following waivers from the Montgomery Township Stormwater Management Ordinance (Chapter 206) were requested per BL Companies letter dated March 20, 2018:

1. §206-6.G(1) – A minimum of two feet of soil suitable for infiltration must exist between the invert of the infiltration BMP and the top of the nearest limiting zone. SWM BMPs #2 and #3 are proposed in areas where groundwater was discovered 26 inches and 21 inches below existing grade, respectively. We note the applicant has proposed to provide impermeable liners for all underground BMPs. Therefore, we support this waiver request.
2. §206-14.B(2) & (4) – At least the first one inch of runoff volume from the new impervious surfaces shall be permanently removed from the runoff flow. No more than one inch of runoff from impervious surfaces shall be released from the site. The Applicant has explored infiltration options and groundwater is located within the limiting zone, making infiltration infeasible. However, reuse and evapotranspiration alternatives do not appear to have been explored. We recommend the Applicant explore these options as well as evaluation of potential modifications to the existing surface basin before a waiver is considered. Also, we note that the referenced section is for the Simplified Method

and only applicable to regulated activated less than one acre. The applicant should reference §206.14.A for the applicable criteria.

3. §206-14.B(3) – Infiltration facilities should be designed to accommodate the first one half inch of the permanently removed runoff. The Applicant has explored infiltration options and groundwater is located within the limiting zone, making infiltration infeasible at the locations of the proposed BMPs at 1360 Welsh Road. Infiltration testing has not been provided for 1350 Welsh road. We recommend that the applicant provide infiltration testing within the existing basin at 1360 Welsh Road and infiltration testing results be provided relative to the BMPs proposed at 1350 Welsh Road before a waiver is considered. Also, we note that the referenced section is for the Simplified Method and only applicable to regulated activities one acre or less. The applicant should reference §206.14.A for the applicable criteria (Design Storm Method).
4. §206-15.C – Standards for managing runoff from each subarea in the Watershed for the design storms are shown in Table 206-15.1. Development sites located in each of the management districts must control proposed development conditions runoff rates to existing conditions runoff rates for the design storms in accordance with Table 206-15.1. The Applicant requests a partial waiver for the proposed improvements on 1350 Welsh Road. The Applicant states that the proposed improvements are such a small area it is technically infeasible to meet the release rate reduction requirements for the district. We note that the required peak rate reductions are not achieved for all but one design storm at 1350 Welsh Road and for the 50-year storm at 1360 Welsh Road. We do not support the waiver request at this time. We recommend the applicant complete the following prior to consideration of a waiver:
  - a) Evaluation potential modification of the existing basin (1360 Welsh Road)
  - b) Provide infiltration testing results and evaluation of infiltration potential (1350 Welsh Road)
  - c) Evaluation of increasing the proposed UG systems (both properties)
  - d) Investigation of reuse and evapotranspiration (both properties)

If needed for both properties, the waiver request shall be revised to reflect the requested relief.

5. §206-17.B – Applicants shall adhere to the following stream bank erosion/channel protection requirements. The Applicant requests a partial waiver for the proposed improvements for 1350 Welsh Road. The Applicant states that the proposed improvements are such a small area it is technically infeasible to meet the release rate reduction requirements of the section. We do not support this waiver request at this time. The Applicant should provide test results to determine if infiltration is possible.

#### E. Stormwater Management Ordinance (Chapter 206)

Based on our review, the following items do not appear to comply with the Montgomery Township Stormwater Management Ordinance (Chapter 206). Upon further development of plans, additional items may become apparent.

2. §206-12 & 13 – At a minimum, the applicant shall obtain an NPDES permit for the proposed earth disturbance and stormwater BMPs. It is our understanding that an application for an NPDES permit has been submitted to MCCD and is currently under review.
3. §206.14.A – We note the Design Storm Method of Volume Control is required. The Simplified Method is only applicable to regulated activities of one acre or less. Also, infiltration testing shall be provided for BMPs proposed at 1350 Welsh Road and within the existing basin at 1360 Welsh Road.
4. §206.14.C – The applicant shall investigate stormwater reuse and evapotranspiration with regard the volume/water quality requirements of the ordinance.
5. §206.15 – The required peak rate reductions are not achieved at either property. Refer to our comment above regarding §206.15.C for details.
6. §206-16. – The Applicant shall address nonstructural project design to minimize stormwater impacts.
7. §206-33 & §206-35 – The property owners shall enter into a stormwater facilities and BMP operations and maintenance agreement to the satisfaction of the Township Solicitor. Furthermore, the stormwater reports for both properties state that Operations and Maintenance Notes are provided on the plans. These notes could not be located.

8. §206-39.A & B – The paragraphs of these Ordinance sections, regarding the alteration of BMPs, shall be included as notes on the PCSM Plan to be recorded.
9. The applicant is proposing the use of water quality units as well as extended detention/slow release as water quality BMPs. These BMPs are proposed to meet certain requirements associated with the NPDES permit and will be reviewed by the MCCD and/or PADEP. We recommend that all information related to these BMPs that is provided with the NPDES application be provided to the Township as well.

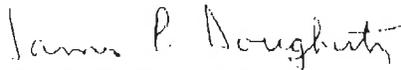
F. General

1. Fall protection barriers shall be provided atop the proposed retaining walls where required by the applicable building codes (e.g. where greater than 30 inch height). Design calculations and construction details shall be provided for Township review and approval prior to construction of all walls and fall protection barriers. The requirement for Township review and approval shall be noted on the plans (Site Plan and General Notes #7 on Sheets C-0.02, C-2.04, note #2 on Sheet C-2.12, and any other note to a similar effect).
2. Several of the waivers requested were improperly referenced in both the waiver request letter and on the plans. All waivers requests shall reference the appropriate Ordinance section. The applicant should provide the Township a revised waiver request letter. The letter should include any additional waiver request should the need be determined.
3. We recommend that the applicant provide documentation that the proposed underground SWM BMPs are capable of supporting the Township fire apparatus. The applicant shall coordinate review and approval with the Township Fire Marshal.
4. Site Accessibility review will be provided under separate cover. Although beyond the limits of the proposed work at 1350 Welsh Road and not part of our review, we recommend that the applicant review the existing site accessibility. The site appears to be deficient in the number, configuration, and location of accessible parking spaces.

Please note that due to revisions that may be made to the plans, additional comments may be forthcoming as part of future plan reviews. Also, in order to help expedite the review process of the plan resubmission, we request that the Applicant 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,



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

JPD/SW/si

Enclosure: Dischell Bartle Dooley Memorandum dated November 19, 2014 Re: Recording Requirements for Plans and for Notary Acknowledgments Generally

cc Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Brian Keenan – FedEx Ground Package System, Inc.  
Jose I. Lazo, P.E. – BL Companies  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



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

COMMONWEALTH OF PENNSYLVANIA

) SS:

COUNTY OF \_\_\_\_\_

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

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

**OTHER COMMON ISSUES:**

(1) Venue: It is not uncommon for the venue information to be missing completely from the notary acknowledgment. If the plans are mistakenly prepared without the venue, the notary should hand print the venue information where appropriate. Failure to include the venue will result in a rejected filing.

(2) Owner Certification: The full name and title of the signator must be set forth not only in the notary acknowledgment but also in the owner's certification.

(3) Partnerships: If a corporate entity is a partnership, the signator must be a partner and both the owner certification and the notary acknowledgment must state that the individual signing is a partner (i.e., not manager, president, etc.)

(4) Same last name: When acknowledging individuals with the same last name, as with a husband and wife, the full name of each individual must be written out completely. For example, if the Notary is acknowledging the signatures of both Mr. and Mrs. Jones, the notarial language should state, "... personally appeared Mr. Robert A. Jones and Mrs. Mary M. Jones..." If, on the other hand, the language states "Mr. Robert A. and Mrs. Mary M. Jones", the filing will be rejected.

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

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

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

**PLAN CHECKLIST:**

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



## SUBMITTER CHECKLIST

### THE ACKNOWLEDGEMENT

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

Two (2) of the basic forms of acknowledgements are individual and corporate. An individual acknowledgement allows one or more individuals to acknowledge their signatures, each acting on their own behalf. A corporate acknowledgement allows an individual to acknowledge his or her signature acting as an officer of the corporation, non-profit, partnership or a like entity<sup>1</sup>. A corporate acknowledgement must include not only the name of the officer/s signing, but also the officer's title and the name of the corporation he/she is representing.

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

### ACKNOWLEDGEMENT COMPONENTS

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

### CHECK POINTS FOR RECORDING

#### DEEDS

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



## SUBMITTER CHECKLIST

### MORTGAGES / DEED MISCELLANEOUS

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

### EASEMENTS / RIGHTS OF WAY

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

### MORTGAGE ASSIGNMENT / MODIFICATION / SATISFACTION

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

### REQUIREMENTS FOR RE-RECORDING MORTGAGES & ASSIGNMENTS

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

## PLAN CHECKLIST

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



April 30, 2018

File No. 2017-04090

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

Reference: Preliminary/Final Subdivision and Land Development Application – LDS#696  
FedEx Ground Package System, Inc.  
Tax Map Parcel Numbers: 46-00-04243-01-3, 46-00-04243-02-2, and 46-00-04243-00-4  
1350 & 1360 Welsh Road

Dear Bruce:

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

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for FedEx Ground – Norristown, PA (ZNRS/0192) CY17 Parking Expansion (Phase I) and 1350 Welsh Parking Partners Parking Addition (Phase II) (29 sheets), prepared by BL Companies, dated March 20, 2018.

II. ACCESSIBILITY REVIEW COMMENTS FOR FEDEX

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

1. IBC §1104.2 – Existing grades and spot elevations should be added to the existing sidewalk along the building to show if an accessible route is currently provided between the accessible parking stalls and the building entrance. In the event an accessible route does not exist, grading and spot elevations should be added to the plan to show a proposed accessible route in accordance with this section.
2. IBC §1105.1 & §1105.1.5 – The plans should note all entrances of the building. At least 60% of all public entrances shall be accessible. We note a majority of the entrances appear to be service entrances, with the exception of the main entrance(s) and the proposed security entrance. All entrances should be identified and labeled as public, restricted, and/or service. Please note that service entrances are not required to be accessible.
3. IBC §1105.1.3 – The plans note a security entrance is proposed near the accessible parking spaces. Where restricted entrances are provided to a building or facility, at least one restricted entrance to the building shall be accessible. Existing spot elevations should be provided to confirm the entrance will be accessible. In the event existing conditions to the entrance are not accessible, the plan should be revised to show proposed grading and spot elevations in accordance with accessibility standards.
4. IBC §1106.6 – Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. It appears there are multiple building main entrances. The plans should be revised to disperse the accessible parking spaces to accommodate both main entrances. Otherwise, information shall be provided to confirm that substantially equivalent or greater accessibility is provided in terms of user convenience by having all accessible parking spaces located by one entrance.

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5. IBC §1111.1 & 2 – In the event 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.
6. ICC §§403, 405, and 406 – Grading information shall be provided in sufficient detail to confirm that all accessible routes, facilities, and elements, including the existing sidewalk along the building, comply with the applicable requirements of these sections. This shall include providing detailed designs for the curb ramps at the proposed accessible parking stalls. We recommend blow up details for the curb ramps be added to the plan in addition to complimentary spot elevations located along the sidewalk to confirm a maximum cross slope of 1:48 is maintained and the running slopes do not exceed 1:20.
7. ICC §502 – The handicap parking stall detail on sheet 12 should be revised to note a van-accessible stall is permitted to be 96 inches minimum in width where the adjacent access aisle is a minimum 96 inches in width, as proposed on the plan.
8. ICC §502.7 – The existing signage noted on the plan for the accessible parking stalls should be labeled to distinguish between R7-8 and R7-8B van-accessible signage. In the event new signage is required, details for the Accessible Parking Signs should be provided and shall specify that the bottom of the R7-8 and R7-8B signs shall be set a minimum of 60 inches above the floor of the parking space. The signage shall comply with ICC §703 and include the International Symbol of Accessibility.
9. The plans should depict the existing and proposed detectable warning surfaces and depressed curb along the parking stalls. Additionally, details for detectable warning surfaces and depressed curb should be added to the plan.
10. A spot elevation should be added to the southeast corner of the proposed accessible parking stall "plane" to verify it meets all accessible parking stall requirements.
11. The Plans should be revised to include a note stating that the plans must comply with PA UCC standards.

Please note that due to the nature of revisions that will be made to the plans, additional comments may be forthcoming during future plan reviews. Also, in order to help expedite the review process of the plan resubmission, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

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

Sincerely,



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

VJE/

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Richard Lesniak, Director of Fire Services – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amey, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Brian Keenan – FedEx Ground Package System, Inc.  
Jose I. Lazo, P.E. – BL Companies  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.



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November 6, 2018.

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

**SUBJECT: FEDEX GROUND AND 1350 WELSH ROAD  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 696  
PROJECT NO. 1755312R**

Dear Mr. Gregan:

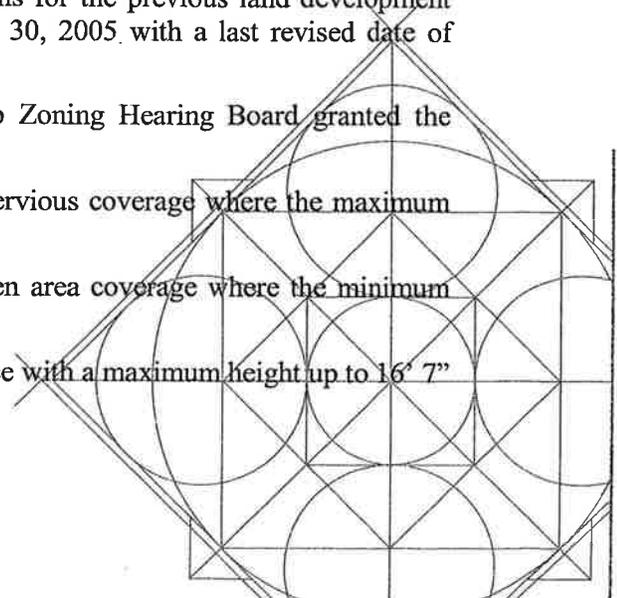
Please be advised that we have reviewed the Preliminary/Final Land Development Plans for the proposed improvements to FedEx Ground (1360 Welsh Road) and 1350 Welsh Road, prepared for FedEx Ground Package System, Inc. by BL Companies, dated March 20, 2018, last revised October 23, 2018. The site is located north of the intersection of Welsh Road and Park Drive, within the LI Limited Industrial Zoning District. The rear portion of the FedEx property (1360 Welsh Road) is located within the HLI Highway Limited Industrial Overlay District.

The existing site consists of a two-unit condominium (1350 and 1360 Welsh Road) and common areas. Both buildings contain warehouse uses; 1350 Welsh Road contains a two-story multi-tenant warehouse, and 1360 Welsh Road contains a one-story warehouse occupied by FedEx. The plans propose reconfiguration of the existing parking area around the FedEx building to provide a total of 176 car spaces, eight (8) 53' length trailer parking spaces, and seventeen (17) 28' trailer parking spaces. Several existing parking spaces are proposed to be reconfigured into six (6) handicapped parking spaces, a retaining wall is proposed along the western edge of the FedEx condominium property in order to enable the construction of additional parking spaces, and several entrances are proposed. A chain link security fence with barbed wire and an overhead truss security gate is proposed around the rear portion of the parking lot and the trailer parking spaces. An additional entrance is proposed within the secure area, and a new basin inlet is proposed. An additional nineteen (19) parallel parking spaces are proposed to the rear of the 1360 Welsh Road building.

A large amount of landscape material exists on the site, which was planted in order to meet landscape requirements for the previously approved land development. Plans for the previous land development were prepared by Bohler Engineering and were dated November 30, 2005 with a last revised date of December 17, 2007.

At their meeting on April 11, 2018 the Montgomery Township Zoning Hearing Board granted the following relief:

- Variance from ZO Section 230-116.B(4) to allow 68.9% impervious coverage where the maximum allowed is 65%.
- Variance from ZO Section 230-116.B(5) to allow 31.1% green area coverage where the minimum allowed is 35%.
- Variance from ZO Section 230-148.E to allow a protective fence with a maximum height up to 16' 7" where the maximum height allowed is 8'.



We offer the following comments for your consideration.

1. General Requirements

SLDO 205-49.C: requires that the landscape plans shall be prepared, signed and sealed by a Landscape architect registered by the Commonwealth of Pennsylvania and familiar with this SLDO Landscape Article in order to promote the proper use and arrangement of plant materials. In a response letter dated October 26, 2018, the applicant indicated plans will be signed and sealed prior to recording.

2. Landscape Plan Requirements

SLDO Section 205-51: the Landscape Plan shall be revised to provide the following information, or waivers would be required:

A. 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. In a response letter dated October 26, 2018, the applicant indicated a cost estimate will be included in the final landscape plan submission.

B. Section 19: limits and details of temporary fencing to be used for protection of existing trees and shrubs during construction. The limits of disturbance are provided and trees to be protected are labeled in the plans. The plans show the limits of the tree protection fencing. However, as per SLDO Section 205-53.B the typical tree protection fencing should be placed at the dripline. The plans should be revised to demonstrate compliance.

3. Planting Requirements

A. SLDO 205-52.D(1)(e) and Table 1: one (1) shade tree is required for each 290 SF of planting island. The required trees are shown in the plans. However, a waiver as been requested to permit the trees to be located elsewhere on the site due to spatial constraints.

B. SLDO 205-52.D(1)(g): where the total number of parking spaces exceeds 100, the parking area is required to be divided by a continuous island 20' wide and perpendicular to the parking spaces every 124'. A 5' wide island has been proposed. A waiver has been requested.

C. SLDO 205-52.D(1)(g) requires four (4) shade trees and eight (8) shrubs per 100 linear feet of landscape divider island. Fourteen (14) shade trees and twenty-seven (27) shrubs are required. The required number of trees and shrubs are shown on the plans. However, a waiver has been requested in order to locate the required plantings elsewhere on the site due to the existing water easement.

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. In a response letter dated October 26, 2018, the applicant indicated a performance bond will be provided to the township prior to approval.

Mr. Lawrence Gregan, Township Manager  
FedEx Ground and 1350 Welsh Road  
November 6, 2018  
Page 3 of 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

JSG/sjy/kam

cc: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Brian Keenan, FedEx Ground Package System, Inc.  
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September 4, 2018

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

MONTGOMERY TOWNSHIP

**SUBJECT: FEDEX GROUND AND 1350 WELSH ROAD  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 696  
PROJECT NO. 1755312R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for the proposed improvements to FedEx Ground (1360 Welsh Road) and 1350 Welsh Road, prepared for FedEx Ground Package System, Inc. by BL Companies, dated March 20, 2018, last revised August 3, 2018. The site is located north of the intersection of Welsh Road and Park Drive, within the LI Limited Industrial Zoning District. The rear portion of the FedEx property (1360 Welsh Road) is located within the HLI Highway Limited Industrial Overlay District.

The existing site consists of a two-unit condominium (1350 and 1360 Welsh Road) and common areas. Both buildings contain warehouse uses; 1350 Welsh Road contains a two-story multi-tenant warehouse, and 1360 Welsh Road contains a one-story warehouse occupied by FedEx. The plans propose reconfiguration of the existing parking area around the FedEx building to provide a total of 176 car spaces, eight (8) 53' length trailer parking spaces, and seventeen (17) 28' trailer parking spaces. Several existing parking spaces are proposed to be reconfigured into six (6) handicapped parking spaces, a retaining wall is proposed along the western edge of the FedEx condominium property in order to enable the construction of additional parking spaces, and several entrances are proposed. A chain link security fence with barbed wire and an overhead truss security gate is proposed around the rear portion of the parking lot and the trailer parking spaces. An additional entrance is proposed within the secure area, and a new basin inlet is proposed. An additional nineteen (19) parallel parking spaces are proposed to the rear of the 1360 Welsh Road building.

A large amount of landscape material exists on the site, which was planted in order to meet landscape requirements for the previously approved land development. Plans for the previous land development were prepared by Bohler Engineering and were dated November 30, 2005 with a last revised date of December 17, 2007.

At their meeting on April 11, 2018 the Montgomery Township Zoning Hearing Board granted the following relief:

- Variance from ZO Section 230-116.B(4) to allow 68.9% impervious coverage where the maximum allowed is 65%.
- Variance from ZO Section 230-116.B(5) to allow 31.1% green area coverage where the minimum allowed is 35%.
- Variance from ZO Section 230-148.E to allow a protective fence with a maximum height up to 16' 7" where the maximum height allowed is 8'.

We offer the following comments for your consideration.

1. General Requirements

SLDO 205-49.C: requires that the landscape plans shall be prepared, signed and sealed by a Landscape architect registered by the Commonwealth of Pennsylvania and familiar with this SLDO Landscape Article in order to promote the proper use and arrangement of plant materials.

2. Landscape Plan Requirements

SLDO Section 205-51: the Landscape Plan shall be revised to provide the following information, or waivers would be required:

- A. Section 2: setback lines and easements.
- B. 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.
- C. Section 19: limits and details of temporary fencing to be used for protection of existing trees and shrubs during construction. The limits of disturbance are provided and trees to be protected are labeled in the plans. However, limits of the required tree protection fencing have not been provided. The plans shall be revised to show the limits of the required tree protection fencing, or a waiver would be required.

3. Planting Requirements

- A. SLDO 205-52.D and Table 1 require the provision of one (1) shade tree for each 10 parking spaces within the entire parking lot. The plans and calculations shall be revised to account for the proposed trailer parking spaces to demonstrate compliance, or a waiver would be required.
- B. SLDO 205-52.D and Table 1: six (6) shrubs are required for every two (2) spaces around the entire parking lot perimeter. The parking lot shrub calculations on Sheet 32 of 35 incorrectly notes that 18 shrubs are required for the 8 new trailer spaces, where 24 shrubs are actually required. The applicant shall revise the plans to demonstrate compliance, or a waiver would be required.
- C. SLDO 205-52.D and Table 1: six (6) shrubs are required for every two (2) spaces around the entire parking lot perimeter. The applicant proposes the use of existing vegetation to meet this requirement for the proposed parallel parking spaces for 1350 Welsh Road. We recommend a site meeting be scheduled with our office to determine the suitability of the existing vegetation to meet this requirement.
- D. SLDO 205-52.D(1)(e) and Table 1: one (1) shade tree is required for each 290 SF of planting island. The required trees are shown in the plans. However, a waiver as been requested to permit the trees to be located elsewhere on the site due to spatial constraints.
- E. SLDO 205-52.D(1)(g): where the total number of parking spaces exceeds 100, the parking area is required to be divided by a continuous island 20' wide and perpendicular to the parking spaces every 124'. A 5' wide island has been proposed. A waiver has been requested.
- F. SLDO 205-52.D(1)(g) requires four (4) shade trees and eight (8) shrubs per 100 linear feet of landscape divider island. Fourteen (14) shade trees and twenty-seven (27) shrubs are required. Four (4) shade trees and six (6) shrubs are provided. A waiver has been requested for the remaining required trees and shrubs due to an existing water line easement.

Mr. Lawrence Gregan, Township Manager  
FedEx Ground and 1350 Welsh Road  
September 4, 2018  
Page 3 of 3

- G. SLDO 205-52.F(4) outlines required stormwater management facility landscaping. ERNMX-127 Detention Basin Floor seeding is proposed for an area of disturbance in the existing stormwater management facility as shown on Sheet 32 of 35. The applicant shall revise the plans to include specifications pertaining to the proposed seed mix including the seed mix composition of species and supplier contact information, accordingly.
- 4. Recommended Plant List and Planting Standards and Guidelines
  - A. SLDO 205-56.C requires the minimum height for shade trees to be 14 feet to 16 feet. The plans shall be revised to demonstrate compliance with this requirement, or a waiver would be required.
  - B. SLDO 205-56.F requires the minimum height for deciduous shrubs to be 30 inches. The plans shall be revised to demonstrate compliance with this requirement, or a waiver would be required.
  - C. SLDO 205-56.G requires the minimum height for evergreen shrubs to be 24 inches. The plans shall be revised to demonstrate compliance with this requirement, or a waiver would be required.
- 5. General Comments
  - A. SLDO 205-55.A: No building permit shall be issued unless a performance bond or other surety approved by the Township solicitor has been filed with the Township in an amount equal to the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months after written acceptance of the first landscape installation by the Township.
  - B. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,

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

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

JSG/mlb/vll/kam

cc: Board of Supervisors  
Planning Commission  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Brian Keenan, FedEx Ground Package System, Inc.  
Jose I. Lazo, P.E., BL Companies



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September 4, 2018

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

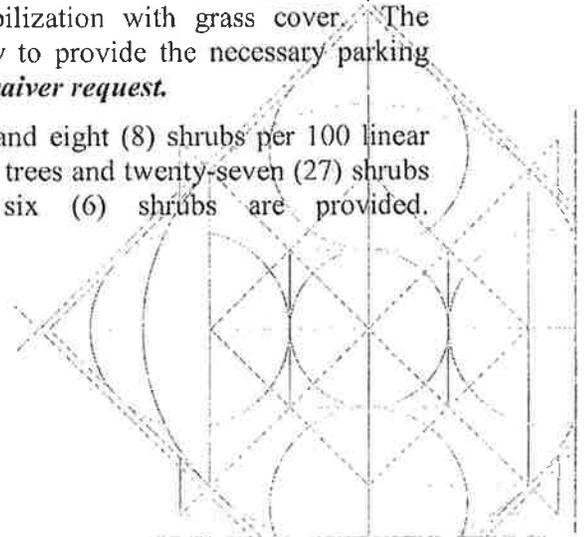
**SUBJECT: FEDEX GROUND AND 1350 WELSH ROAD  
WAIVER REQUEST RESPONSE LETTER  
TOWNSHIP LD/S NO. 696  
PROJECT NO. 1755312R**

Dear Mr. Gregan:

Please be advised that we have reviewed the August 3, 2018 Request for Technical Modification/Waivers and the August 3, 2018 review response letter, both prepared by BL Companies. One landscape related waiver is included in the Request for Technical Modification/Waivers letter. However, the review response letter indicates the intent to request two additional waivers. Therefore, we have provided responses for all waivers indicated as needed in both letters.

We offer the following comments for your consideration.

1. SLDO 205-52.D(1)(e) and Table 1: one (1) shade tree is required for each 290 SF of planting island. The required trees are shown in the plans. The applicant has requested a waiver to permit the trees to be located elsewhere on the site due to spatial constraints. ***We have no objection to this waiver request.***
2. SLDO 205-52.D(1)(g): where the total number of parking spaces exceeds 100, the parking area is required to be divided by a continuous island 20' wide and perpendicular to the parking spaces every 124'. The Applicant proposes a 5' divider strip that will be sufficient for installation of site lighting and stabilization with grass cover. The requirement for a 20' strip will eliminate the ability to provide the necessary parking spaces for operations. ***We have no objection to this waiver request.***
3. SLDO 205-52.D(1)(g) requires four (4) shade trees and eight (8) shrubs per 100 linear feet of landscape divider island. Fourteen (14) shade trees and twenty-seven (27) shrubs are required. Four (4) shade trees and six (6) shrubs are provided.



Lawrence Gregan, Township Manager  
FedEx Ground and 1350 Welsh Road  
September 4, 2018  
Page 2 of 2

A waiver has been requested in order to provide a fee-in-lieu for the remaining ten (10) shade trees and twenty-one (21) shrubs due to an existing water line easement. *We have no objection to this waiver request. Ten (10) shade trees x \$600 = \$6,000. Twenty-one (21) shrubs x \$90 = \$1,890. Total fee-in-lieu = \$7,890.*

Sincerely,



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



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

JSG/mlb/vll/kam

cc: Board of Supervisors  
Bruce Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer  
Mary Gambino, Project Coordinator  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Brian Keenan, FedEx Ground Package System, Inc.  
Michael Layton, E.I.T, BL Companies  
Jose I. Lazo, P.E., BL Companies



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April 26, 2018

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

RECEIVED

MONTGOMERY TOWNSHIP

**SUBJECT: FEDEX GROUND AND 1350 WELSH ROAD  
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
TOWNSHIP LD/S NO. 696  
PROJECT NO. 1755312R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Preliminary/Final Land Development Plans for the proposed improvements to FedEx Ground (1360 Welsh Road) and 1350 Welsh Road, prepared for FedEx Ground Package System, Inc. by BL Companies, dated March 20, 2018. The site is located north of the intersection of Welsh Road and Park Drive, within the LI Limited Industrial Zoning District. The rear portion of the FedEx property (1360 Welsh Road) is located within the HLI Highway Limited Industrial Overlay District.

The existing site consists of a two-unit condominium (1350 and 1360 Welsh Road) and common areas. Both buildings contain warehouse uses; 1350 Welsh Road contains a two-story multi-tenant warehouse, and 1360 Welsh Road contains a one-story warehouse occupied by FedEx. The plans propose reconfiguration of the existing parking area around the FedEx building to provide a total of 177 car spaces, eight (8) 53' length trailer parking spaces, and nineteen (19) 28' trailer parking spaces. Several existing parking spaces are proposed to be reconfigured into six (6) handicapped parking spaces, a retaining wall is proposed along the western edge of the FedEx condominium property in order to enable the construction of additional parking spaces, and a new security entrance is proposed. A chain link security fence with barbed wire, retaining wall, and an overhead truss security gate is proposed around the rear portion of the parking lot and the trailer parking spaces. An additional entrance is proposed within the secure area, and a new basin inlet is proposed. An additional nineteen (19) parallel parking spaces are proposed to the rear of the 1360 Welsh Road building.

A large amount of landscape material exists on the site, which was planted in order to meet landscape requirements for the previously approved land development. Plans for the previous land development were prepared by Bohler Engineering and were dated November 30, 2005 with a last revised date of December 17, 2007.

At their meeting on April 11, 2018 the Montgomery Township Zoning Hearing Board granted the following relief:

- Variance from ZO Section 230-116.B(4) to allow 68.9% impervious coverage where the maximum allowed is 65%.
- Variance from ZO Section 230-116.B(5) to allow 31.1% green area coverage where the minimum allowed is 35%.
- Variance from ZO Section 230-148.E to allow a protective fence with a maximum height up to 16' 7" where the maximum height allowed is 8'.

We offer the following comments for your consideration.

1. General Requirements

- A. SLDO 205-49.C: requires that the landscape plans shall be prepared, signed and sealed by a Landscape architect registered by the Commonwealth of Pennsylvania and familiar with this SLDO Landscape Article in order to promote the proper use and arrangement of plant materials.
- B. SLDO 205-49.E: a note shall be added to the plans stating that plan material shall meet the standards of the American Standard for Nursery Stock by the American Nursery and Landscape Association (2004) or most recent edition, and the height, spread and/or caliper for trees and shrubs listed in SLDO Section 205-56, Recommended Plant List.
- C. SLDO 205-49.F: the plans shall be revised to demonstrate compliance with the planting standards and details provided in Appendix C of the Subdivision and Land Development Ordinance. A note shall be added requiring that all plant material shall be pruned in accordance with ANSI A300 pruning standards.
- D. SLDO 205-49.G & H: General Landscape Note 2 shall be revised to demonstrate compliance with the Guaranty and final inspection requirements provided in these sections.

2. Landscape Plan Requirements

SLDO Section 205-51: the Landscape Plan shall be revised to provide the following information, or waivers would be required:

- A. Section 2: setback lines and easements.
- B. Section 12: height and spread of proposed plant material shall be provided in the plant schedule.
- C. 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.
- D. Section 19: limits and details of temporary fencing to be used for protection of existing trees and shrubs during construction. The TPF shown in the demolition plans should also be shown in the Grading Plans and Landscape Plans.

3. Planting Requirements

- A. SLDO 205-52.B(4)(a) requires the provision of four shade trees and eight shrubs to meet softening buffer requirements for each 100' of property perimeter. Buffer plantings are required for 240 LF +/- of the northeastern property line and 180 LF of the southeastern property line. Calculations have been provided for approximately 95 LF this area. The plans should be revised to demonstrate compliance with the buffering requirements, or a waiver would be required.
- B. SLDO 205-52.B(4)(a): The plans propose the removal of seven (7) existing trees adjacent the stormwater basin. Additional areas of disturbance shown on the plan indicate that a large number of trees and shrubs around the basin could also be disturbed. These plants were installed to meet softening buffer and basin landscape requirements as part of the previously approved land development and must be replaced at a ratio of 1:1. The plans should be revised to show the location of all existing landscape material around the basin and along the southeastern property line, and where this plant material is to be removed it must be replaced in kind, or a waiver would be required.

- C. SLDO 205-52.D and Table 1 require the provision of one (1) shade tree for each 10 parking spaces within the entire parking lot. The plans indicate that 4 shade trees are proposed to account for the net gain of 38 parking spaces. However, eleven (11) existing trees planted to meet parking space landscape requirements for the previously approved land development are proposed to be removed. These trees must be replaced at a ratio of 1:1, in addition to the four (4) trees used to meet planting requirements for the new spaces. In addition, the calculations must be revised to account for the proposed trailer parking spaces. The plans shall be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- D. SLDO 205-52.D and Table 1: six (6) shrubs are required for every two (2) spaces around the entire parking lot perimeter. The parking lot shrub calculations shall be revised to take all new perimeter parking spaces including the trailer parking spaces into consideration, or a waiver would be required.
- E. SLDO 205-52.D(1)(e) and Table 1: one (1) shade tree is required for each 290 SF of planting island. The plans calculate the number of trees required based on the total amount of new planting island (3,870 SF). However, a total of fourteen (14) existing trees planted to meet this requirement for the previously approved land development are shown as to be removed. It is unclear if the number of planting island trees to remain/be planted on the site will meet the planting island landscape requirement for the final total proposed landscape island area on the site. The plans and calculations should be revised to demonstrate that the total number of planting island trees to remain and to be planted will meet the ordinance requirement for all planting islands on the site. Provision of a fee-in-lieu of nine (9) parking lot shade trees is proposed. A waiver for the proposed fee-in-lieu of plantings is required.
- F. SLDO 205-52.D and Table 1: The plans shall be revised to demonstrate compliance with all parking lot landscaping requirements for the proposed parallel parking spaces for 1350 Welsh Road, or a waiver would be required.
- G. SLDO 205-52.D(1)(g): where the total number of parking spaces exceeds 100, the parking area is required to be divided by a continuous island 20' wide and perpendicular to the parking spaces every 124'. A 5' wide island has been proposed. A waiver has been requested.
- H. SLDO 205-52.D(1)(g): a total of four (4) shade trees and eight (8) shrubs are required for each 100 LF of landscape divider island. The 5' width divider island provided is approximately 480 LF in length. Therefore, a total of 20 shade trees and 39 shrubs are required. A total of 2 shade trees and 6 shrubs are proposed. Provision of a fee-in-lieu of 12 shade trees and 21 shrubs is proposed. The plans should be revised to correct the calculation for this requirement. A waiver for the proposed fee-in-lieu of plantings is required.
- I. SLDO 205-52.F provides the requirements for stormwater management facility landscaping. All required landscaping for the basin on the site has been provided as part of the previously approved landscape plan. However, the proposed plans show disturbance at the perimeter of the basin where the existing fence is to be removed and the new fence is to be installed. Any basin landscaping to be removed as part of the proposed land development must be replaced at a ratio of 1:1. The plans shall be revised to show all existing landscaping around the basin within the vicinity of the proposed disturbance, and any shrubs or trees planted to meet basin landscape requirements must be replaced, or a waiver would be required.

- J. SLDO 205-52.F(4): where native seed mixes were planted within the basin area and are proposed to be disturbed, the original seed mixes should be restored.
- K. SLDO 205-52.G and Table 1 require the provision of one (1) shade tree for each 5,000 SF of gross floor area to meet landscape requirements. The proposed demolition plan shows that a total of eighteen (18) trees planted to meet on-lot landscaping requirements as part of the previously approved land development are to be removed. These trees must be replaced at a ratio of 1:1, or a waiver would be required.

4. Preservation, Protection and Replacement of Trees

- A. SLDO 205-53.B(2): a note shall be added to the plan indicating that should it become necessary to disturb more than 1/4 of the total root area of a tree, the tree will no longer be considered to be preserved and must be replaced.
- B. SLDO 205-53.B(3): a note shall be added to the plan indicating that at the direction of the Township Engineer, Township Shade Tree Commission or Township Landscape Architect, existing trees which have not been adequately protected are to be removed and replaced.
- C. SLDO 205-53.C(1): three trees planted as part of the previous land development in order to meet tree replacement requirements as outlined in this section are shown as to be removed. These trees are required to be replaced at a ratio of 1:1. The plans shall be revised to replace these trees, or a waiver would be required.
- D. The Shade Tree and shrub replacement chart indicates that 54 shade trees and 57 replacement shrubs are proposed to replace the 53 shade trees and 57 shrubs being removed. However, the majority of the trees and shrubs being replaced were originally planted to meet other ordinance requirements (buffers, basin, parking lot, etc.). The plans should be revised to specify which requirements the replaced trees and shrubs are meeting (buffers, basin, etc), and to show the locations of all shrubs being removed.
- E. Tree Protection Fencing should be provided around all trees and shrubs in the vicinity of construction, demolition, concrete or asphalt removal, or any other improvements or construction activities. Trees and shrubs that will have more than ¼ of their canopy area disturbed due to the proposed improvements shall be indicated as to be removed and replaced at a ratio of 1:1 and in accordance with the requirement for which the tree or shrub was originally planted.

5. Recommended Plant List and Planting Standards and Guidelines

- A. SLDO 205-56: planting types not on the Township recommended plant list may be permitted if they meet the requirements of this ordinance section, including the requirement that they have the same general character and growth habit as those listed. Juniperus sabina 'Broadmoor' is proposed to be used to meet shrub requirements. This shrub qualifies more as a groundcover due to its mature height and does not match the growth habits of the recommended evergreen shrubs listed in this section. An alternate species should be selected from the recommended plant list.
- B. SLDO 205-56.A through H outlines specific size and quality requirements for different planting types including street trees, small street trees, shade trees, evergreen trees, ornamental trees, and shrubs. The landscape schedule proposes Acer griseum at an ornamental tree size. However, it appears that the tree is proposed to meet shade tree requirements. The tree shall be provided at the minimum required 3" caliper size, or an alternate species should be selected.

Mr. Lawrence Gregan, Township Manager  
FedEx Ground and 1350 Welsh Road  
April 26, 2018  
Page 5

- C. SLDO 205-56.A: the landscaping schedule shall be revised to specify that shade trees shall be pruned to a height of 7' above the ground.
- D. SLDO Appendix C: notes shall be provided demonstrating compliance with the standards in subsections (1) through (12) of Appendix C. In addition, the tree and shrub planting details shall be revised to demonstrate compliance with the planting details provided in this section.
- E. SLDO Appendix C(8a): references to dyed black mulch shall be removed from the landscape details and specifications. In accordance with the requirements of this section, only licorice root or approved aged wood mulch shall be used.

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. 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 and approval.
- C. A number of trees and shrubs are shown directly over or in conflict with utility lines. The plans should be revised to provide a minimum of 10' between trees and utility lines, and so that shrubs are not located directly above underground utility lines.
- D. The Demolition Notes, Site Plan and General Notes, and Grading and Drainage General Notes shall be revised to state that tree protection fence shall be in place, inspected, and approved by the Township Landscape Architect prior to the start of demolition, clearing and grubbing or other site disturbance.
- E. A detailed response letter addressing the above noted comments and any other changes to the plans should be included with future submissions.

Sincerely,



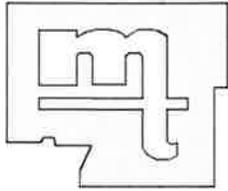
Judith Stern Goldstein, ASLA, R.L.A.  
Managing Director



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  
Marianne McConnell, Deputy Zoning Officer  
James P. Dougherty, P.E., Gilmore & Associates, Inc.  
Kevin Johnson, P.E., Traffic Planning & Design  
Ken Amey, AICP  
Brian Keenan, FedEx Ground Package System, Inc.  
Jose I. Lazo, P.E., BL Companies



## **MEMORANDUM**

**TO:** Board of Supervisors

**FROM:** Planning Commission  
Jay Glickman, Chairman

**DATE:** January 17, 2019

**RE:** FedEx Ground Packaging System and 1350 Welsh Partners LLC  
LDS – 696

The Planning Commission has reviewed the above land development plan and would 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 request would be determined by the Board of Supervisors based upon the recommendation of the Township's consultants.

MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS  
VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



MONTGOMERY COUNTY  
PLANNING COMMISSION  
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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

May 2, 2018

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

Re: MCPC #18-0081-001  
Plan Name: Fedex Ground Parking Lot  
(1 lot comprising 29.941 acres)  
Situate: Welsh Rd (N)/Keystone Dr (E)  
Montgomery Township

Dear Mr. Shoupe:

We have reviewed the above-referenced preliminary site plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 9, 2018. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Fedex Ground Package Systems, Inc., proposes to expand the passenger car and trailer parking areas at Fedex's buildings located at 1350 and 1360 Welsh Road. The parcel totals approximately 29.941 acres in the LI-Limited Industrial zone, and is accessed via two entrance driveways on Welsh Road. The development would occur in four phases to expand parking lots on the west and south sides of the 1360 Welsh Road building and the east side of the 1350 Welsh Road building to accommodate demand from higher employee counts at different times during the year. Additional proposed site improvements include a retaining wall between the 1350 and 1360 Welsh Road parking areas, a relocated security entrance for 1360 Welsh Road with relocated handicapped parking spaces, and landscaping in and around the proposed parking area.



## 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

### PARKING LOT DESIGN

1. In general, the County strongly recommends that the applicant and the Township work to install sustainable green parking lot features as part of this development proposal. Certain elements can be installed even in areas where full stormwater infiltration is not recommended due to sinkhole-prone geology. Some specific items of note for green parking lot design include:
  - a. The parking islands and stall buffers could allow for naturalized drainage and stormwater infiltration of the parking lot stormwater runoff.
  - b. The proposed parking islands and stall buffer in the 1360 Welsh Road parking area appear to not be connected to the endcap islands. Connecting them would allow for even more runoff capacity.
  - c. The tree islands could be planted with smaller bioretention-promoting trees such as the river birch instead of perennial flowers, in order to enhance shading opportunities for the parking stalls.
  - d. Additional information on establishing green and sustainable parking lots, including recommended planting lists for parking stalls and outer edges, can be found in MCPC's guidebook (<https://www.montcopa.org/DocumentCenter/View/9735>) or in our Green Parking Lots handout (<https://www.montcopa.org/DocumentCenter/View/3017>).
2. While some areas of the parking lot may need parking stall lengths of 20 feet to accommodate vans and trucks, automobile parking areas for employees could have shorter stall lengths of 18 to 19 feet, which would allow more room for green parking lot infrastructure.
3. A striped crosswalk/walkway leading from the parking lot across the drive aisles to the relocated front door would be a worthwhile addition to the parking area.

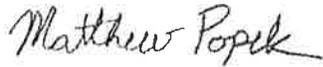
## CONCLUSION

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 II  
[mpopek@montcopa.org](mailto:mpopek@montcopa.org) – 610-278-3730

c: Fedex Ground Package Systems, Inc., Applicant  
Lawrence Gregan, Twp. Manager  
Jay Glickman, Chrm., Twp. Planning Commission

Attachments: Aerial Photograph of Site  
Subdivision Record Plan

*Aerial – Fedex Ground Package Systems, Montgomery Township*



Fedex Ground Parking Lot  
180081001

Montgomery  
County  
Planning  
Department  
1000 Walnut St.  
Montgomery, PA 19127  
www.montgomerycountypa.gov  
Tel: 610-275-3000  
Fax: 610-275-3001







TRAFFIC PLANNING AND DESIGN, INC.

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**November 12, 2018**

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

RE: **FedEx Ground, 1350 and 1360 Welsh Road**  
**Preliminary/Final Land Development Plan Review**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township LD/S# 696  
TPD No. MOTO-00113

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has been in coordination with the Applicant's engineer in addressing previous comments and reviewing the following items:

- Sheets 2, 9-12, and 35 of the Preliminary/Final Land Development Plans prepared by BL Companies, dated March 20, 2018, last revised November 8, 2018, submitted via email to TPD on November 9, 2018;
- Sheets 26 through 31 (Lighting Plan and Lighting Detail Plan) of the Preliminary/Final Land Development Plans prepared by BL Companies, dated March 20, 2018, last revised November 1, 2018, submitted via email to TPD on November 2, 2018;
- Emails prepared by BL Companies in response to TPD interim lighting review comments, dated October, 25 2018 and November 2, 2018;
- Request for Waivers letter prepared by BL Companies, dated November 8, 2018.

Based on our review, we offer the following comments:

#### Traffic Impact Assessment Comments

1. The Applicant should continue coordination with PennDOT regarding modifications to the Highway Occupancy Permit (HOP) for the driveways on Welsh Road to remove the peak hour left turn exit prohibition. TPD and the Township should be copied on all correspondence with PennDOT.

### Plan Comments

1. A "Stop" sign (R1-1), sized 30" x 30", must be provided on the western Welsh Road access driveway. In addition, a "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided below the stop sign if the peak hour left turn exit movement is to remain prohibited. This comment should be addressed in conjunction with the HOP modifications for the driveways per Traffic Impact Assessment Comment 1.
2. A "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided on the southern side of Welsh Road facing drivers exiting the eastern driveway if the peak hour left turn exit movement is to remain prohibited. This comment should be addressed in conjunction with the HOP modifications for the driveways per Traffic Impact Assessment Comment 1.

### Site Lighting Comments

5. The Lighting Plans have been revised to propose existing and proposed lights at 1360 Welsh Road (FedEx) and 1350 Welsh Road dim post 10PM, or after hours of operation, whichever is earlier, until dawn to achieve a minimum 50% reduction in light output light operation. The revisions to the light operation at 1360 and 1350 Welsh Road are detailed in Lighting General Note Nos. 9 and 10 respectively in the lighting plans, last revised November 1, 2018. TPD supports the proposed lighting operation because it complies with the requirements of the Montgomery Township Street Lighting Specifications.

However, as documented in our September 16, 2018 Review Letter, the existing lighting at both 1350 and 1360 Welsh Road currently completely extinguish at 10 PM per requirements of previous plan approvals dating back to 2006 and 2007. The mechanism for changing previous approvals needs to be addressed with the Township.

### Requested Waivers and Variances

Based on our review, we offer the following comments for the waiver requests pertaining to traffic:

1. *A waiver is requested from Section 205-10.H.(4) of the Montgomery Township Subdivision and Land Development Ordinance (SALDO) which requires all spaces to be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate space.*

TPD has no objections to this waiver request because the sizes of the parking spaces will be in conformance with Township requirements. In addition, the proposed parking lines will be consistent with the existing parking lot markings.

2. *A waiver is requested from Section 205-10.H.(7)(b) of the Montgomery Township Subdivision and Land Development Ordinance (SALDO) which requires handicap spaces to be 12 feet wide by 20 feet long.*

Mr. Bruce S. Shoupe  
November 12, 2018  
Page 3

TPD supports this waiver request because the proposed handicap spaces are compliant with the applicable federal ADA standard.

3. *A waiver is requested from Section 205-17.D.(1) of the SALDO which requires a curb along all industrial driveways and parking lots.*

This waiver request applies to the area where additional parking will be provided along the driveway adjacent to the 1350 Welsh Road building. TPD has no objections to providing additional parking for 1350 Welsh Road without curb because there is currently no curb provided throughout most of the site and providing curbing in this area would impede the flow of stormwater away from the existing building.

4. *A waiver is requested from Section 205-17.D.(2) of the SALDO which requires curbing dimensions of seven-by-eight-by-eighteen-inches.*

The waiver request letter indicates this waiver is requested because curbing is not proposed along the 19 parallel parking spaces for 1350 Welsh Road. However, it is our understanding the waiver is needed because the proposed curb dimensions are seven-by-eight-by-twenty inches and seven-by-eight-by-twenty-four inches in lieu of seven-by-eight-by-eighteen-inches. In either case, TPD has no objections to this waiver request because the dimension of the curb do not matter if curbing is not proposed and where curbing is proposed, the dimensions exceed the Ordinance requirements. In addition, an eight inch reveal will still be provided.

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

Sincerely,



Kevin L. Johnson, P.E.  
President

cc: Larry Gregan, Township Manager  
Mary Gambino, Township Project Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Jose Lazo, P.E., BL Companies  
Greg Davis, Esq., Saul Ewing  
Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD



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**September 13, 2018**

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

RE: **FedEx Ground, 1350 and 1360 Welsh Road**  
**Preliminary/Final Land Development Plan Review**  
**Revised New Plan Comment 11+Site Lighting Comment 5+Waiver Comments 16-19**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township LD/S# 696  
TPD No. MOTO-00113

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) initially reviewed the following items in preparing our September 4, 2018 Review Letter:

- Preliminary/Final Land Development Plans prepared by BL Companies, dated March 20, 2018, last revised August 3, 2018;
- Letter prepared by BL Companies in response to TPD comments, dated August 3, 2018;
- Shop drawings for motorized gates and Opticom system.

Subsequent to issuing that Review Letter, Township staff sought clarification from TPD regarding Comment 5 and Waiver Comment 19. At the same time, BL Companies sought clarification from TPD regarding Waiver Comments 16-18. Therefore, TPD reviewed the following items in preparing this September 13, 2018 Review Letter:

- Montgomeryville Business Campus Preliminary/Final Land Development Plans and Response Letter prepared by Bohler Engineering, Inc., last revised March 10, 2006;
- Sight Lighting Comment Letters for the Montgomeryville Business Campus LD/S #622 prepared by Gilmore Associates dated January 4, 2006 and March 24, 2006;
- Final Plan Approval Resolution from Montgomery Township for the Montgomeryville Business Campus dated April 10, 2006 and Cover Letter dated April 13, 2006;

- Resolution from Montgomery Township waiving the land development process for the proposed FedEx Ground Distribution facility dated December 3, 2007;
- Montgomeryville Business Campus Preliminary/Final Land Development Plans prepared by Bohler Engineering, Inc., last revised December 17, 2007.

Rather than have this September 13, 2018 Review Letter only relate to this subsequent review, we have used the September 4, 2018 Review Letter as a base with the addition of New Plan Comment 11 and revisions to both Site Lighting Comment 5 and Waiver Comments 16-19 in order to produce a single stand-alone letter.

Based on our review, we offer the following comments:

#### Traffic Impact Assessment Comments

1. The Applicant should continue coordination with PennDOT regarding modifications to the Highway Occupancy Permit (HOP) for the driveways on Welsh Road to remove the peak hour left turn exit prohibition. TPD and the Township should be copied on all correspondence with PennDOT.

#### Plan Comments

1. A "Stop" sign (R1-1), sized 30" x 30", must be provided on the western Welsh Road access driveway. In addition, a "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided below the stop sign if the peak hour left turn exit movement is to remain prohibited. This comment should be addressed in conjunction with the HOP modifications for the driveways.
2. A "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided on the southern side of Welsh Road facing drivers exiting the eastern driveway if the peak hour left turn exit movement is to remain prohibited. This comment should be addressed in conjunction with the HOP modifications for the driveways.
3. The following comments pertain to the "Truck Turning and Signage Plan" on Sheet 35:
  - a. Sign #4 should indicate that the "Stop" signs will 30" x 30" in lieu of 24" x 24".
  - b. There are several signs listed in the sign schedule which are not shown on the plan. All signs not used on the site should be removed from the sign schedule.
  - c. A "Stop" sign should be provided on the southbound approach to the drive aisle intersection located adjacent to the southeast corner of the building on 1350 Welsh Road.
  - d. Note 3 under the "Station Site Sign Schedule" indicates that signs are to be posted on

3-1/2" galvanized posts. The note should be revised to state: "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."

6. The "Asphalt Pavement Structure" detail on Sheet 14 indicates 1.5 inches of 12.5 mm wearing course and 2.5 inches of 25 mm binder course. However, the minimum depth for 12.5 mm wearing course is 2 inches and the minimum depth for 25 mm binder course is 3 inches per PennDOT Publication 242, "Pavement Policy Manual". The detail should be revised accordingly. In addition, the pavement specifications should indicate the number of ESALs and PG 64-22 for the binder.
9. Guiderail must be provided on the top of the retaining wall in the employee parking lot in addition to the chain link fence. The plans should clearly indicate the locations of the guiderail.

#### New Plan Comments

10. TPD reviewed shop drawings for the proposed motorized gate and Opticom System. In our opinion, the proposed Opticom System is compatible with the existing system in the Township's fire trucks. TPD will defer to the Township Fire Marshal for review of the motorized gates.
11. In our opinion, a profile of the proposed emergency access is required to demonstrate that fire trucks will not bottom out at either end.

#### Site Lighting Comments

1. The revised Lighting Plans depict Uniformity Ratios that are beyond the recommended ratio of 15:1 (Max:Min), as well as minimum illuminance values that are less than the recommended 0.5fc. The designer shall revise the lighting design to adhere to the IES recommendations as previously commented and discussed during the July 18, 2018 phone call between BL Companies and TPD. Finally, if the designer is unable to achieve the recommended minimum illuminance and uniformity ratios due to the existing lighting fixtures to remain, please contact TPD to discuss prior to resubmission.
4. The information presented in the Catalog Number and Description columns within the "Schedule" on Sheet C-4.00 must be revised to match the details identified on Sheet C-4.10. The catalog number in the table must match the cut sheet identification.
5. The reviewer acknowledges the inclusion of Lighting General Note #9 on Sheet C-4.00.

Comment 4.2 of the January 4, 2006 Review Letter prepared by Gilmore & Associates, Inc. for the site stated "Lights shall be extinguished between 10:00 PM and dawn, or after normal hours of operation, whichever is earlier." The Response Letter prepared by Bohler Associates dated March 10, 2006 states in 4.2 that "Notes have been added to the plan as requested."

Note #4 on Sheet 16 of these March 10, 2006 plans states that "lights shall be distinguished between 10PM and dawn, or after normal hours of operation, whichever is earlier". Montgomery Township granted Final Plan Approval April 10, 2006 for these Montgomeryville Business Campus plans dated March 10, 2006. Condition 3 of the December 3, 2007 Resolution states: "The Applicant must satisfy the requirements of all Montgomery Township Codes." Section 3.e of the Montgomery Township Street Lighting Specifications, in effect in 2007 and in effect today, requires at least a 50% lighting reduction from 10:00 P.M., or after normal hours of operation, whichever is earlier, until dawn. Note #4 on Sheet 16 of the previously approved plans for this site, last revised 12/17/07, remains unchanged from the March 10, 2006 approved plans.

TPD was informed by the design engineer, as well as within Note #9 on the submitted lighting plan sheet C-4.00, that the existing lighting operates at 100% output post 10PM and the new lights are proposed to remain at 100% output post 10PM. However, no approval by the Township of this lighting condition has been found. Furthermore, the previously cited Board Resolutions applying to the hours from 10:00 P.M., or after normal hours of operation, whichever is earlier, until dawn; require either A) at least a 50% lighting reduction in accordance with the Township Street Lighting Specifications or B) an outright extinguishment of this lighting. Based on this information, it is our opinion the applicant is in violation of the approvals granted by Montgomery Township in 2006 and 2007.

Condition 6 of the Resolution from Montgomery Township waiving the land development process for the proposed FedEx Ground Distribution facility dated December 3, 2007, states: "Lighting fixtures shall meet ISNEA full cutoff criteria for the entire property for new and existing buildings." Documentation showing compliance with this requirement on the entire site must be supplied by the applicant.

6. The comment in our previous letter stated: "In addition to Lighting General Note No. 9, 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." Please see Comment No. 5 above.
14. The reviewer acknowledges that the Lighting Plans have been revised to provide an Uplight Skirt for the proposed A-1 fixture. However, the previously stated comment requested that all proposed fixtures be equipped with the "US" option as the proposed Mongoose light fixtures are "Low Tilt" with a range of 0°-18°. In an effort to avoid light being emitted above horizontal, please ensure that the lights will be installed at 0° tilt or equipped with Uplight Skirts.
15. Plan Sheet 28 of 35 is identified as Sheet C-4.01. Please confirm and revised as needed.

16. The Catalog Number provided for the "B" Wall Mounted fixtures does not appear to be an available option within the provided Catalog Cut Sheet on C-4.10. Please confirm the Series and Drive Current and revise as needed.
17. The submitted Lighting Plans "Statistics" table provides point-by-point calculation symbols that are identical between areas listed in each row. Please revise the plans to provide differing symbols for each calculation area within the plan view and "statistics" table, or provide boundaries and applicable labels for each calculation area within the Lighting plan view.
18. Please revise the "Schedule" table to identify all "E" fixtures as existing within the "Description" column, similar to the E3-WM fixture row.

Requested Waivers and Variances

Based on our review, we offer the following comments for the waiver requests pertaining to traffic and site lighting:

15. *A waiver is requested from Section of 205-10.H.(7)(b) of the Montgomery Township Subdivision and Land Development Ordinance (SALDO) which requires handicap spaces to be 12 feet wide by 20 feet long.*

TPD supports this waiver request because the proposed handicap spaces are compliant with the applicable federal ADA standard.

16. *A waiver is requested from Section 205-17.A(3), (4), and (5) of the SALDO which pertain to required pavement depths.*

The Applicant is requesting a waiver to provide pavement depths based on a pavement analysis. TPD has no objections to this waiver request as long as the proposed pavement depths are revised to be equal to or greater than required by the Ordinance and PennDOT. The proposed depths shown on the current plans exceed the Ordinance requirements, but do not comply with PennDOT requirements. The PennDOT requirements must be satisfied as indicated in Plan Comment #6 above, which are based on aggregate size in order to ensure proper compaction of the material.

17. *A waiver is requested from Section 205-17.D.(1) of the SALDO which requires a curb along all industrial driveways and parking lots.*

We interpret the Applicant's waiver request to apply to the area where additional parking will be provided along the driveway adjacent to the 1350 Welsh Road building. TPD has no objections to providing additional parking for 1350 Welsh Road without curb because there is currently no curb provided throughout most of the site. We also interpret the Applicant's waiver request to apply to constructing the emergency access on 1360 Welsh Road without curb which could impede fire trucks access. TPD supports the waiver request provided it

Mr. Bruce S. Shoupe  
September 13, 2018  
Page 6

applies only to these two locations.

18. A waiver is requested from Section 205-17.D.(2) of the SALDO which requires curbing dimensions of seven-by-eight-by-eighteen-inches.

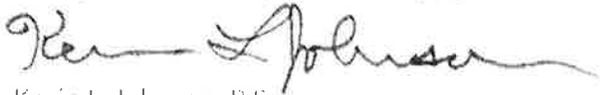
The Applicant is requesting a waiver to provide curb with dimensions of seven-by-eight-by-twenty inches as indicated in the 8" Reveal Concrete Curb Within Employee Parking Lot detail on Sheet 15. TPD has no objections to this waiver request because the dimensions exceed the Ordinance requirements and an eight inch reveal will still be provided.

19. A waiver is requested from Section 3.e of the Montgomery Township Street Lighting Specifications which requires 50% lighting reduction from 10:00 P.M. to dawn.

Based on Sight Lighting Comment 5, we cannot recommend approving a waiver from Section 3.e at this time.

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

Sincerely,



Kevin L. Johnson, P.E.  
President

cc: Larry Gregan, Township Manager  
Mary Gambino, Township Project Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Jose Lazo, P.E., BL Companies  
Greg Davis, Esq., Saul Ewing  
Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**September 4, 2018**

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

RE: **FedEx Ground, 1350 and 1360 Welsh Road**  
**Preliminary/Final Land Development Plan Review**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township LD/S# 696  
TPD No. MOTO-00113

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 BL Companies, dated March 20, 2018, last revised August 3, 2018;
- Letter prepared by BL Companies in response to TPD comments, dated August 3, 2018;
- Shop drawings for motorized gates and Opticom system.

Based on our review, we offer the following comments:

**Traffic Impact Assessment Comments**

1. The Applicant should continue coordination with PennDOT regarding modifications to the Highway Occupancy Permit (HOP) for the driveways on Welsh Road to remove the peak hour left turn exit prohibition. TPD and the Township should be copied on all correspondence with PennDOT.

**Plan Comments**

1. A "Stop" sign (R1-1), sized 30" x 30", must be provided on the western Welsh Road access driveway. In addition, a "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided below the stop sign if the peak hour left turn exit movement is to remain prohibited. This comment should be addressed in conjunction with

the HOP modifications for the driveways.

2. A "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided on the southern side of Welsh Road facing drivers exiting the eastern driveway if the peak hour left turn exit movement is to remain prohibited. This comment should be addressed in conjunction with the HOP modifications for the driveways.
3. The following comments pertain to the "Truck Turning and Signage Plan" on Sheet 35:
  - a. Sign #4 should indicate that the "Stop" signs will 30" x 30" in lieu of 24" x 24".
  - b. There are several signs listed in the sign schedule which are not shown on the plan. All signs not used on the site should be removed from the sign schedule.
  - c. A "Stop" sign should be provided on the southbound approach to the drive aisle intersection located adjacent to the southeast corner of the building on 1350 Welsh Road.
  - d. Note 3 under the "Station Site Sign Schedule" indicates that signs are to be posted on 3-1/2" galvanized posts. The note should be revised to state: "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."
6. The "Asphalt Pavement Structure" detail on Sheet 14 indicates 1.5 inches of 12.5 mm wearing course and 2.5 inches of 25 mm binder course. However, the minimum depth for 12.5 mm wearing course is 2 inches and the minimum depth for 25 mm binder course is 3 inches per PennDOT Publication 242, "Pavement Policy Manual". The detail should be revised accordingly. In addition, the pavement specifications should indicate the number of ESALs and PG 64-22 for the binder.
9. Guiderail must be provided on the top of the retaining wall in the employee parking lot in addition to the chain link fence. The plans should clearly indicate the locations of the guiderail.

#### New Plan Comments

10. TPD reviewed shop drawings for the proposed motorized gate and Opticom System. In our opinion, the proposed Opticom System is compatible with the existing system in the Township's fire trucks. TPD will defer to the Township Fire Marshal for review of the motorized gates.

#### Site Lighting Comments

1. The revised Lighting Plans depict Uniformity Ratios that are beyond the recommended ratio of 15:1 (Max:Min), as well as minimum illuminance values that are less than the recommended 0.5fc. The designer shall revise the lighting design to adhere to the IES recommendations as previously commented and discussed during the July 18, 2018 phone call between BL

Companies and TPD. Finally, if the designer is unable to achieve the recommended minimum illuminance and uniformity ratios due to the existing lighting fixtures to remain, please contact TPD to discuss prior to resubmission.

4. The information presented in the Catalog Number and Description columns within the "Schedule" on Sheet C-4.00 must be revised to match the details identified on Sheet C-4.10. The catalog number in the table must match the cut sheet identification.
5. The reviewer acknowledges the inclusion of Lighting General Note #9 on Sheet C-4.00. As there is a significant concern for security within the proposed site, TPD supports the waiver request to allow for 100% output after 10PM until dawn for 1360 Welsh Road (FedEx Ground) site.
6. The comment in our previous letter stated: "In addition to Lighting General Note No. 9, 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." Please see Comment No. 5 above.
14. The reviewer acknowledges that the Lighting Plans have been revised to provide an Uplight Skirt for the proposed A-1 fixture. However, the previously stated comment requested that all proposed fixtures be equipped with the "US" option as the proposed Mongoose light fixtures are "Low Tilt" with a range of 0°-18°. In an effort to avoid light being emitted above horizontal, please ensure that the lights will be installed at 0° tilt or equipped with Uplight Skirts.
15. Plan Sheet 28 of 35 is identified as Sheet C-4.01. Please confirm and revised as needed.
16. The Catalog Number provided for the "B" Wall Mounted fixtures does not appear to be an available option within the provided Catalog Cut Sheet on C-4.10. Please confirm the Series and Drive Current and revise as needed.
17. The submitted Lighting Plans "Statistics" table provides point-by-point calculation symbols that are identical between areas listed in each row. Please revise the plans to provide differing symbols for each calculation area within the plan view and "statistics" table, or provide boundaries and applicable labels for each calculation area within the Lighting plan view.
18. Please revise the "Schedule" table to identify all "E" fixtures as existing within the "Description" column, similar to the E3-WM fixture row.

#### Requested Waivers and Variances

Based on our review, we offer the following comments for the waiver requests pertaining to traffic and site lighting:

15. *A waiver is requested from Section of 205-10.H.(7)(b) of the Montgomery Township Subdivision and Land Development Ordinance (SALDO) which requires handicap spaces to be 12 feet wide by 20 feet long.*

TPD supports this waiver request because the proposed handicap spaces are compliant with the applicable federal ADA standard.

16. *A waiver is requested from Section 205-17.A(3), (4), and (5) of the SALDO which pertain to required pavement depths.*

The Applicant is requesting a waiver to provide pavement depths based on a pavement analysis. TPD has no objections to this waiver request as long as the proposed pavement depths are equal to or greater than required by the Ordinance. In our opinion, the subbase for the Type II pavement should be a minimum depth of six (6) inches as specified in the Ordinance.

17. *A waiver is requested from Section 205-17.D.(1) of the SALDO which requires a standard curb reveal of 8 inches.*

The Applicant is requesting a waiver to not provide curbing along the entirety of the truck parking areas because the operations of the parking areas are dependent on not having curbs. TPD requires additional information before commenting on this request. It is unclear how the operations of the use are affected by the presence of curb. If it is anticipated that trucks will regularly encroach beyond the edge of pavement, TPD does not support this waiver because one of the main purposes of curb is to keep vehicles on the pavement. If it is anticipated that trucks will regularly encroach beyond the edge of pavement, additional pavement should be provided in those areas. If trucks are permitted to leave the edge of pavement, pavement damage can occur as well as loss of vegetation, erosion, etc.

18. *A waiver is requested from Section 205-17.D.(2) of the SALDO which requires a standard curb reveal of 8 inches.*

The Applicant is requesting a waiver to provide a five (5) inch reveal curb because the operations of the use require a lesser curb height than required within the trailer parking areas. TPD requires additional information before commenting on this request. It is unclear how the operations of the use are affected by the curb height. If it is anticipated that trucks will regularly mount the curb, thus requiring a lesser height, TPD does not support this waiver. If it is anticipated that trucks will regularly mount the curb, additional pavement should be provided in those areas to accommodate the truck without encroaching onto the curb.

19. *A waiver is requested from Section 3.e of the Montgomery Township Street Lighting Specifications which requires 50% lighting reduction from 10:00 P.M. to dawn.*

Mr. Bruce S. Shoupe  
September 4, 2018  
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As there is a significant concern for security within the proposed site, TPD supports the waiver request to allow for 100% output after 10PM until dawn for 1360 Welsh Road (FedEx Ground) site.

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

Sincerely,



Kevin L. Johnson, P.E.  
*President*

- cc: Larry Gregan, Township Manager  
Mary Gambino, Township Project Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Jose Lazo, P.E., BL Companies  
Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

April 26, 2018

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

RE: **FedEx Ground, 1350 and 1360 Welsh Road**  
**Preliminary/Final Land Development Plan Review**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township LD/S# 696  
TPD No. MOTO-00113

Dear Bruce:

Traffic Planning and Design, Inc. (TPD) has prepared the following letter as a supplement to our April 25, 2018 review letter regarding the Preliminary/Final Land Development Plans prepared by BL Companies, dated March 20, 2018. Upon further review, we have decided that additional information is required with respect to the proposed motorized gate located adjacent to the eastern corner of the FedEx building. Although a note is provided on Sheet 12 of the plans addressing a proposed motorized gate, no details are provided. For any such gate on the property, a detail and/or shop drawings must be provided to the Township for review and approval prior to construction.

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

Sincerely,

Kevin Costello, P.E.  
Regulator

cc: Larry Gregan, Township Manager  
Mary Gambino, Township Project Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Jose Lazo, P.E., BL Companies  
Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

**April 25, 2018**

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

**RE: FedEx Ground, 1350 and 1360 Welsh Road  
Preliminary/Final Land Development Plan Review**  
*Montgomery Township, Montgomery County, PA*  
Montgomery Township LD/S# 696  
TPD No. MOTO-00113

Dear Bruce:

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

- Traffic Impact Assessment prepared by Heinrich & Klein Associates, Inc., dated June 30, 2017;
- Preliminary/Final Land Development Plans prepared by BL Companies, dated March 20, 2018;
- Request for Technical Modifications/Waivers prepared by BL Companies, dated March 20, 2018.

Based on our review, we offer the following comments:

Traffic Impact Assessment Comments

1. The existing traffic counts indicate a significant number of peak hour vehicles making illegal left turn movements from the two site driveways onto Welsh Road. The existing peak hour left turn restrictions at both access points date to the first use of the facility by FedEx prior to construction of the Parkway and associated improvements in the area including installation of the traffic adaptive signal system. Peak hour left turn movements were prohibited at that time due to queuing issues on Welsh Road.

The Heinrich & Klein Traffic Impact Assessment assumes that no left turn restriction exists. Thus, the study assigned new trips to the left turn movements during the weekday A.M. and

P.M. peak hours when the left turn movements are prohibited. The study indicates 9 and 15 left turn movements from the eastern driveway during the weekday A.M. and P.M. peak hours respectively, for the 2023 projected conditions after development. For the western driveway, no left turn movements are shown in the weekday A.M. peak hour and 5 are shown for the weekday P.M. peak hour for the 2023 projected conditions after development. Peak hour exiting movements are shown to operate at a Level of Service of C for 2023 projected conditions after development, even if the peak hour left turn exit is permitted.

Therefore, the applicant either needs to amend the existing PennDOT highway occupancy permit (HOP) to remove the peak hour left turn exit prohibition or revise the traffic impact assessment to restrict left turn movements from the Welsh Road driveways during both weekday peak hours. Even in the latter case, an amended HOP will be required because the signing must be improved for the driveways to further deter the peak hour left turn movements.

#### Plan Comments

1. A "Stop" sign (R1-1), sized 30" x 30", must be provided on the western Welsh Road access driveway. In addition, a "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided below the stop sign if the peak hour left turn exit movement is to remain prohibited.
2. A "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided on the southern side of Welsh Road facing drivers exiting the eastern driveway if the peak hour left turn exit movement is to remain prohibited.
3. All existing and proposed traffic control signs must be shown and labeled on the plans indicating the size and sign type.
4. Truck templates need to be provided demonstrating how trucks circulate the site and the proposed parking areas.
5. The "Curb Terminus" detail on Sheet 14 should indicate a 0" reveal at the end of the taper in lieu of a 1.5" reveal.
6. The "Asphalt Pavement Structure" detail on Sheet 14 must indicate the proposed superpave specifications. In addition, the subbase for the Type II pavement should be increased to a minimum of six (6) inches in accordance with the Montgomery Township Subdivision and Land Development Ordinance.
7. The "Asphalt at Concrete Section" detail on Sheet 14 must indicate the type of concrete.

8. Curb radii must be provided where the proposed truck parking areas intersect the existing drive aisles.
9. Guiderail must be provided on the top of the retaining walls as necessary. The plans should clearly indicate the locations of the guiderail.
10. The guiderail details on Sheet 15 reference PennDOT Type 2-S guiderail. However, PennDOT recently replaced the Type 2-S guiderail details with Type 31 Strong Post Guiderail. The plans should be revised accordingly.
11. The proposed southernmost truck parking spaces in the lot located adjacent to the southern corner of the FedEx building are located adjacent to and parallel to the existing drive aisle. Trailers parked in the southernmost parking spaces will restrict sight distance for drivers existing the proposed parking lot. Therefore, the southernmost parking stalls should be eliminated to ensure that sight distance is provided.
12. The following notes should be provided on the plans:
  - a. "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".
  - b. "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following:
    - 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)."

#### Site Lighting Comments

1. Revise the lighting design and/or calculation areas to provide calculation results that are in-line with the Township and IES standards, to the maximum extent feasible. Specifically, the provided values for the "Statistics" table indicate maximum values and uniformity ratios that exceed the Township recommended values.
  - a. According to Section 230-218.A.4.b of the Montgomery Township Zoning Ordinance, "Illumination of all parking areas, around all buildings and along all pedestrian walkways, shall provide a minimum level of one-half foot-candle and an average of one foot-candle and a maximum level of four foot-candles."

- b. The "Recommended Maintained Illuminance Values for Parking Lots," according to IESNA RP-20-14 Lighting for Parking Facilities (Table 2), indicates a Minimum Horizontal Illuminance of 0.5 fc and a Uniformity (Max:Min) Ratio of 15:1.
2. Please confirm the Light Loss Factor (LLF) utilized for the lighting design analysis. Please provide the LLF calculation details.
  - a. Please revise the LDD to be 0.9 as a LDD of 1.0 does not reflect real world exterior conditions.
3. Revise the site lighting calculations and statistics summary to include contributions from all on site lighting fixtures. This should also include building mounted fixtures that contribute to the illumination of parking/loading areas.
  - a. The Luminaire Schedule and Luminaire Locations tables shall be revised to include and note all existing fixtures included in the revised analysis.
  - b. Please revise the Lighting Plan to label all existing site fixtures that are to remain.
  - c. During a site visit by TPD on May 18, 2017 it was observed that the building mounted lighting fixtures were the same as the pole mounted parking lot fixtures.
4. Since LED fixtures are being proposed, ensure that the resultant light output characteristics (i.e. color temperature) and illumination of the lighting are consistent and equals the existing conditions to remain. If the existing fixtures are not LED, please investigate replacing all existing fixtures within the limits of work to match the proposed fixtures.
  - a. Specifically, the color temperature for the fixtures proposed range from 4,000K to 5,000K. Specify the particular color temperature to be installed.
  - b. During a site visit by TPD on May 18, 2017, it was observed that the existing fixtures appear to be LED. Please confirm.
5. Provide the anticipated hours of operation on the Lighting Plan.
6. In addition to Lighting General Note No. 9, 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.
7. 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 verify that the proposed lighting is shielded from adjacent properties to prevent light spillover. Revising the plan to show the point-by-point values at the adjacent property lines will suffice.

8. 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. Adding a note indicating such will be sufficient.
9. Revise the Lighting Plan labels to identify the Luminaire Number to correspond to the information presented in the Luminaire Locations table.
10. A Lighting Plan and corresponding photometric analysis for all areas of 1350 Welsh Road site impacted by lighting proposed under this application shall be included for review.
11. Revise the Schedule included on the Lighting Plan to add a column for mounting heights and mounting method (i.e. pole or wall-mounted).
12. The "A" pole located on the extreme southeastern portion of the site appears to be placed in the middle of an open pavement area. Please revise the location to be outside of the proposed pavement or revise the plans to clarify its location.
13. The two "E2" poles located within the parking area to be removed on the southeastern corner of the site may no longer be needed. Please investigate and revise as needed.
14. Please include the "Uplight Skirt" "US" option for each proposed fixture to control light above horizontal (U=0 or Full Cutoff).

Requested Waivers and Variances

Based on our review, we offer the following comments for the waiver requests pertaining to traffic and site lighting:

15. *A waiver is requested from Section of 205-10.H.(7)(b) of the Montgomery Township Subdivision and Land Development Ordinance (SALDO) which requires handicap spaces to be 12 feet wide by 20 feet long.*

TPD supports this waiver request because the proposed handicap spaces are compliant with the applicable federal ADA standard.

16. *A waiver is requested from Section 205-17.A(3), (4), and (5) of the SALDO which pertain to required pavement depths.*

The Applicant is requesting a waiver to provide pavement depths based on a pavement analysis. TPD has no objections to this waiver request as long as the proposed pavement

Mr. Bruce S. Shoupe  
April 25, 2018  
Page 6

depths are equal to or greater than required by the Ordinance. In our opinion, the subbase for the Type II pavement should be a minimum depth of six (6) inches as specified in the Ordinance.

17. A waiver is requested from Section 205-17.D.(1) of the SALDO which requires a standard curb reveal of 8 inches.

The Applicant is requesting a waiver to not provide curbing along the entirety of the truck parking areas because the operations of the parking areas are dependent on not having curbs. TPD requires additional information before commenting on this request. It is unclear how the operations of the use are affected by the presence of curb. If it is anticipated that trucks will regularly encroach beyond the edge of pavement, TPD does not support this waiver because one of the main purposes of curb is to keep vehicles on the pavement. If it is anticipated that trucks will regularly encroach beyond the edge of pavement, additional pavement should be provided in those areas. If trucks are permitted to leave the edge of pavement, pavement damage can occur as well as loss of vegetation, erosion, etc.

18. A waiver is requested from Section 205-17.D.(2) of the SALDO which requires a standard curb reveal of 8 inches.

The Applicant is requesting a waiver to provide a five (5) inch reveal curb because the operations of the use require a lesser curb height than required within the trailer parking areas. TPD requires additional information before commenting on this request. It is unclear how the operations of the use are affected by the curb height. If it is anticipated that trucks will regularly mount the curb, thus requiring a lesser height, TPD does not support this waiver. If it is anticipated that trucks will regularly mount the curb, additional pavement should be provided in those areas to accommodate the truck without encroaching onto the curb.

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

Sincerely,



Kevin L. Johnson, P.E.  
President

cc: Larry Gregan, Township Manager  
Mary Gambino, Township Project Coordinator  
Kevin Costello, Township Public Works Director  
Russ Dunlevy, P.E., Township Engineer  
Jose Lazo, P.E., BL Companies

Mr. Bruce S. Shoupe  
April 25, 2018  
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Frank Falzone, P.E., TPD  
Jerry Baker, P.E., TPD  
Eric Hammond, TPD

## Bruce S. Shoupe

---

**From:** Falzone, Frank <ffalzone@trafficpd.com>  
**Sent:** Thursday, January 10, 2019 3:00 PM  
**To:** 'Layton, Michael'  
**Cc:** Johnson, Kevin; Davis, Gregory J.; Lazo, Jose; Baker, Jerry; Bruce S. Shoupe; Larry Gregan  
**Subject:** RE: FedEx Ground, 1350 and 1360 Welsh Road - Lighting

Mike,

Good afternoon. After discussing with Montgomery Township, the design information supporting light trespass and glare mitigation for the FedEx Ground, 1350 and 1360 Welsh Road Project presented in the email chain below is satisfactory.

Thank you,  
Frank Falzone, PE

**Frank G. Falzone, P.E.**  
*Project Manager*

**From:** Falzone, Frank  
**Sent:** Friday, January 04, 2019 3:57 PM  
**To:** 'Layton, Michael' <MLayton@blcompanies.com>  
**Cc:** Johnson, Kevin <kjohnson@trafficpd.com>; Davis, Gregory J. <greg.davis@saul.com>; Lazo, Jose <JLazo@blcompanies.com>; Baker, Jerry <jbaker@trafficpd.com>  
**Subject:** RE: FedEx Ground, 1350 and 1360 Welsh Road - Lighting

Mike,

We have forwarded this email to the Township and will respond once we have had a chance to discuss.

Have a great weekend,  
Frank

**Frank G. Falzone, P.E.**  
*Project Manager*



**Traffic Planning and Design, Inc.**

2500 E. High Street, Ste 650  
Pottstown, PA 19464  
610.326.3100

[www.TrafficPD.com](http://www.TrafficPD.com)

Connect with us!



**From:** Layton, Michael [<mailto:MLayton@blcompanies.com>]  
**Sent:** Friday, January 04, 2019 9:19 AM  
**To:** Falzone, Frank  
**Cc:** Johnson, Kevin ; Davis, Gregory J. ; Lazo, Jose ; Baker, Jerry  
**Subject:** FedEx Ground, 1350 and 1360 Welsh Road - Lighting

Hi Frank,

Per our conversation yesterday, Greg Davis from Saul Ewing received a voicemail from Larry Gregan asking that we confirm, prior to the Planning Commission meeting, that light glare into the residential zone across Welsh Road will not be an issue between 10pm and dawn since we are proposing the light level be brought up to current ordinance requirements. In follow up to our conversation:

- All proposed fixtures will be outfitted with an upright skirt and installed at a zero degree angle to prevent any light spillage into the adjacent industrial properties. Note, there are no residential properties located immediately adjacent to the 1350 Welsh or FedEx Buildings.
- The proposed lights for the 1350 Welsh Road are located approx. 800 feet from the nearest Hunt Club building across Welsh Road. Additionally the lighting will be predominately blocked by the Welsh Commons Building and existing trees and vegetation between the 1350 Building and the Hunt Club Apartments.
- The proposed lights for the FedEx Building are located approx. 1,300 feet from the nearest Hunt Club building across Welsh Road. Additionally the lighting will be predominately blocked by the 1350 Welsh and Welsh Commons Buildings, as well as, existing trees and vegetation.

In summary, the introduction of upright skirts and zero degree tilt on all new light fixtures will prevent light spillage onto the adjacent properties. Additionally, the existence of buildings and vegetation/trees between the residential zone and proposed site lighting will provide an additional visual buffer from the site lighting.

Please confirm our understanding is correct and you concur light spillage will not be an issue.

Thanks,

Mike Layton, EIT  
Project Engineer I  
BL Companies | *Employee owned. Client driven.*



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## Bruce S. Shoupe

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**From:** Layton, Michael <MLayton@blcompanies.com>  
**Sent:** Friday, November 2, 2018 4:25 PM  
**To:** Falzone, Frank  
**Cc:** Lazo, Jose; Johnson, Kevin; Baker, Jerry; Bruce S. Shoupe  
**Subject:** RE: FedEx Ground, 1350 and 1360 Welsh Road - Revised Plans  
**Attachments:** FXG Norristown-REV Lighting Plans-2018-11-02.pdf

Hey Frank,

Please find attached our revised lighting plans per the most recent comments you sent via email below and our responses:

- 1) Please revise the total LLF to reflect the previously submitted value of 0.80 or provide justification for the increase to 0.84. TPD's previous review comments reflected a revised LDD to 0.90 that would, along with a LLD of 0.89, result in a total LLF of 0.80. The plans dated 8-3-2018 included the 0.8 LLF. Once the revised Lighting Plan is provided we'll review.

As discussed today, The design has been revised to provide a total LLF of 0.8. Refer to sheet C-4.00.

- 2) The proposed building mounted fixtures (NEW B) on 1350 Welsh Road did not have the spec sheets provided in completion to confirm cutoff details. I visited Holophane's website and determined the NEW B fixtures have a bug rating of B1, U3 and G5. Please revise these fixtures to be full cutoff, Uplight rating of zero. Below inserted and linked is the spec sheet, if you would also include this in full on the revised plan, it would be greatly appreciated.

As discussed today, the proposed New B fixtures have been revised to be the full cut off versions and the details have been revised accordingly. Refer to sheets C-4.00, 4.04 and 4.10.

Additionally, per our conversation earlier, we have added a note directing the contractor to coordinate with the manufacturer for the house side shield upon ordering the New E-67 fixture. As discussed, it is anticipated upon addressing the above comments that we have satisfied all of your concerns regarding the lighting. It is understood your letter will still provide a summary of our coordination regarding the lighting reduction requirement, but that is to serve as a summary for the Board members.

Thanks,

Mike Layton, EIT  
Project Engineer I  
BL Companies | *Employee owned. Client driven.*



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tel: 610.337.3630 | direct: 610.994.4609 | fax: 610.994.4609  
[www.blcompanies.com](http://www.blcompanies.com)

## Bruce S. Shoupe

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**From:** Baker, Jerry <jbaker@trafficpd.com>  
**Sent:** Wednesday, October 31, 2018 4:31 PM  
**To:** Falzone, Frank; 'Layton, Michael'  
**Cc:** Lazo, Jose; Johnson, Kevin; Bruce S. Shoupe  
**Subject:** RE: FedEx Ground, 1350 and 1360 Welsh Road - Revised Plans

Mike,

I also have the following traffic related comments regarding the progress plan submission using the same numbering system as our September 13, 2018 review letter:

### Plan Comments

1. A "Stop" sign (R1-1), sized 30" x 30", must be provided on the western Welsh Road access driveway. In addition, a "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided below the stop sign if the peak hour left turn exit movement is to remain prohibited. This comment should be addressed in conjunction with the HOP modifications for the driveways.

The signs are not shown on the plans.

2. A "No Left Turn" sign (R3-2), sized 30" x 30", and a "Restricted Hours Plaque" (R10-20AP) must be provided on the southern side of Welsh Road facing drivers exiting the eastern driveway if the peak hour left turn exit movement is to remain prohibited. This comment should be addressed in conjunction with the HOP modifications for the driveways.

The signs are not shown on the plans.

9. Guiderail must be provided on the top of the retaining wall in the employee parking lot in addition to the chain link fence. The plans should clearly indicate the locations of the guiderail.

Details are provided for Timbarrier Lotguard and PennDOT Type 31 Strong Post Guide Rail. If the PennDOT Type 31 guiderail is not proposed for use on this project, the detail should be removed to avoid confusion.

11. In our opinion, a profile of the proposed emergency access is required to demonstrate that fire trucks will not bottom out at either end.

A profile of the emergency access was sent to us on September 24, 2018 which addressed this comment. However, the driveway profile is not included in the progress plans that were sent on October 24, 2018. The emergency access driveway profile should be included in the plan set.

Please let me know if you have any questions.

Jerry

Gerald T. Baker, P.E.  
Project Manager



**Traffic Planning and Design, Inc.**

610.326.3100

[www.TrafficPD.com](http://www.TrafficPD.com)

Connect with us!



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**From:** Falzone, Frank

**Sent:** Wednesday, October 31, 2018 3:34 PM

**To:** 'Layton, Michael' <MLayton@blcompanies.com>

**Cc:** Lazo, Jose <JLazo@blcompanies.com>; Johnson, Kevin <kjohnson@trafficpd.com>; Baker, Jerry <jbaker@trafficpd.com>; Bruce S. Shoupe <bshoupe@montgomerytwp.org>

**Subject:** RE: FedEx Ground, 1350 and 1360 Welsh Road - Revised Plans

Mike,

Please revise the total LLF to reflect the previously submitted value of 0.80 or provide justification for the increase to 0.84. TPD's previous review comments reflected a revised LDD to 0.90 that would, along with a LLD of 0.89, result in a total LLF of 0.80. The plans dated 8-3-2018 included the 0.8 LLF. Once the revised Lighting Plan is provided we'll review.

Note that as previously requested, I have included Bruce Shoupe of Montgomery Township on this email chain.

Thank you,  
Frank

**Frank G. Falzone, P.E.**

*Project Manager*

**From:** Layton, Michael [mailto:MLayton@blcompanies.com]

**Sent:** Wednesday, October 31, 2018 3:05 PM

**To:** Falzone, Frank <ffalzone@trafficpd.com>

**Cc:** Lazo, Jose <JLazo@blcompanies.com>; Johnson, Kevin <kjohnson@trafficpd.com>; Baker, Jerry <jbaker@trafficpd.com>

**Subject:** RE: FedEx Ground, 1350 and 1360 Welsh Road - Revised Plans

Hi Frank,

Please find attached our revised lighting plan and responses to your comments below in red. If you have any questions or need anything additional, please let me know.

Thanks,

Mike Layton, EIT  
Project Engineer I  
BL Companies | *Employee owned. Client driven.*



1100 First Avenue, Suite 104, King of Prussia, PA 19406  
tel: 610.337.3630 | direct: 610.994.4609 | fax: 610.994.4609  
[www.blcompanies.com](http://www.blcompanies.com)

**From:** Falzone, Frank <[ffalzone@trafficpd.com](mailto:ffalzone@trafficpd.com)>  
**Sent:** Thursday, October 25, 2018 11:33 AM  
**To:** Layton, Michael <[MLayton@blcompanies.com](mailto:MLayton@blcompanies.com)>; Baker, Jerry <[jbaker@trafficpd.com](mailto:jbaker@trafficpd.com)>  
**Cc:** Lazo, Jose <[JLazo@blcompanies.com](mailto:JLazo@blcompanies.com)>; Johnson, Kevin <[kjohnson@trafficpd.com](mailto:kjohnson@trafficpd.com)>  
**Subject:** RE: FedEx Ground, 1350 and 1360 Welsh Road - Revised Plans

Mike,

We took a quick look at the plans this morning from a lighting review standpoint, please see the following comments:

1. Fixture "NEW E-67" depicts illumination beyond the adjacent property line. Please confirm the light spill for all proposed fixtures located on the exterior of the site(s) and revise as needed to eliminate light spill onto adjacent properties above 0.1 fc.

A callout has been added to Sheets C-4.00 and C-4.04 to provide a house side shield on new light E-67 to prevent light spillover onto the adjacent property. Additionally, the existing **buffer** planting vegetation along the southern property line (adjacent to the fixture) will be retained and will provide additional shielding.

2. Note 9 has been revised to provide 50% reduction by dimming but shall be revised to include the wording "...after 10 P.M., or after normal hours of operation, whichever is earlier, until dawn."

Note 9 has been updated on Sheet C-4.00.

3. Note 10 has been revised to eliminate the Montgomery Township requirement of 50% reduction and now states that the proposed lighting will operate to match existing conditions. What is the existing condition operation post 10PM? Once the existing condition operation is determined we can then determine how the proposed lighting will operate. At a minimum 50% reduction post 10PM, or after normal hours of operation, whichever is earlier, until dawn shall be proposed.

- a. According to TPD's research, the previously approved LD for the site (see TPD Lighting Comment #5 in 2018-09-13 Review Letter) indicated that all lights on 1350 Welsh Rd be extinguished post 10PM.

Per our conversation on 10/29, note 10 has been updated on Sheet C-4.00 to reflect the **minimum** requirement of the 50% reduction between 10pm and dawn.

4. The Full Build-out Lighting Schedule has been revised from what was previously submitted. Specifically a number of the columns previously included are no longer provided (i.e. LLF, mounting height, and mounting method). Please revise to reflect the schedule formatted as previously submitted.

The full build-out lighting schedule has been updated on Sheet C-4.00 to include the columns that were submitted previously. Added columns include mounting height, mounting method, and LLF.

5. The Schedule shall be revised to reflect the actual catalog number and description of the fixture proposed. For example, the "NEW C" fixtures still indicate 4000K & 5000K options but the catalog cut sheet on sheet 4.10 identifies 4K as the specified CCT. Revise the Catalog Number and Description columns to reflect the accurate installation details of the proposed fixtures (including standard options).

The full build-out lighting schedule on Sheet C-4.00 and the lighting details on Sheet C-4.10 have been updated to match up the Catalog Numbers and Description columns.

6. Fixtures "NEW B" have a catalog number in the Lighting Schedule indicating 700mA drive current, this option of the fixture is not available according to the catalog cut sheet included in Sheet 4.10. Confirm and revise as needed.

The Catalog Number and Description for fixture "NEW B" has been updated on Sheet C-4.00.

7. The Luminaire Locations table, Tilt column indicates that a number of the proposed lights are being tilted, and in some cases beyond the "low tilt" range indicated by the manufacturer. The previously submitted design indicated 0 degrees of tilt on all fixtures and the recently submitted design shall be revised to provide 0 degrees of tilt in conjunction with the uplight skirt options to comply with IESNA full cutoff criteria.

The Luminaire Locations table on Sheet C-4.00 has been updated for all proposed light fixtures to be installed with 0 degrees of tilt.

Please revise and resend updated lighting plans. Call me if you have any questions.

Thanks,  
Frank Falzone, PE

Frank G. Falzone, P.E.  
*Project Manager*



**Traffic Planning and Design, Inc.**

2500 E. High Street, Ste 650  
Pottstown, PA 19464  
610.326.3100

[www.TrafficPD.com](http://www.TrafficPD.com)

**Connect with us!**



**From:** Layton, Michael [<mailto:MLayton@blcompanies.com>]  
**Sent:** Wednesday, October 24, 2018 9:09 PM  
**To:** Baker, Jerry <[jbaker@trafficpd.com](mailto:jbaker@trafficpd.com)>; Falzone, Frank <[ffalzone@trafficpd.com](mailto:ffalzone@trafficpd.com)>  
**Cc:** Lazo, Jose <[JLazo@blcompanies.com](mailto:JLazo@blcompanies.com)>; Johnson, Kevin <[kjohnson@trafficpd.com](mailto:kjohnson@trafficpd.com)>  
**Subject:** RE: FedEx Ground, 1350 and 1360 Welsh Road - Revised Plans

Jerry & Frank,

Please find attached our comment response letter and revised plan sheets for the FedEx Ground project. As discussed previously, we are scheduled to be on the Planning Commission Meeting agenda next month (11/15) and would be looking to have a revised letter from you prior to that meeting. If you have any questions, or need anything additional while reviewing the plans, please let me know.

Thanks,

Mike Layton, EIT  
Project Engineer I  
BL Companies | *Employee owned. Client driven.*



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tel: 610.337.3630 | direct: 610.994.4609 | fax: 610.994.4609  
[www.blcompanies.com](http://www.blcompanies.com)

## Bruce S. Shoupe

---

**From:** Falzone, Frank <ffalzone@trafficpd.com>  
**Sent:** Thursday, October 25, 2018 4:13 PM  
**To:** 'greg.davis@saul.com'  
**Cc:** Johnson, Kevin; Bruce S. Shoupe  
**Subject:** FW: Montgomery Township/FedEx Ground  
**Attachments:** 3297\_001.pdf; 3298\_001.pdf; 2006 Binder3 16.pdf

Greg,

Please see the attached documents:

- 1/4/2006 Review Letter prepared by Gilmore & Associates, Inc., comment 4.2 pertaining to the extinguishing of lights.
- 3/10/2006 Response letter prepared by Bohler Engineering Inc. to the review, see page 4.
- 3/10/2006 Lighting Plan, see note 4 for light extinguish note.

Thanks,  
Frank

**Frank G. Falzone, P.E.**  
*Project Manager*



**Traffic Planning and Design, Inc.**  
2500 E. High Street, Ste 650  
Pottstown, PA 19464  
610.326.3100

[www.TrafficPD.com](http://www.TrafficPD.com)

**Connect with us!**



**From:** Davis, Gregory J. [<mailto:greg.davis@saul.com>]  
**Sent:** Thursday, October 25, 2018 3:37 PM  
**To:** 'Bruce S. Shoupe' <[bshoupe@montgomerytwp.org](mailto:bshoupe@montgomerytwp.org)>; Johnson, Kevin <[kjohnson@trafficpd.com](mailto:kjohnson@trafficpd.com)>  
**Subject:** RE: Montgomery Township/FedEx Ground

Bruce – The attachment is a 12/3/07 Resolution approving the waiver of formal land development procedures, and none of the conditions reference the requirement that exterior lights be extinguished after 10 pm. Is there another Resolution that includes the reference to the requirement to extinguish lights, as referenced in Kevin's review letter? Thanks. - Greg

**Gregory J. Davis | Saul Ewing Arnstein & Lehr LLP | 610.251.5065 (p)**

---

**From:** Bruce S. Shoupe [<mailto:bshoupe@montgomerytwp.org>]  
**Sent:** Thursday, October 25, 2018 2:50 PM

**To:** Davis, Gregory J.; 'kjohnson@trafficpd.com'  
**Subject:** RE: Montgomery Township/FedEx Ground

**\*\*EXTERNAL EMAIL\*\*** - This message originates from outside our Firm. Please consider carefully before responding or clicking links/attachments.

Greg

Attached is the signed Approval Resolution for the FedEx project in 2007.

If you need anything else please let me know.

Bruce

Also, can you please put an email out to BL Companies, that I need to be copied on all emails for update review information and plans, not getting copied by my consultants after this happens.

Bruce S. Shoupe  
Director of Planning and Zoning  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936  
215-393-6920  
[Bshoupe@Montgomerytwp.org](mailto:Bshoupe@Montgomerytwp.org)



[www.montgomerytwp.org](http://www.montgomerytwp.org)

**From:** Davis, Gregory J. <[greg.davis@saul.com](mailto:greg.davis@saul.com)>  
**Sent:** Thursday, October 25, 2018 2:13 PM  
**To:** Bruce S. Shoupe <[bshoupe@montgomerytwp.org](mailto:bshoupe@montgomerytwp.org)>; 'kjohnson@trafficpd.com' <[kjohnson@trafficpd.com](mailto:kjohnson@trafficpd.com)>  
**Subject:** Montgomery Township/FedEx Ground

Hi Bruce and Kevin,

One of the Site Lighting Comments in Kevin's September 13, 2018 review letter references "Condition 3 of the December 3, 2007 Resolution" approving FedEx's prior land development project. Any chance one of you has a copy of that Resolution that you could email me?

Thanks.

Greg

**SAUL EWING  
ARNSTEIN  
& LEHR<sup>LLP</sup>**

**Gregory J. Davis**  
**SAUL EWING ARNSTEIN & LEHR LLP**  
1200 Liberty Ridge, Suite 200 | Wayne, PA 19087-5569  
Tel: 610.251.5065 | Fax: 610.408.4408  
[greg.davis@saul.com](mailto:greg.davis@saul.com) | [www.saul.com](http://www.saul.com)

\* Please note that our Firm name and my email address have changed.

"Saul Ewing Arnstein & Lehr LLP (saul.com)" has made the following annotations:

+~~~~~+

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+~~~~~+

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**ZONING ORDINANCE  
PLAN REVIEW**

**FedEx Ground Service – 1360 Welsh Road**

DATE: November 13, 2018

PLAN REVIEW – FedEx Ground Service – 1360 Welsh Road and 1350 Welsh Partnering LLC  
LD/S # 696 – Preliminary/Final Approval Requested

DEVELOPMENT NAME: FedEx Ground Service

LOCATION: 1350 and 1360 Welsh Road LOT NUMBER & SUBDIVISION: 2

ZONING DISTRICT: HLI-Highway Limited Industrial

PROPOSED USE: Warehouse Distribution/Office/Storage

ZONING HEARING BOARD APPROVAL REQUIRED? YES

CONDITIONAL USE APPROVAL REQUIRED? No

	Proposed	Required	Approved	Not Approved	WAIVER
USE	Warehouse/Office/ Storage		X		
HEIGHT	30 feet	Max 30 ft.	X		
LOT SIZE	21.941 Ac	Min 1Ac	X		
SETBACKS					
FRONT	94.2 ft **	100 ft.	X		
SIDES	100 ft Aggr.	143 ft.	X		
REAR	128.9 ft	50 ft.	X		
BUFFERS					
SOFTENING	25 feet	25 ft. Perimeter			
SCREENING	25 feet	25 ft. Perimeter			
BUILDING COVERAGE	Max 29.6%	Max 40%	X		
IMPERVIOUS COVERAGE	Max 68.9%*	Max 65%	X		
GREEN AREA	Min 31% *	Min 35%	X		
FENCE HEIGHT	16' 7" Truss Gates	8 feet	X		

ADDITIONAL COMMENTS

- All vehicle access overhead gates will be motorized and actuated by an Opticom system chosen by the Township Traffic Engineer and Fire Marshal.
- \*Meet requirements of Zoning Hearing Board decision #18030002 dated April 11, 2018.
- \*\* Pre-existing non-conforming Welsh Road setback

  
ZONING OFFICER

11.13.18  
DATE



## MONTGOMERY TOWNSHIP POLICE DEPARTMENT

---

J. Scott Bendig  
*Chief of Police*

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

To: Bruce S. Schoupe  
Director of Planning and Code Enforcement

From: J. Scott Bendig, Chief of Police

Date: September 4, 2018

Re: LD/S #: 696  
1350 Welsh Road  
Date of Plan: August 3, 2018

---

A review of the above-referenced subdivision/land development was conducted on this date.  
The following concern was noted by the police department at this time:

- A limited sight distance for vehicles if the eastern most driveway on Welsh Road is utilized as an entry/exit point to the facility. It is recommended that only the western most driveway on Welsh Road be permitted as an entry/exit point to the facility.

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

May 2, 2018

(via e-mail)

Bruce S. Shoupe, Director of Planning and Zoning  
MONTGOMERY TOWNSHIP  
1001 Stump Road  
Montgomeryville, PA 18936

Re: FedEx Ground Package System, Inc. & 1350 Welsh Partners, LLC  
1350-1360 Welsh Road  
Preliminary/Final Land Development Application - LDS #696

Dear Bruce:

As requested, I have reviewed the Land Development application for the above referenced project. The site is located within the LI Limited Industrial Zoning District and is currently improved with two warehouse buildings, one of which is occupied by FedEx. This application proposes to reconfigure the existing parking area in order to provide FedEx with a total of 177 automobile parking spaces, eight 53' trailer spaces and nineteen 28' trailer spaces. In addition, a retaining wall and security fence are proposed.

The applicant appeared before the Zoning Hearing Board on April 11, 2018 and was granted relief to erect a fence with an overall maximum height of 16'7". Relief was also granted to allow impervious cover of 68.9% and green space cover of 31.1%.

I have no objection to the proposal from a planning perspective; however, the zoning setback lines should be shown on the record plan, and the zoning table on sheet C-0.01 should be supplemented to show the number of employees.

If you have any questions, please let me know.

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: Lawrence J. Gregan, Township Manager  
Marianne McConnell, Deputy Zoning Officer  
Frank R. Bartle, Esq., Township Solicitor  
James Dougherty, PE  
Judy Stern Goldstein, ASLA  
Kevin Johnson, PE  
Brian Keenan - FedEx Ground Package System  
Jose Lazo, PE - BL Companies

KENNETH AMEY, AICP  
professional land planner

September 4, 2018

(via e-mail)

Bruce S. Shoupe, Director of Planning and Zoning  
MONTGOMERY TOWNSHIP  
1001 Stump Road  
Montgomeryville, PA 18936

Re: FedEx Ground Package System, Inc. & 1350 Welsh Partners, LLC  
1350-1360 Welsh Road  
Preliminary/Final Land Development Application - LDS #696

Dear Bruce:

As requested, I have reviewed the revised Land Development plans for the above referenced project, dated August 8, 2018. The site is located within the LI Limited Industrial Zoning District and is currently improved with two warehouse buildings, one of which is occupied by FedEx. This application proposes to reconfigure the existing parking area in order to provide FedEx with a total of 177 automobile parking spaces, eight 53' trailer spaces and nineteen 28' trailer spaces. In addition, a retaining wall and security fence are proposed.

The applicant appeared before the Zoning Hearing Board on April 11, 2018 and was granted relief to erect a fence with an overall maximum height of 16'7". Relief was also granted to allow impervious cover of 68.9% and green space cover of 31.1%.

The latest plan revisions adequately address all comments from my May 2, 2018 review letter; I have no further planning concerns with the proposal.

If you have any questions, please let me know.

Very truly yours,

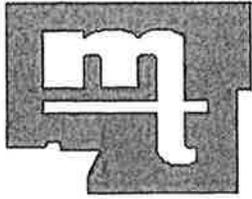
  
Kenneth Amey

1122 Old Bethlehem Pike  
Lower Gwynedd, PA 19002



phone: 215.283.9619  
fax: 215.646.3458  
kenamey@aol.com

cc: Lawrence J. Gegan, Township Manager  
Marianne McConnell, Deputy Zoning Officer  
Frank R. Bartle, Esq., Township Solicitor  
James Dougherty, PE  
Judy Stern Goldstein, ASLA  
Kevin Johnson, PE  
Brian Keenan - FedEx Ground Package System  
Michael Layton, EIT - BL Companies



**MONTGOMERY TOWNSHIP**  
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**RICHARD M. LESNIAK**  
DIRECTOR OF FIRE SERVICES  
FIRE MARSHAL  
EMERGENCY MANAGEMENT  
COORDINATOR

**FIRE MARSHALS OFFICE:**  
215-393-6936

November 14, 2018

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

Re: Preliminary/Final Subdivision and Land Development  
FedEx Ground Package System, Inc & 1350 Welsh Road Partners, LLC

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans referenced above.

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

- 1. 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).  
**Comment:** The applicant shall verify that the vertical clearance at both gates will be at least 13 feet 6 inches (4115 mm).  
**Response:** The applicant provided documentation on Sheet 14 that the vertical clearance is fifteen (15) feet.
- 2. 503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.  
**Comment:** There are two subsurface detention basins located under the proposed parking areas. These should be designed to support the imposed loads of our fire apparatus. Design calculations shall be submitted to the Township Engineer for review and approval.  
**Response:** The applicant submitted information and an analysis with the stormwater management report which was reviewed and approved by the Township Engineer.
- 3. 503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL325. Gates intended for automatic operation shall be designated, constructed and installed to comply with the requirements of ASTM F2200.

**Comment:** The applicant shall provide cut sheets for the security gates and supporting equipment for review and approval.

**Response:** Applicant provided documentation on Sheets 11 and 12 indicating that all motorized gates will be equipped with an opticom infrared system.

4. **D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:
1. The minimum gate width shall be 20 feet (6096 mm).
  2. Gates shall be of the swinging or sliding type.
  3. Construction of gates shall be of materials that allow manual operation by one *person*.
  4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
  5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the fire code official.
  6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
  7. Locking device specifications shall be submitted for approval by the fire code official.
  8. Electric gate operators, where *approved*, shall be listed in accordance with UL 325.
  9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

**Comment:** The applicant shall provide documentation indicating that all of the above requirements have been met.

**Response:** Applicant provided documentation indicating that all of the above requirements have been met.

## GENERAL COMMENTS

10. Sheet 6 of 29, Overall Demolition Plan, indicates the removal of an existing emergency access roadway which connects the FedEx and Blue Mountain Recycling buildings. The installation of said roadway was requested by the Fire Marshal's Office and incorporated into the land development plan for the construction of the subject facility. It should also be noted that, on May 3, 2011, the Montgomery Township Zoning Hearing Board granted the applicant zoning relief for a plan that maintained the emergency access roadway.

**Comment:** The Fire Marshal's Office does not support the applicant's proposal to remove the emergency access roadway.

**Response:** The applicant submitted revised plans via email on September 24, 2018 (EXH-01, dated September 24, 2018) indicating the continued use of an emergency access roadway connecting the Blue Mountain Recycling and FedEx properties. Said plans show the area to be regraded with slopes ranging from -2% to a maximum of +5%. The proposed grading will allow fire apparatus to navigate through the properties. Again, there shall be a motorized gate equipped with an infrared opticom system separating the Blue Mountain Recycling and FedEx properties.

11. It is noted that the proposed motorized overhead gate is equipped with audio and visual sensors. The applicant shall confirm that, once activated by a traffic pre-emption device, the gate will automatically open.

Bruce Shoupe  
November 14, 2018  
Page 3

The Fire Marshal's Office recommends that the proposed development be approved as submitted.

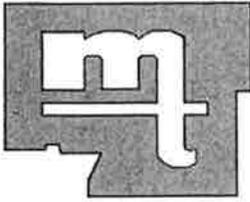
Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Richard M. Lesniak  
Director of Fire Services

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amy, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Brian Keenan – FedEx Ground Package System, Inc.  
Jose I Lazo, P.E. – BL Companies  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.



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

May 7, 2018

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

Re: Preliminary/Final Subdivision and Land Development  
FedEx Ground Package System, Inc & 1350 Welsh Road Partners, LLC

Dear Bruce:

Thank you for allowing the Fire Marshal's Office to comment on the proposed land development plans referenced above.

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

1. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).  
**Comment:** The applicant shall verify that the vertical clearance at both gates will be at least 13 feet 6 inches (4115 mm).
2. **503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.  
**Comment:** There are two subsurface detention basins located under the proposed parking areas. These should be designed to support the imposed loads of our fire apparatus. Design calculations shall be submitted to the Township Engineer for review and approval.
3. **503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL325. Gates intended for automatic operation shall be designated, constructed and installed to comply with the requirements of ASTM F2200.  
**Comment:** The applicant shall provide cut sheets for the security gates and supporting equipment for review and approval.
4. **D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:
  1. The minimum gate width shall be 20 feet (6096 mm).
  2. Gates shall be of the swinging or sliding type.
  3. Construction of gates shall be of materials that allow manual operation by one *person*.

Bruce Shoupe  
May 7, 2018  
Page 2

4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where *approved*, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

**Comment:** The applicant shall provide documentation indicating that all of the above requirements have been met.

#### GENERAL COMMENTS

10. Sheet 6 of 29, Overall Demolition Plan, indicates the removal of an existing emergency access roadway which connects the FedEx and Blue Mountain Recycling buildings. The installation of said roadway was requested by the Fire Marshal's Office and incorporated into the land development plan for the construction of the subject facility. It should also be noted that, on May 3, 2011, the Montgomery Township Zoning Hearing Board granted the applicant zoning relief for a plan that maintained the emergency access roadway.

**Comment: The Fire Marshal's Office does not support the applicant's proposal to remove the emergency access roadway.**

11. It is noted that the proposed motorized overhead gate is equipped with audio and visual sensors. The applicant shall confirm that, once activated by a traffic pre-emption device, the gate will automatically open.

The Fire Marshal's Office does not recommend that the proposed development be approved as submitted. This recommendation is based on the proposed removal of the emergency access roadway.

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

Sincerely,



Richard M. Lesniak  
Director of Fire Services

cc: Lawrence J. Gregan, Manager – Montgomery Township  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Ken Amy, AICP  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
Brian Keenan – FedEx Ground Package System, Inc.  
Jose I Lazo, P.E. – BL Companies  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

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

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**SUBJECT:** Consider Awarding of Phase 5 Bid for Ash Tree Forestry Management Program – Gazebo Park Open Space, Montgomery Oaks/Crossing Open Space, Orchards Open Space

**MEETING DATE:** January 28, 2019                      **ITEM NUMBER:** # 13.

**MEETING/AGENDA:** WORK SESSION                      **ACTION:**

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

**INITIATED BY:** Bruce Shoupe                      **BOARD LIAISON:** Michael J. Fox, Township Supervisor  
Director of Planning and Zoning                      Liaison to Shade Tree Commission

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**BACKGROUND:**

The Ash Tree Forestry Management Program – Gazebo Park Open Space, Montgomery Oaks/Crossing Opens Space, and Orchards Open Space went out to bid as previously authorized by the Board of Supervisors. A pre-bid meeting was held on January 9, 2019 and the bids received were opened on January 16, 2019 after the 10am deadline. Nine bids were submitted to the Township for review. The bids received ranged in price from \$55,499 to \$159,995. The two lowest bids (\$55,499 and \$73,200) were disqualified due to incomplete bid submittals. See attached spreadsheet. References were contacted for the third lowest bidder, Jimmy's Tree & Landscape. Four municipalities including Doylestown Township, Philadelphia Parks & Recreation, East Goshen Township, and Lower Merion Township were contacted and provided favorable responses in regards to their quality of work.

The work under this contract includes the furnishing of all labor, materials and equipment necessary and incidental for the felling of 460 +/- trees to within 12 inches or less of the ground level. Additional requirements and procedures are outlined within the bid documents.

**PREVIOUS BOARD ACTION:**

The Board of Supervisors authorized the Township Manager to obtain bids for the Ash Tree Forestry Management Program – Gazebo Park Open Space, Montgomery Oaks/Crossing Opens Space, and Orchards Open Space during the November 26, 2018 meeting.

**ALTERNATIVES/OPTIONS:** None

**BUDGET IMPACT:** \$79,580

**RECOMMENDATION:**

It is recommended that the Board of Supervisors authorize the Township Manager to award the bid for the Ash Tree Forestry Management Program – Gazebo Park Open Space, Montgomery Oaks/Crossing Opens Space, and Orchards Open Space as submitted by Jimmy's Tree & Landscape in the amount of \$79,580

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the Township Manager to award the bid for the Ash Tree Forestry Management Program – Gazebo Park Open Space, Montgomery Oaks/Crossing Opens Space, and Orchards Open Space as submitted by Jimmy's Tree & Landscape in the amount of \$79,580

**MOTION**                      \_\_\_\_\_                      **SECOND**                      \_\_\_\_\_                      **VOTE:**

**ROLL CALL:**

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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

Ash Tree Forestry Management Program – Phase V  
 Gazebo Park Open Space, Montgomery Oaks/Crossing Open Space, and Orchards Open Space  
 BID RESULTS  
 January 16, 2019

COMPANY NAME	BID AMOUNT	*** Items Required to be submitted with Bid Packet***									COMMENTS
		Exception	10% Bid Bond	Bid Proposal (1-7)	Non-Collusion Affidavit	Statement of Qualifications	Bid Tabulation Sheet	Min Equip. & Manpower	Insurance checklist	PW Form	
Cutting Edge Tree Professionals Boalsburg, PA	\$55,499 (from tabulation sheet, amount not written on signed proposal)	N	Y*	Y**	Y	Y	Y	Y	Y***	Y	*Bid Bond for 10% of bid not exceeding \$55,000 bid amount. Listed as Montgomery County with Contractor's address, not Township and missing Contractor signature. **Dollar amount of bid not written on signed proposal, left blank. ***Not signed by Contractor. No XCU Coverage will be provided. ***No 30 Day Cancellation Notice will be provided.
ProMark Landscaping Zieglersville, PA	\$73,200	N	Y*	Y	Y	Y	Y	Y	Y	Y	*Bid Bond not signed by Contractor (Twp Solicitor confirmed with Bond Co. that they would not honor the bid bond without the Contractor's signature)
Jimmy's Tree & Landscape Philadelphia, PA	\$79,580	N	Y	Y	Y	Y	Y	Y	Y*	Y	*WC Insurance provided by State, could not obtain signature but supplied copy of policy with proper limits.
Corbo Landscaping Norristown, PA	\$79,900	N	Y	Y*	Y	Y	Y	Y	Y	Y	*Proposal does not have second signature. (Secretary or VP)
ARS Corp. Ottsville, PA	\$84,440	N	Y	Y	Y	Y	Y	Y	Y	Y	
Clauser Tree Care Chalfont, PA	\$93,230	N	Y	Y*	Y	Y	Y	Y	Y	Y	*Proposal does not have second signature. (Secretary or VP)
Joe McIlvaine Tree & Lawn Svc Feasterville, PA	\$110,000	N	Y	Y	Y	Y	Y	Y	Y*	Y	*Insurance Agent did not sign checklist
Knight Bros. Inc. Aston, PA	\$117,150	N	Y	Y	Y	Y	Y	Y	Y	Y	
Strobert Tree Svc Wilmington, DE	\$159,995	N	Y	Y	Y	Y	Y	Y	Y*	Y	*Contractor signature missing on second insurance checklist submitted

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Third Amended DEP Sewage Facilities Planning Module –  
The Enclave at Montgomery – Meadows at Parkview - LDS 679

MEETING DATE: January 28, 2019

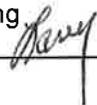
ITEM NUMBER: #14.

MEETING/AGENDA: WORK SESSION            ACTION    XX        NONE

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

INITIATED BY: Bruce Shoupe  
Director of Planning and Zoning

BOARD LIAISON: Mike J. Fox  
Chairman



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BACKGROUND:

This application is for The Enclave at Montgomery development. DEP Sewage Facilities Planning Modules were approved in January 2007 and November 2009. In November 2012 the developer proposed a second modification in the scope of the development. The developer is now proposing a further change in the scope of the development which would require a third amendment of the Sewage Facilities Planning Module approval pertaining to this development. The developer is proposing to eliminate the previously approved Commercial area along Bethlehem Pike frontage. The Developer proposal an overall development which would include 185 age-restricted carriage homes, 61 age-restricted single-family detached dwellings, 33 single-family dwelling units, 109 townhouse units and a Community Center. These changes will require a third amendment of the Sewage Facilities Planning Module.

The Township's Act 537 Plan is its plan for sewer service and the MTMSA is responsible for the implementation of this plan. Occasionally, the plan must be changed due to development and a planning module must be submitted to DEP. This plan is consistent with the Township's Act 537 Plan.

The amended application has been reviewed by CKS Engineers, Inc., for the Montgomery Township Municipal Sewer Authority, and they recommend that the Board of Supervisors approve the amended application. A copy of their review is attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

DEP Sewage Facilities Planning Modules were approved in 2007, 2009 and 2012.

ALTERNATIVES/OPTIONS:

Approve the DEP Sewage Facilities Planning Module.

BUDGET IMPACT:

None.

RECOMMENDATION:

Acceptance of the DEP Sewage Facilities Planning Module.

MOTION/RESOLUTION:

The resolution is attached.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

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ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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

Resolution #

**WHEREAS**, the Department of Environmental Protection requires that a municipality amend its Sewage Facilities Plan for any new development; and

**WHEREAS**, an application for a Third Amended Sewage Facilities Planning Module has been submitted to DEP for The Enclave at Montgomery, located at Hartman Road and Route 309; and

**WHEREAS**, this Planning Module has been reviewed by the Montgomery Township Municipal Sewer Authority and found to be acceptable.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of Montgomery Township that we hereby approve the Second Amended Sewage Facilities Planning Module application for The Enclave at Montgomery.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, F. Bartle, MTMSA, B. Shoupe, M. Gambino, Minute Book, Resolution File, File



DEP Code No.  
1-46940-282-3J

### RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~ ~~COUNCILMEN~~) of Montgomery  
(TOWNSHIP) (~~BOROUGH~~ ~~CITY~~), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS The Cutler Group, has proposed the development of a parcel of land identified as  
Inc. land developer

Enclave at Montgomery and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify).

WHEREAS, Montgomery Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (~~Commissioners~~ ~~Councilmen~~) of the (Township) ~~Borough~~ ~~City~~ of Montgomery hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary,  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_\_.

Municipal Address:

Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605  
Telephone 215-393-6900

Seal of  
Governing Body

2-5-15

**PLANNING MODULE FOR LAND DEVELOPMENT**  
**ENCLAVE AT MONTGOMERY**  
**REVISED PROJECT NARRATIVE**  
**CODE #1-46940-282-3JREV**

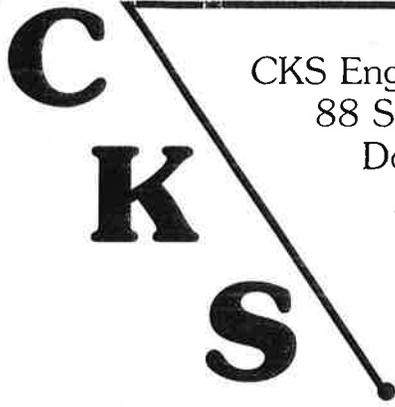
The Act 537 sewage facilities planning approval for the Enclave at Montgomery includes 218 of the same type of age restricted carriage homes, a community building, 109 conventional townhouse units, 35 age restricted single family detached dwelling units, 33 conventional single family detached dwelling units, along with a complimentary commercial area of less than one acre along the Rt. 309 frontage. The total number of dwelling units was to be 395 with an approved total flow of 81,250gpd – including the complimentary commercial area.

The project is now to be developed with a modest refinement to the mix of the separate unit types, and a deletion of the complimentary commercial use. There will be 185 age restricted carriage homes, 109 conventional townhouse units, 61 age restricted single family detached dwelling units, 33 conventional single family detached dwelling units, and a community building. The total number of dwelling units will be 388.

The total projected sewage flows for the revised project will be less than previously approved and calculated as follows:

- 185 age restricted carriage homes –27,750 gpd (150 gpd per unit) – this is the daily gallonage approved for this type of age restricted unit as per the January 17, 2013 planning approval.
- 61 age restricted single family detached dwelling units – 15,250 gpd (250 gpd per unit) – this is the daily gallonage approved for this type of age restricted unit as per the January 17, 2013 planning approval.
- 33 conventional single family detached dwelling units – 8,250 gpd (250 gpd per unit) – this is the daily gallonage approved for this type of unit as per the January 17, 2013 planning approval.
- 109 conventional townhouse units (not age restricted) – 27,250 gpd (250 gpd per unit) – this is the daily gallonage approved for this type of unit in the January 17, 2013 planning approval.
- Community building – for age restricted units – 1,750 gpd (this is the total gallonage approved per the January 17, 2013 planning approval).

The total gallonage for this modified development as set forth immediately hereinabove is 80,250 gpd. Planning approval currently exists for 81,250 gallons of sewage per day to be treated at the Montgomery Township Municipal Sewer Authority waste water treatment facility.



CKS Engineers, Inc.  
88 South Main Street  
Doylestown, PA 18901  
215-340-0600 • FAX 215-340-1655

David W. Connell, P.E.  
Joseph J. Nolan, P.E.  
Thomas F. Zarko, P.E.  
James F. Weiss  
Patrick P. DiGangi, P.E.  
Ruth Cunnane

December 1, 2015  
Ref: #8458

Montgomery Township Municipal Sewer Authority  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Attention: Alison D. Rudolf, Interim Manager

Reference: The Enclave at Montgomery (B18/U14, 15 & 16)  
Major Land Development - Bethlehem Pike (S.R. 0309)/Hartman Road (S.R. 2014)  
Third Amended Sewage Facilities Planning Module Application

Dear Alison:

The Pennsylvania Department of Environmental Protection (PA DEP) had previously approved the Sewage Facilities Planning Module Application pertaining to the 254 carriage homes, 314 condominium units, and associated Community Center that were originally proposed in conjunction with the above-referenced development on January 12, 2007. Subsequently, the developer proposed a change in the scope of the development to include 174 carriage homes, 57 single-family detached dwelling units, 109 townhouse units and appurtenant Community Center, as well as a Commercial Area along the Route 309 frontage of the development site, and obtained an amended Sewage Facilities Planning Module Approval from the PA DEP by letter dated November 25, 2009. In late 2012, the developer proposed a second modification in the scope of the development that included 218 age-restricted carriage homes, 35 age-restricted single-family detached dwelling units, 33 single-family detached dwelling units, 109 townhouse units and a Community Center, as well as a reduced size Commercial Area along the Route 309 frontage of the development site, and obtained a second amended Sewage Facilities Planning Module Approval from the PADEP by letter dated January 17, 2013. The developer is now proposing a further change in the scope of the development which would include 185 age-restricted carriage homes, 61 age-restricted single-family detached dwelling units, 33 single-family detached dwelling units, 109 townhouse units and a Community Center, and has eliminated the previously proposed Commercial Area long the Route 309 frontage of the development site, which would require a third amendment of the Sewage Facilities Planning Module Approval for the development.

In support of the current request for a third amendment of the Sewage Facilities Planning Module Approval pertaining to the development, the developer has submitted a modified PA DEP Approval Resolution and appurtenant narrative summarizing the changes in the development scope and associated impacts on wastewater flow projections. We have reviewed the information submitted by the developer in support of their request for a third amendment of the Sewage Facilities

Planning Module previously prepared for this development and have found same to be in order. To that end, we recommend that the enclosed amended Sewage Facilities Planning Module Application be scheduled for review/approval at an upcoming Montgomery Township Board of Supervisors meeting.

If you should have any questions concerning the information presented above or enclosed herein, please do not hesitate to contact me.

Very truly yours,  
CKS ENGINEERS, INC.  
Authority Engineers

Thomas F. Zarko, P.E.



TFZ/paf

Enclosures

cc: Robert L. Brant, Esq., MTMSA Solicitor  
Lawrence J. Gregan, Township Manager  
Bruce S. Shoupe, Director of Planning and Zoning  
The Cutler Group  
File

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

**SUBJECT:** Consider Construction Escrow Release 3, LDS 694 – Higher Rock Partners – Phase1

**MEETING DATE:** January 28, 2019

**ITEM NUMBER:** #15.

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

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

**INITIATED BY:** Bruce Shoupe

**BOARD LIAISON:** Michael J. Fox

Director of Planning and Zoning

Chairman

**BACKGROUND:**

Attached is a construction escrow release requested by Higher Rock Partners, LP for Phase 1 as recommended by the Township Engineer.

The original amount of the escrow for Phase 1 was \$1,821,622.83, held as a LOC with Beneficial Bank. This letter of credit was replaced by a new LOC from Fulton Bank in the amount of \$1,441,965.53 after escrow Release #1. This is the third release for Phase 1 and is in the amount of \$202,237.25. The new balance would be \$777,191.98.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None

**PREVIOUS BOARD ACTION:** None

**ALTERNATIVES/OPTIONS:**

Approve or not approve the construction escrow release.

**BUDGET IMPACT:** None

**RECOMMENDATION:**

That this construction escrow be released.

**MOTION/RESOLUTION:**

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$202,237.25 for Phase 1 as recommended by the Township Engineer for the Higher Rock Partners, LP.

**MOTION** \_\_\_\_\_      **SECOND** \_\_\_\_\_      **VOTE** \_\_\_\_\_

**ROLL CALL:**

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

January 22, 2019

File No. 2016-07014-01

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

Reference: Higher Rock Partners, LP - Grading Permit (Phase 1) – LDS#694  
Escrow Release 3

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$202,237.25 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

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

JPD/SW/sl

Enclosure: Release of Escrow Form (January 22, 2019)  
Summary of Improvement Escrow Account (January 22, 2019)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
James M. DeNave, P.E., Director of Operations - PH&C, LLC  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

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

Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
www.gilmore-assoc.com

**RELEASE OF ESCROW FORM**

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 01/18/2019

Development: Higher Rock - Grading Permit - LDS-694  
Release #: 3

G&A Project #: 2016-07014-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$212,237.25. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

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

Date: 01/22/2019

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$202,237.25 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 1/22/19  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Grading Permit - LDS-694, in the amount of \$212,237.25, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$202,237.25; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$202,237.25; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$1,821,622.83 pursuant to a signed Land Development Agreement and that \$842,193.60 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$777,191.98 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



**ESCROW RELEASE NO. 3**

DATE PREPARED: 22-Jan-2019

PROJECT NAME: Higher Rock - Grading Permit	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 248,403.11	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,656,020.75	\$ 202,237.25	\$ 842,193.60	\$ 1,044,430.85	\$611,589.90
CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
<b>TOTAL</b>	<b>\$ 1,821,622.83</b>	<b>\$ 202,237.25</b>	<b>\$ 842,193.60</b>	<b>\$ 1,044,430.85</b>	<b>\$ 777,191.98</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>PHASE I (GRADING PERMIT)</b>												
<b>1.A. SOIL EROSION AND SEDIMENT CONTROL</b>												
Stage 1												
1. Construction Entrance	EA	2	\$ 7,600.00	\$ 15,200.00	\$ -	\$ -	1.00	\$ 7,600.00	1.00	\$ 7,600.00	1.00	\$ 7,600.00
2. 12 inch Filter Sock	LF	380	\$ 3.75	\$ 1,425.00	\$ -	\$ -	380.00	\$ 1,425.00	380.00	\$ 1,425.00	\$ -	\$ -
3. 18 inch Filter Sock	LF	2,490	\$ 5.75	\$ 14,317.50	\$ -	\$ -	2,490.00	\$ 14,317.50	2,490.00	\$ 14,317.50	\$ -	\$ -
4. 32 inch Filter Sock	LF	600	\$ 12.75	\$ 7,650.00	\$ -	\$ -	600.00	\$ 7,650.00	600.00	\$ 7,650.00	\$ -	\$ -
5. Silt Fence	LF	1,000	\$ 1.75	\$ 1,750.00	\$ -	\$ -	1,000.00	\$ 1,750.00	1,000.00	\$ 1,750.00	\$ -	\$ -
6. NAG SC-150 BN	SF	77,200	\$ 0.24	\$ 18,528.00	\$ -	\$ -	77,200.00	\$ 18,528.00	77,200.00	\$ 18,528.00	\$ -	\$ -
7. Temporary Vegetation Stockpiles	SF	100,000	\$ 0.04	\$ 4,000.00	\$ -	\$ -	100,000.00	\$ 4,000.00	100,000.00	\$ 4,000.00	\$ -	\$ -
8. Tree Protection Fence (2,200 LF installed prior to agreements)	LF		\$ 1.75	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -
<b>1.B. EARTHWORK</b>												
1. Site Grading	LS	1	\$ 424,574.00	\$ 424,574.00	0.25	\$ 106,143.50	0.65	\$ 275,973.10	0.90	\$ 382,116.60	0.10	\$ 42,457.40
2. Rock Blasting	LS	1	\$ 516,000.00	\$ 516,000.00	0.05	\$ 25,800.00	0.95	\$ 490,200.00	1.00	\$ 516,000.00	\$ -	\$ -
3. Retaining Wall	SF	25,745	\$ 22.25	\$ 572,826.25	2,575.00	\$ 57,293.75	\$ -	\$ -	2,575.00	\$ 57,293.75	23,170.00	\$ 515,532.50
4. Fall Protection Fence	LF	1,200	\$ 25.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200.00	\$ 30,000.00
<b>1.C. STORM SEWER</b>												
1. IN48	EA	1	\$ 20,000.00	\$ 20,000.00	0.50	\$ 10,000.00	\$ -	\$ -	0.50	\$ 10,000.00	0.50	\$ 10,000.00
2. 24 inch Class V RCP	LF	50	\$ 125.00	\$ 6,250.00	\$ -	\$ -	50.00	\$ 6,250.00	50.00	\$ 6,250.00	\$ -	\$ -
3. Rip Rap Outlet Protection	EA	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -
<b>1.D. MISCELLANEOUS</b>												
1. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00	0.15	\$ 3,000.00	0.55	\$ 11,000.00	0.70	\$ 14,000.00	0.30	\$ 6,000.00
<b>1.E. CONTINGENCY</b>												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 165,602.08	\$ 165,602.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 165,602.08

**NOTES:**

- These construction items include only the scope of work approved under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2018)).
- The remainder of the improvements will be tabulated separately for recording with the land development plans and agreements.
- Revised 9/28/18 to remove items completed in advance of agreements (removed: demolition, clear & grub, and TPF).

# DEVELOPER RELEASE REQUEST

ESCROW RELEASE NO. **3**  
DATE PREPARED: 9-Jan-2019

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGINEERING LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
PROJECT OWNER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-094
ESCROW AGENT:		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 909,851.30 (Phases 1 & 2)	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
PHASE 1 - CONSTRUCTION	\$1,656,020.75	\$ 154,945.73	\$ 842,193.60	\$ 997,139.33	\$858,881.42
PHASE 1 - CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
<b>PHASE 1 - SUBTOTAL</b>	<b>\$1,821,622.83</b>	<b>\$ 154,945.73</b>	<b>\$ 842,193.60</b>	<b>\$ 997,139.33</b>	<b>\$ 824,483.50</b>
PHASE 2 - CONSTRUCTION	\$4,408,321.24	\$ 353,455.00	\$ 89,800.00	\$ 443,255.00	\$3,965,066.24
PHASE 2 - CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>PHASE 2 - SUBTOTAL</b>	<b>\$4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 89,800.00</b>	<b>\$ 443,255.00</b>	<b>\$ 4,405,898.36</b>
<b>PROJECT TOTAL</b>	<b>\$6,670,776.19</b>	<b>\$ 508,400.73</b>	<b>\$ 931,993.60</b>	<b>\$ 1,440,394.33</b>	<b>\$5,230,381.86</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>PHASE 1 - GRADING PERMIT</b>												
<b>1.A. SOIL EROSION AND SEDIMENT CONTROL</b>												
<i>Stage 1</i>												
1. Construction Entrance	EA	2	\$ 7,600.00	\$ 15,200.00	\$ -	\$ -	1.00	\$ 7,600.00	1.00	\$ 7,600.00	1.00	\$ 7,600.00
2. 12 inch Filter Sock	LF	380	\$ 3.75	\$ 1,425.00	\$ -	\$ -	380.00	\$ 1,425.00	380.00	\$ 1,425.00	\$ -	\$ -
3. 18 inch Filter Sock	LF	2,490	\$ 5.75	\$ 14,317.50	\$ -	\$ -	2,490.00	\$ 14,317.50	2,490.00	\$ 14,317.50	\$ -	\$ -
4. 32 inch Filter Sock	LF	600	\$ 12.75	\$ 7,650.00	\$ -	\$ -	600.00	\$ 7,650.00	600.00	\$ 7,650.00	\$ -	\$ -
5. Silt Fence	LF	1,000	\$ 1.75	\$ 1,750.00	\$ -	\$ -	1,000.00	\$ 1,750.00	1,000.00	\$ 1,750.00	\$ -	\$ -
6. NAG SC-150 BN	SF	77,200	\$ 0.24	\$ 18,528.00	\$ -	\$ -	77,200.00	\$ 18,528.00	77,200.00	\$ 18,528.00	\$ -	\$ -
7. Temporary Vegetation Stockpiles	SF	100,000	\$ 0.04	\$ 4,000.00	\$ -	\$ -	100,000.00	\$ 4,000.00	100,000.00	\$ 4,000.00	\$ -	\$ -
8. Tree Protection Fence (2,200 LF installed prior to agreements)	LF		\$ 1.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>1.B. EARTHWORK</b>												
1. Site Grading	LS	1	\$ 424,574.00	\$ 424,574.00	0.25	\$ 106,143.50	0.65	\$ 275,973.10	0.90	\$ 382,116.60	0.10	\$ 42,457.40
2. Rock Blasting	LS	1	\$ 516,000.00	\$ 516,000.00	0.05	\$ 25,800.00	0.95	\$ 490,200.00	1.00	\$ 516,000.00	\$ -	\$ -
3. Retaining Wall	SF	25,745	\$ 22.25	\$ 572,826.25	0.10	\$ 2.23	\$ -	\$ -	0.10	\$ 2.23	25,744.90	\$ 572,824.02
4. Fall Protection Fence	LF	1,200	\$ 25.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200.00	\$ 30,000.00
<b>1.C. STORM SEWER</b>												
1. IN48	EA	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	\$ -	\$ -	1.00	\$ 20,000.00	\$ -	\$ -
2. 24 inch Class V RCP	LF	50	\$ 125.00	\$ 6,250.00	\$ -	\$ -	50.00	\$ 6,250.00	50.00	\$ 6,250.00	\$ -	\$ -
3. Rip Rap Outlet Protection	EA	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -
<b>1.D. MISCELLANEOUS</b>												
1. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00	0.15	\$ 3,000.00	0.55	\$ 11,000.00	0.70	\$ 14,000.00	0.30	\$ 6,000.00
<b>1.E. CONTINGENCY (PHASE 1)</b>												
1. 10% Contingency	LS	1	\$ 165,602.08	\$ 165,602.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 165,602.08
(Released upon certification of completion and receipt of Maintenance Bond)												

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

SUBJECT: Consider Construction Escrow Release 2 - LDS 694 - Higher Rock Partners - Phase 2

MEETING DATE: January 28, 2019

ITEM NUMBER: #16.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe  
Director of Planning and Zoning

BOARD LIAISON: Michael J. Fox  
Chairman

BACKGROUND:

Attached is a construction escrow release requested by Higher Rock Partners, LP for Phase 2, as recommended by the Township Engineer.

The original amount of the escrow for Phase 2 was \$4,849,153.36, held as a LOC with Fulton Bank. This is the second release for Phase 2 and is in the amount of \$353,455.00. The new balance would be \$ 4,405,898.36.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$353,455.00 for Phase 2, as recommended by the Township Engineer for the Higher Rock Partners, LP.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

January 22, 2019

File No. 2016-07014-01

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

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694  
Escrow Release 2

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$353,455.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

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

JPD/SW/si

Enclosure: Release of Escrow Form (January 22, 2019)  
Summary of Improvement Escrow Account (January 22, 2019)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
James M. DeNave, P.E., Director of Operations - PH&C, LLC  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

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

Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
www.gilmore-assoc.com

**RELEASE OF ESCROW FORM**

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 01/18/2019

Development: Higher Rock - Land Development - LDS-694  
Release #: 2

G&A Project #: 2016-07014-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$353,455.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

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

Date: 01/22/2019

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$353,455.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 1/22/19  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Land Development - LDS-694, in the amount of \$353,455.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;

WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$353,455.00;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$353,455.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$4,849,153.36 pursuant to a signed Land Development Agreement and that \$89,800.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$4,405,898.36 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/NSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 353,455.00	\$ 89,800.00	\$ 443,255.00	\$3,965,066.24
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 89,800.00</b>	<b>\$ 443,255.00</b>	<b>\$4,405,898.36</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>PHASE 2 - LAND DEVELOPMENT</b>												
<b>2.A. SOIL EROSION AND SEDIMENT CONTROL</b>												
<i>Stage 2</i>												
1. Inlet Protection	EA	50	\$ 265.00	\$ 12,750.00	35	\$ 8,925.00	5	\$ 1,275.00	40	\$ 10,200.00	10	\$ 2,550.00
2. 18" Filter Sock	LF	540	\$ 5.75	\$ 3,105.00			540	\$ 3,105.00	540	\$ 3,105.00		
3. 24" Filter Sock	LF	200	\$ 9.25	\$ 1,850.00			200	\$ 1,850.00	200	\$ 1,850.00		
4. NAG SC-150	SF	19,600	\$ 0.24	\$ 4,704.00							19,600	\$ 4,704.00
5. Remove E&S Measures	LS	1	\$ 8,500.00	\$ 8,500.00			0.15	\$ 1,275.00	0.15	\$ 1,275.00	0.85	\$ 7,225.00
<b>2.B. STORMWATER</b>												
1. 4 in. PVC	LF	672	\$ 25.00	\$ 16,800.00	170	\$ 4,250.00			170	\$ 4,250.00	502	\$ 12,550.00
2. 6 in. PVC	LF	300	\$ 28.00	\$ 8,400.00	150	\$ 4,200.00			150	\$ 4,200.00	150	\$ 4,200.00
3. 15 in. HDPE	LF	2,948	\$ 38.00	\$ 112,024.00	800	\$ 30,400.00	400	\$ 15,200.00	1,200	\$ 45,600.00	1,748	\$ 66,424.00
4. 18 in. HDPE	LF	316	\$ 43.00	\$ 13,588.00			40	\$ 1,720.00	40	\$ 1,720.00	276	\$ 11,868.00
5. 24 in. HDPE	LF	1,322	\$ 49.00	\$ 64,778.00	150	\$ 7,350.00	550	\$ 26,950.00	700	\$ 34,300.00	622	\$ 30,478.00
6. Inlet	EA	50	\$ 2,550.00	\$ 127,500.00	32	\$ 81,600.00	8	\$ 20,400.00	40	\$ 102,000.00	10	\$ 25,500.00
7. Yard Drain	EA	3	\$ 1,595.00	\$ 4,785.00							3	\$ 4,785.00
8. 15 in. DW Endwall	EA	1	\$ 1,350.00	\$ 1,350.00			1	\$ 1,350.00	1	\$ 1,350.00		
9. 24 in. DW Endwall	EA	1	\$ 1,800.00	\$ 1,800.00			1	\$ 1,800.00	1	\$ 1,800.00		
10. Manhole	EA	32	\$ 2,665.00	\$ 85,280.00	2	\$ 5,330.00	5	\$ 13,325.00	7	\$ 18,655.00	25	\$ 66,625.00
11. StormTech Basin UGB1	13209 CY	LS	\$ 103,000.00	\$ 103,000.00							1	\$ 103,000.00
12. StormTech Basin UGB2A	16483 CY	LS	\$ 105,300.00	\$ 105,300.00							1	\$ 105,300.00
13. StormTech Basin UGB2B	6342 CY	LS	\$ 40,500.00	\$ 40,500.00							1	\$ 40,500.00
14. StormTech Basin UGB2C	10369 CY	LS	\$ 66,200.00	\$ 66,200.00							1	\$ 66,200.00
15. StormTech Basin UGB3	15274 CY	LS	\$ 99,000.00	\$ 99,000.00							1	\$ 99,000.00
16. StormTech Basin UGB4A	14754 CY	LS	\$ 92,000.00	\$ 92,000.00	1	\$ 92,000.00			1	\$ 92,000.00		
17. StormTech Basin UGB4B	16067 CY	LS	\$ 114,000.00	\$ 114,000.00	1	\$ 114,000.00			1	\$ 114,000.00		
18. StormTech Basin UGB5	17125 CY	LS	\$ 111,000.00	\$ 111,000.00							1	\$ 111,000.00
19. Contact Unit	EA	3	\$ 60,000.00	\$ 180,000.00							3	\$ 180,000.00
20. Outlet Structure	EA	5	\$ 5,400.00	\$ 27,000.00	1	\$ 5,400.00			1	\$ 5,400.00	4	\$ 21,600.00
21. Rip Rap	EA	2	\$ 775.00	\$ 1,550.00			2	\$ 1,550.00	2	\$ 1,550.00		
22. Snout	EA	2	\$ 250.00	\$ 500.00							2	\$ 500.00
23. Fabco Inlet Filters	EA	15	\$ 900.00	\$ 13,500.00							15	\$ 13,500.00
<b>2.C. SITE IMPROVEMENTS</b>												
1. Concrete Curb, inc. curb line sealing	LF	10,154	\$ 17.00	\$ 172,618.00							10,154	\$ 172,618.00
2. Std. Paving 1.5 in. 9.5mm Wearing Course	SY	15,000	\$ 7.00	\$ 105,000.00							15,000	\$ 105,000.00
3. Std. Paving 2.5 in. 25mm Binder Course	SY	15,000	\$ 9.00	\$ 135,000.00							15,000	\$ 135,000.00
4. Std. Paving 8 in. 2A Stone	SY	15,000	\$ 8.00	\$ 120,000.00							15,000	\$ 120,000.00
5. HD Paving 2.0 in. 9.5mm Wearing Course	SY	2,946	\$ 8.50	\$ 25,041.00							2,946	\$ 25,041.00
6. HD Paving 3.0 in. 25mm Binder Course	SY	2,946	\$ 9.50	\$ 27,987.00							2,946	\$ 27,987.00
7. HD Paving 10 in. 2A Stone	SY	2,946	\$ 10.00	\$ 29,460.00							2,946	\$ 29,460.00
8. Witchwood 1.5 in. 9.5mm Wearing Course	SY	5,000	\$ 7.75	\$ 38,750.00							5,000	\$ 38,750.00
9. Witchwood 2.5 in. 19mm Binder Course	SY	5,000	\$ 17.50	\$ 87,500.00							5,000	\$ 87,500.00



**ESCROW RELEASE NO. 2**  
DATE PREPARED: 22-Jan-2019

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 353,455.00	\$ 89,800.00	\$ 443,255.00	\$3,965,066.24
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 89,800.00</b>	<b>\$ 443,255.00</b>	<b>\$4,405,898.36</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>2.C. SITE IMPROVEMENTS (continued)</b>												
10. Witchwood 7 in. 25mm Binder Course	SY	5,000	\$ 39.00	\$ 195,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000.00	\$ 195,000.00
11. Witchwood 6 in. 2A Stone	SY	5,000	\$ 12.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000.00	\$ 60,000.00
12. Wawa 2.0 in. 9.5mm Wearing Course	SY	6,100	\$ 8.50	\$ 51,850.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,100.00	\$ 51,850.00
13. Wawa 4 in. 25mm BCBC	SY	6,100	\$ 10.00	\$ 61,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,100.00	\$ 61,000.00
14. Wawa 8 in. 2A Stone	SY	6,100	\$ 8.00	\$ 48,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,100.00	\$ 48,800.00
15. Heavy Duty Concrete (4,000 psi w/ fiber), inc. 6 inch 2A	SF	25,325	\$ 13.00	\$ 329,225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,325.00	\$ 329,225.00
16. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	20,277	\$ 7.50	\$ 152,077.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,277.00	\$ 152,077.50
17. ADA/PennDOT Compliant Ramp, inc. DWS	EA	28	\$ 3,000.00	\$ 84,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28.00	\$ 84,000.00
18. Retaining Wall - Pump Station	SF	413	\$ 22.55	\$ 9,313.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	413.00	\$ 9,313.15
19. Retaining Wall - Wendy's	SF	2,948	\$ 22.55	\$ 66,477.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,948.00	\$ 66,477.40
20. Retaining Wall - Wawa	SF	3,051	\$ 22.55	\$ 68,800.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,051.00	\$ 68,800.05
21. Retaining Wall - North Retail	SF	2,412	\$ 22.55	\$ 54,390.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,412.00	\$ 54,390.60
22. Retaining Wall - Garden Center North	SF	692	\$ 22.55	\$ 15,604.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	692.00	\$ 15,604.60
23. Retaining Wall - Garden Center South	SF	596	\$ 22.55	\$ 13,439.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	596.00	\$ 13,439.80
24. Retaining Wall - Office Building	SF	3,304	\$ 22.55	\$ 74,505.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,304.00	\$ 74,505.20
25. Sleeve-Its for Fence, 6 ft. on Center	LS	1	\$ 16,500.00	\$ 16,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 16,500.00
26. Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6	LS	1	\$ 7,100.00	\$ 7,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 7,100.00
27. Traffic Control Signs Mounted on Poles	EA	36	\$ 250.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36.00	\$ 9,000.00
28. Concrete Bollards	EA	63	\$ 600.00	\$ 37,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	63.00	\$ 37,800.00
<b>2.D. LIGHTING</b>												
1. Single LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	10	\$ 3,200.00	\$ 32,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10.00	\$ 32,000.00
2. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	4	\$ 3,800.00	\$ 15,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4.00	\$ 15,200.00
3. Single LED, 30 inch exposed foundation, 20.5 ft. mounting ht.	EA	41	\$ 3,500.00	\$ 143,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41.00	\$ 143,500.00
4. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	19	\$ 4,100.00	\$ 77,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19.00	\$ 77,900.00
<b>2.E. LANDSCAPING</b>												
<b>Shade Trees</b>												
1. Acer rubrum 'Autumn Flame' (3" cal. min.)	EA	22	\$ 600.00	\$ 13,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22.00	\$ 13,200.00
2. Acer rubrum 'Red Sunset' (3" cal. min.)	EA	18	\$ 600.00	\$ 10,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18.00	\$ 10,800.00
3. Carpinus caroliniana (3" cal. min.)	EA	17	\$ 600.00	\$ 10,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17.00	\$ 10,200.00
4. Catalpa speciosa (3" cal. min.)	EA	15	\$ 600.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15.00	\$ 9,000.00
5. Ginkgo biloba (3" cal. min.)	EA	27	\$ 600.00	\$ 16,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27.00	\$ 16,200.00
6. Gleditsia triacanthos intermis 'Skycole' (3" cal. min.)	EA	15	\$ 600.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15.00	\$ 9,000.00
7. Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 7,200.00
8. Liquidambar styraciflua 'Rotundifolia' (3" cal. min.)	EA	33	\$ 600.00	\$ 19,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33.00	\$ 19,800.00
9. Nyssa sylvatica (3" cal. min.)	EA	26	\$ 600.00	\$ 15,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26.00	\$ 15,600.00
10. Parrotia persica (3" cal. min.)	EA	28	\$ 600.00	\$ 16,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28.00	\$ 16,800.00
11. Platanus x acerifolia 'Bloodgood' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 7,200.00
12. Salix x elegantissima (3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3.00	\$ 1,800.00
13. Stewartia pseudocamelia (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11.00	\$ 6,600.00
14. Zelkova serrata 'Village Green' (3" cal. min.)	EA	35	\$ 600.00	\$ 21,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35.00	\$ 21,000.00
<b>Ornamental Trees</b>												



PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/NSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 353,455.00	\$ 89,800.00	\$ 443,255.00	\$ 3,965,066.24
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 89,800.00</b>	<b>\$ 443,255.00</b>	<b>\$ 4,405,898.36</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>2.E. LANDSCAPING (continued)</b>												
15. Cercis canadensis (2-2 1/2 ft. cal. min.)	EA	15	\$ 400.00	\$ 6,000.00		\$ -		\$ -			15.00	\$ 6,000.00
16. Magnolia virginiana (3"cal. Min.)	EA	21	\$ 400.00	\$ 8,400.00		\$ -		\$ -			21.00	\$ 8,400.00
<b>Evergreen Trees</b>												
17. Picea abies (8 - 10 ft. ht.)	EA	12	\$ 600.00	\$ 7,200.00		\$ -		\$ -			12.00	\$ 7,200.00
18. Picea pungens 'glauca' (8 - 10 ft. ht.)	EA	9	\$ 600.00	\$ 5,400.00		\$ -		\$ -			9.00	\$ 5,400.00
19. Picea pungens (8 - 10 ft. ht.)	EA	7	\$ 600.00	\$ 4,200.00		\$ -		\$ -			7.00	\$ 4,200.00
20. Pinus strobus (8 - 10 ft. ht.)	EA	10	\$ 600.00	\$ 6,000.00		\$ -		\$ -			10.00	\$ 6,000.00
<b>Evergreen Shrubs</b>												
21. Ilex x meserveae 'Blue Boy' (30 - 36 in. ht.)	EA	7	\$ 90.00	\$ 630.00		\$ -		\$ -			7.00	\$ 630.00
22. Ilex crenata 'Compacta' (30 in. min.)	EA	64	\$ 90.00	\$ 5,760.00		\$ -		\$ -			64.00	\$ 5,760.00
23. Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	EA	32	\$ 90.00	\$ 2,880.00		\$ -		\$ -			32.00	\$ 2,880.00
24. Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	EA	26	\$ 90.00	\$ 2,340.00		\$ -		\$ -			26.00	\$ 2,340.00
25. Ilex glabra Compacta (30 in. min.)	EA	149	\$ 90.00	\$ 13,410.00		\$ -		\$ -			149.00	\$ 13,410.00
26. Juniperus chinensis 'Hetzi Columnaris' (4 - 5 ft. ht.)	EA	41	\$ 105.00	\$ 4,305.00		\$ -		\$ -			41.00	\$ 4,305.00
27. Rhododendron caroliniana x PJM (24 - 30 in. ht.)	EA	13	\$ 90.00	\$ 1,170.00		\$ -		\$ -			13.00	\$ 1,170.00
28. Thuja occidentalis 'Elegantissima' (5 - 6' ht.)	EA	14	\$ 105.00	\$ 1,470.00		\$ -		\$ -			14.00	\$ 1,470.00
<b>Deciduous Shrubs</b>												
29. Clethra alnifolia (30 in. min.)	EA	27	\$ 90.00	\$ 2,430.00		\$ -		\$ -			27.00	\$ 2,430.00
30. Cornus sericea (30 in. min.)	EA	27	\$ 90.00	\$ 2,430.00		\$ -		\$ -			27.00	\$ 2,430.00
31. Halesia carolina (4 - 5 ft. ht.)	EA	7	\$ 105.00	\$ 735.00		\$ -		\$ -			7.00	\$ 735.00
32. Hydrangea quercifolia 'Snow Queen' (30 in. min.)	EA	12	\$ 90.00	\$ 1,080.00		\$ -		\$ -			12.00	\$ 1,080.00
33. Itea virginica 'Henry's Garnet' (30 in. min.)	EA	83	\$ 90.00	\$ 7,470.00		\$ -		\$ -			83.00	\$ 7,470.00
34. Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00		\$ -		\$ -			5.00	\$ 450.00
35. Ilex verticillata 'Winter Red' (30 - 36 in. ht.)	EA	12	\$ 90.00	\$ 1,080.00		\$ -		\$ -			12.00	\$ 1,080.00
36. Myrica pensylvanica (30 - 36 in. ht.)	EA	22	\$ 90.00	\$ 1,980.00		\$ -		\$ -			22.00	\$ 1,980.00
37. Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)	EA	14	\$ 90.00	\$ 1,260.00		\$ -		\$ -			14.00	\$ 1,260.00
38. Spiraea x bumalda 'Anthony Waterer' (30 in. min.)	EA	56	\$ 90.00	\$ 5,040.00		\$ -		\$ -			56.00	\$ 5,040.00
39. Spiraea japonica 'Goldmound' (30 in. min.)	EA	42	\$ 90.00	\$ 3,780.00		\$ -		\$ -			42.00	\$ 3,780.00
40. Viburnum dentatum (30 - 36 in. ht.)	EA	18	\$ 90.00	\$ 1,620.00		\$ -		\$ -			18.00	\$ 1,620.00
41. Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	22	\$ 90.00	\$ 1,980.00		\$ -		\$ -			22.00	\$ 1,980.00
42. Viburnum dentatum 'Synesvedt' (3 - 4 ft. ht.)	EA	37	\$ 90.00	\$ 3,330.00		\$ -		\$ -			37.00	\$ 3,330.00
43. Weigela florida 'Bokrasperw' (30 in. min.)	EA	33	\$ 90.00	\$ 2,970.00		\$ -		\$ -			33.00	\$ 2,970.00
<b>Ground Cover</b>												
44. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	90	\$ 35.00	\$ 3,150.00		\$ -		\$ -			90.00	\$ 3,150.00
<b>Perennials</b>												
45. Liriope spicata (4 in. pot)	EA	250	\$ 9.00	\$ 2,250.00		\$ -		\$ -			250.00	\$ 2,250.00
46. Salvia nemerosa 'Blue Hill' (1 gal.)	EA	73	\$ 9.00	\$ 657.00		\$ -		\$ -			73.00	\$ 657.00
<b>Ornamental Grasses</b>												
47. Pennisetum alopecuroides 'Hamel' (1 gal.)	EA	74	\$ 12.00	\$ 888.00		\$ -		\$ -			74.00	\$ 888.00
48. Panicum virgatum 'Heavy Metal' (1 gal.)	EA	39	\$ 12.00	\$ 468.00		\$ -		\$ -			39.00	\$ 468.00
<b>Other</b>												
49. Mulch	SF	18,979	\$ 0.50	\$ 9,489.50		\$ -		\$ -			18,979.00	\$ 9,489.50
50. Permanent Vegetation	SF	166,193	\$ 0.08	\$ 13,295.44		\$ -		\$ -			166,193.00	\$ 13,295.44



<b>PROJECT NAME:</b> Higher Rock - Land Development	<b>TOTAL ENGINEERING/LEGAL (CASH ESCROW):</b> \$ 40,000.00	<b>MONTGOMERY TOWNSHIP</b>
<b>DEVELOPER:</b> Higher Rock Partners, LP	<b>TOTAL ADMINISTRATION (CASH ESCROW):</b> \$ 5,000.00	<b>TOWNSHIP NO.:</b> LDS-694
<b>ESCROW AGENT:</b> Fulton Bank		<b>G&amp;A PROJECT NO.:</b> 2016-07014-01
<b>TYPE OF SECURITY:</b> Letter of Credit	<b>MAINTENANCE BOND AMOUNT (15%):</b> \$ 661,248.19	<b>AGREEMENT DATE:</b>

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 353,455.00	\$ 89,800.00	\$ 443,255.00	\$3,965,066.24
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>TOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 89,800.00</b>	<b>\$ 443,255.00</b>	<b>\$4,405,898.36</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>2.E. LANDSCAPING (continued)</b>												
51. Sod	SF	27,655	\$ 1.00	\$ 27,655.00		\$ -		\$ -		\$ -	27,655.00	\$ 27,655.00
<b>2.F. STUMP ROAD WIDENING &amp; PAVING</b>												
1. Grade Widening	SY	1,255	\$ 4.00	\$ 5,020.00		\$ -		\$ -		\$ -	1,255.00	\$ 5,020.00
2. Traffic Control	LS	1	\$ 7,575.00	\$ 7,575.00		\$ -		\$ -		\$ -	1.00	\$ 7,575.00
3. Striping	LS	1	\$ 15,600.00	\$ 15,600.00		\$ -		\$ -		\$ -	1.00	\$ 15,600.00
4. Stump Rd 1.5 in. 9.5mm Wearing Course	SY	8,480	\$ 7.75	\$ 65,720.00		\$ -		\$ -		\$ -	8,480.00	\$ 65,720.00
5. Stump Rd 2.5 in. 19mm Binder Course	SY	1,255	\$ 17.50	\$ 21,962.50		\$ -		\$ -		\$ -	1,255.00	\$ 21,962.50
6. Stump Rd 7 in. 25mm Binder Course	SY	1,255	\$ 39.00	\$ 48,945.00		\$ -		\$ -		\$ -	1,255.00	\$ 48,945.00
7. Stump Rd 6 in. 2A Stone	SY	1,255	\$ 12.00	\$ 15,060.00		\$ -		\$ -		\$ -	1,255.00	\$ 15,060.00
8. Stump Rd 1.5 in. Mill	SY	7,225	\$ 2.50	\$ 18,062.50		\$ -		\$ -		\$ -	7,225.00	\$ 18,062.50
<b>2.G. MISCELLANEOUS</b>												
1. Trash Enclosure	EA	6	\$ 2,000.00	\$ 12,000.00		\$ -		\$ -		\$ -	6.00	\$ 12,000.00
2. Regulatory/Warning Signs	EA	36	\$ 250.00	\$ 9,000.00		\$ -		\$ -		\$ -	36.00	\$ 9,000.00
3. Striping	LS	1	\$ 24,720.00	\$ 24,720.00		\$ -		\$ -		\$ -	1.00	\$ 24,720.00
4. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00		\$ -		\$ -		\$ -	1.00	\$ 20,000.00
5. As-Built Plans	LS	1	\$ 30,000.00	\$ 30,000.00		\$ -		\$ -		\$ -	1.00	\$ 30,000.00
<b>1.E. CONTINGENCY</b>												
1. 10% Contingency	LS	1	\$ 440,832.12	\$ 440,832.12		\$ -		\$ -		\$ -	1.00	\$ 440,832.12

**NOTES:**

1. These construction items include only the balance of work not included under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2018).

# DEVELOPER RELEASE REQUEST

**ESCROW RELEASE NO. 3**

DATE PREPARED: 9-Jan-2019

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGINEERING (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP:
PROJECT OWNER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDG-094
ESCROW AGENT:		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 909,651.30 (Phases 1 & 2)	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
PHASE 1 - CONSTRUCTION	\$ 1,656,020.75	\$ 154,845.73	\$ 842,193.60	\$ 997,139.33	\$ 655,881.42
PHASE 1 - CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
<b>PHASE 1 - SUBTOTAL</b>	<b>\$ 1,821,622.83</b>	<b>\$ 154,845.73</b>	<b>\$ 842,193.60</b>	<b>\$ 997,139.33</b>	<b>\$ 824,483.50</b>
PHASE 2 - CONSTRUCTION	\$ 4,408,321.24	\$ 353,455.00	\$ 88,600.00	\$ 443,255.00	\$ 3,965,066.24
PHASE 2 - CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>PHASE 2 - SUBTOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 88,600.00</b>	<b>\$ 443,255.00</b>	<b>\$ 4,405,898.36</b>
<b>PROJECT TOTAL</b>	<b>\$ 6,670,776.19</b>	<b>\$ 508,400.73</b>	<b>\$ 931,993.60</b>	<b>\$ 1,440,394.33</b>	<b>\$ 5,230,381.86</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
<b>PHASE 1 - GRADING PERMIT</b>												
<b>1.A. SOIL EROSION AND SEDIMENT CONTROL</b>												
<i>Stage 1</i>												
1. Construction Entrance	EA	2	\$ 7,600.00	\$ 15,200.00	\$ -	\$ -	1.00	\$ 7,600.00	1.00	\$ 7,600.00	1.00	\$ 7,600.00
2. 12 inch Filter Sock	LF	380	\$ 3.75	\$ 1,425.00	\$ -	\$ -	380.00	\$ 1,425.00	380.00	\$ 1,425.00	\$ -	\$ -
3. 18 inch Filter Sock	LF	2,490	\$ 5.75	\$ 14,317.50	\$ -	\$ -	2,490.00	\$ 14,317.50	2,490.00	\$ 14,317.50	\$ -	\$ -
4. 32 inch Filter Sock	LF	600	\$ 12.75	\$ 7,650.00	\$ -	\$ -	600.00	\$ 7,650.00	600.00	\$ 7,650.00	\$ -	\$ -
5. Silt Fence	LF	1,000	\$ 1.75	\$ 1,750.00	\$ -	\$ -	1,000.00	\$ 1,750.00	1,000.00	\$ 1,750.00	\$ -	\$ -
6. NAG SC-150 BN	SF	77,200	\$ 0.24	\$ 18,528.00	\$ -	\$ -	77,200.00	\$ 18,528.00	77,200.00	\$ 18,528.00	\$ -	\$ -
7. Temporary Vegetation Stockpiles	SF	100,000	\$ 0.04	\$ 4,000.00	\$ -	\$ -	100,000.00	\$ 4,000.00	100,000.00	\$ 4,000.00	\$ -	\$ -
8. Tree Protection Fence (2,200 LF installed prior to agreements)	LF		\$ 1.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>1.B. EARTHWORK</b>												
1. Site Grading	LS	1	\$ 424,574.00	\$ 424,574.00	0.25	\$ 106,143.50	0.65	\$ 275,973.10	0.90	\$ 382,116.60	0.10	\$ 42,457.40
2. Rock Blasting	LS	1	\$ 516,000.00	\$ 516,000.00	0.05	\$ 25,800.00	0.95	\$ 490,200.00	1.00	\$ 516,000.00	\$ -	\$ -
3. Retaining Wall	SF	25,745	\$ 22.25	\$ 572,826.25	0.10	\$ 2.23	\$ -	\$ -	0.10	\$ 2.23	25,744.90	\$ 572,824.02
4. Fall Protection Fence	LF	1,200	\$ 25.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200.00	\$ 30,000.00
<b>1.C. STORM SEWER</b>												
1. 18"48	EA	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	\$ -	\$ -	1.00	\$ 20,000.00	\$ -	\$ -
2. 24 inch Class V RCP	LF	50	\$ 125.00	\$ 6,250.00	\$ -	\$ -	50.00	\$ 6,250.00	50.00	\$ 6,250.00	\$ -	\$ -
3. Rip Rap Outlet Protection	EA	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -
<b>1.D. MISCELLANEOUS</b>												
1. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00	0.15	\$ 3,000.00	0.55	\$ 11,000.00	0.70	\$ 14,000.00	0.30	\$ 6,000.00
<b>1.E. CONTINGENCY (PHASE 1)</b>												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 165,602.08	\$ 165,602.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 165,602.08
<b>PHASE 2 - LAND DEVELOPMENT</b>												
<b>2.A. SOIL EROSION AND SEDIMENT CONTROL</b>												
<i>Stage 2</i>												
1. Inlet Protection	EA	50	\$ 255.00	\$ 12,750.00	35.00	\$ 8,925.00	5.00	\$ 1,275.00	40.00	\$ 10,200.00	10.00	\$ 2,550.00
2. 18" Filter Sock	LF	540	\$ 5.75	\$ 3,105.00	\$ -	\$ -	540.00	\$ 3,105.00	540.00	\$ 3,105.00	\$ -	\$ -
3. 24" Filter Sock	LF	200	\$ 9.25	\$ 1,850.00	\$ -	\$ -	200.00	\$ 1,850.00	200.00	\$ 1,850.00	\$ -	\$ -
4. NAG SC-150	SF	19,600	\$ 0.24	\$ 4,704.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,600.00	\$ 4,704.00
5. Remove E&S Measures	LS	1	\$ 8,500.00	\$ 8,500.00	\$ -	\$ -	0.15	\$ 1,275.00	0.15	\$ 1,275.00	0.85	\$ 7,225.00
<b>2.B. STORMWATER</b>												
1. 4 in PVC	LF	672	\$ 25.00	\$ 16,800.00	170.00	\$ 4,250.00	\$ -	\$ -	170.00	\$ 4,250.00	502.00	\$ 12,550.00
2. 6 in PVC	LF	300	\$ 28.00	\$ 8,400.00	150.00	\$ 4,200.00	\$ -	\$ -	150.00	\$ 4,200.00	150.00	\$ 4,200.00
3. 15 in HDPE	LF	2,948	\$ 38.00	\$ 112,024.00	800.00	\$ 30,400.00	400.00	\$ 15,200.00	1,200.00	\$ 45,600.00	1,748.00	\$ 66,424.00

# DEVELOPER RELEASE REQUEST

ESCROW RELEASE NO. **3**  
DATE PREPARED: 9-Jan-2019

PROJECT NAME: <b>Higher Rock - Land Development</b>	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
PROJECT OWNER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT:		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 909,651.30 (Phases 1 & 2)	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
PHASE 1 - CONSTRUCTION	\$1,656,020.75	\$ 154,945.73	\$ 842,193.60	\$ 997,139.33	\$658,881.42
PHASE 1 - CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
<b>PHASE 1 - SUBTOTAL</b>	<b>\$1,821,622.83</b>	<b>\$ 154,945.73</b>	<b>\$ 842,193.60</b>	<b>\$ 997,139.33</b>	<b>\$ 824,483.50</b>
PHASE 2 - CONSTRUCTION	\$4,408,321.24	\$ 353,455.00	\$ 88,600.00	\$ 443,255.00	\$3,965,066.24
PHASE 2 - CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>PHASE 2 - SUBTOTAL</b>	<b>\$4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 88,600.00</b>	<b>\$ 443,255.00</b>	<b>\$ 4,405,898.36</b>
<b>PROJECT TOTAL</b>	<b>\$6,670,776.19</b>	<b>\$ 508,400.73</b>	<b>\$ 931,993.60</b>	<b>\$ 1,440,394.33</b>	<b>\$5,230,381.86</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)		
					QTY	COST	QTY	COST	QTY	COST	QTY	COST	
4. 18 in. HDPE	LF	316	\$ 43.00	\$ 13,588.00		\$ -	40.00	\$ 1,720.00	40.00	\$ 1,720.00	276.00	\$ 11,868.00	
5. 24 in. HDPE	LF	1,322	\$ 49.00	\$ 64,778.00	150.00	\$ 7,350.00	550.00	\$ 26,950.00	700.00	\$ 34,300.00	622.00	\$ 30,478.00	
6. Inlet	EA	50	\$ 2,550.00	\$ 127,500.00	32.00	\$ 81,600.00	8.00	\$ 20,400.00	40.00	\$ 102,000.00	10.00	\$ 25,500.00	
7. Yard Drain	EA	3	\$ 1,595.00	\$ 4,785.00		\$ -		\$ -		\$ -	3.00	\$ 4,785.00	
8. 15 in. DW Endwall	EA	1	\$ 1,350.00	\$ 1,350.00		\$ -	1.00	\$ 1,350.00	1.00	\$ 1,350.00		\$ -	
9. 24 in. DW Endwall	EA	1	\$ 1,800.00	\$ 1,800.00		\$ -	1.00	\$ 1,800.00	1.00	\$ 1,800.00		\$ -	
10. Manhole	EA	32	\$ 2,685.00	\$ 85,280.00	2.00	\$ 5,330.00	5.00	\$ 13,325.00	7.00	\$ 18,655.00	25.00	\$ 66,625.00	
11. StormTech Basin UGB1	13209 CY	LS	1	\$ 103,000.00	\$ 103,000.00		\$ -		\$ -		1.00	\$ 103,000.00	
12. StormTech Basin UGB2A	16483 CY	LS	1	\$ 105,300.00	\$ 105,300.00		\$ -		\$ -		1.00	\$ 105,300.00	
13. StormTech Basin UGB2B	6342 CY	LS	1	\$ 40,500.00	\$ 40,500.00		\$ -		\$ -		1.00	\$ 40,500.00	
14. StormTech Basin UGB2C	10369 CY	LS	1	\$ 66,200.00	\$ 66,200.00		\$ -		\$ -		1.00	\$ 66,200.00	
15. StormTech Basin UGB3	15274 CY	LS	1	\$ 99,000.00	\$ 99,000.00		\$ -		\$ -		1.00	\$ 99,000.00	
16. StormTech Basin UGB4A	14754 CY	LS	1	\$ 92,000.00	\$ 92,000.00	1.00	\$ 92,000.00		\$ -	1.00	\$ 92,000.00		\$ -
17. StormTech Basin UGB4B	16067 CY	LS	1	\$ 114,000.00	\$ 114,000.00	1.00	\$ 114,000.00		\$ -	1.00	\$ 114,000.00		\$ -
18. StormTech Basin UGB5	17125 CY	LS	1	\$ 111,000.00	\$ 111,000.00		\$ -		\$ -		1.00	\$ 111,000.00	
19. Conlect Unit	EA	3	\$ 60,000.00	\$ 180,000.00		\$ -		\$ -		\$ -	3.00	\$ 180,000.00	
20. Outlet Structure	EA	5	\$ 5,400.00	\$ 27,000.00	1.00	\$ 5,400.00		\$ -	1.00	\$ 5,400.00	4.00	\$ 21,600.00	
21. Rip Rep	EA	2	\$ 775.00	\$ 1,550.00		\$ -	2.00	\$ 1,550.00	2.00	\$ 1,550.00		\$ -	
22. Snout	EA	2	\$ 250.00	\$ 500.00		\$ -		\$ -		\$ -	2.00	\$ 500.00	
23. Fabco Inlet Filters	EA	15	\$ 900.00	\$ 13,500.00		\$ -		\$ -		\$ -	15.00	\$ 13,500.00	
<b>2.C. SITE IMPROVEMENTS</b>													
1. Concrete Curb, inc. curb line sealing	LF	10,154	\$ 17.00	\$ 172,618.00		\$ -		\$ -		\$ -	10,154.00	\$ 172,618.00	
2. Std. Paving 1.5 in. 9.5mm Wearing Course	SY	15,000	\$ 7.00	\$ 105,000.00		\$ -		\$ -		\$ -	15,000.00	\$ 105,000.00	
3. Std. Paving 2.5 in. 25mm Binder Course	SY	15,000	\$ 9.00	\$ 135,000.00		\$ -		\$ -		\$ -	15,000.00	\$ 135,000.00	
4. Std. Paving 6 in. 2A Stone	SY	15,000	\$ 8.00	\$ 120,000.00		\$ -		\$ -		\$ -	15,000.00	\$ 120,000.00	
5. HD Paving 2.0 in. 9.5mm Wearing Course	SY	2,946	\$ 8.50	\$ 25,041.00		\$ -		\$ -		\$ -	2,946.00	\$ 25,041.00	
6. HD Paving 3.0 in. 25mm Binder Course	SY	2,946	\$ 9.50	\$ 27,987.00		\$ -		\$ -		\$ -	2,946.00	\$ 27,987.00	
7. HD Paving 10 in. 2A Stone	SY	2,946	\$ 10.00	\$ 29,460.00		\$ -		\$ -		\$ -	2,946.00	\$ 29,460.00	
8. Witchwood 1.5 in. 9.5mm Wearing Course	SY	5,000	\$ 7.75	\$ 38,750.00		\$ -		\$ -		\$ -	5,000.00	\$ 38,750.00	
9. Witchwood 2.5 in. 19mm Binder Course	SY	5,000	\$ 17.50	\$ 87,500.00		\$ -		\$ -		\$ -	5,000.00	\$ 87,500.00	
10. Witchwood 7 in. 25mm Binder Course	SY	5,000	\$ 39.00	\$ 195,000.00		\$ -		\$ -		\$ -	5,000.00	\$ 195,000.00	
11. Witchwood 6 in. 2A Stone	SY	5,000	\$ 12.00	\$ 60,000.00		\$ -		\$ -		\$ -	5,000.00	\$ 60,000.00	
12. Wawa 2.0 in. 9.5mm Wearing Course	SY	6,100	\$ 8.50	\$ 51,850.00		\$ -		\$ -		\$ -	6,100.00	\$ 51,850.00	
13. Wawa 4 in. 25mm BCBC	SY	6,100	\$ 10.00	\$ 61,000.00		\$ -		\$ -		\$ -	6,100.00	\$ 61,000.00	
14. Wawa 8 in. 2A Stone	SY	6,100	\$ 8.00	\$ 48,800.00		\$ -		\$ -		\$ -	6,100.00	\$ 48,800.00	
15. Heavy Duty Concrete (4,000 psi w/ fiber), inc. 6 inch 2A	SF	25,325	\$ 13.00	\$ 329,225.00		\$ -		\$ -		\$ -	25,325.00	\$ 329,225.00	
<b>2.C. SITE IMPROVEMENTS (continued)</b>													
16. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	20,277	\$ 7.50	\$ 152,077.50		\$ -		\$ -		\$ -	20,277.00	\$ 152,077.50	
17. ADA/PennDOT Compliant Ramp, inc. DWS	EA	28	\$ 3,000.00	\$ 84,000.00		\$ -		\$ -		\$ -	28.00	\$ 84,000.00	
18. Retaining Wall - Pump Station	SF	413	\$ 22.55	\$ 9,313.15		\$ -		\$ -		\$ -	413.00	\$ 9,313.15	
19. Retaining Wall - Wendy's	SF	2,946	\$ 22.55	\$ 66,477.40		\$ -		\$ -		\$ -	2,946.00	\$ 66,477.40	

# DEVELOPER RELEASE REQUEST

**ESCROW RELEASE NO. 3**  
DATE PREPARED: 9-Jan-2019

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGINEERING (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
PROJECT OWNER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO: LDS-694
ESCROW AGENT:		G&A PROJECT NO: 2016-07014-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 909,651.30 (Phases 1 & 2)	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
PHASE 1 - CONSTRUCTION	\$1,656,620.75	\$ 154,945.73	\$ 842,193.60	\$ 997,139.33	\$656,881.42
PHASE 1 - CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
<b>PHASE 1 - SUBTOTAL</b>	<b>\$1,821,622.83</b>	<b>\$ 154,945.73</b>	<b>\$ 842,193.60</b>	<b>\$ 997,139.33</b>	<b>\$ 824,483.50</b>
PHASE 2 - CONSTRUCTION	\$4,408,321.24	\$ 353,455.00	\$ 89,800.00	\$ 443,255.00	\$3,965,066.24
PHASE 2 - CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>PHASE 2 - SUBTOTAL</b>	<b>\$4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 89,800.00</b>	<b>\$ 443,255.00</b>	<b>\$ 4,405,898.36</b>
<b>PROJECT TOTAL</b>	<b>\$6,670,776.19</b>	<b>\$ 508,400.73</b>	<b>\$ 931,993.60</b>	<b>\$ 1,440,394.33</b>	<b>\$5,230,381.86</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
20. Retaining Wall - Wawa	SF	3,051	\$ 22.55	\$ 68,800.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,051.00	\$ 68,800.05
21. Retaining Wall - North Retail	SF	2,412	\$ 22.55	\$ 54,390.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,412.00	\$ 54,390.60
22. Retaining Wall - Garden Center North	SF	692	\$ 22.55	\$ 15,604.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	692.00	\$ 15,604.60
23. Retaining Wall - Garden Center South	SF	596	\$ 22.55	\$ 13,439.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	596.00	\$ 13,439.80
24. Retaining Wall - Office Building	SF	3,304	\$ 22.55	\$ 74,505.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,304.00	\$ 74,505.20
25. Sleeve-Its for Fence, 6 ft. on Center	LS	1	\$ 16,500.00	\$ 16,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 16,500.00
26. Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6	LS	1	\$ 7,100.00	\$ 7,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 7,100.00
27. Traffic Control Signs Mounted on Poles	EA	36	\$ 250.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36.00	\$ 9,000.00
28. Concrete Bollards	EA	63	\$ 600.00	\$ 37,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	63.00	\$ 37,800.00
<b>2.D. LIGHTING</b>												
1. Single LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	10	\$ 3,200.00	\$ 32,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10.00	\$ 32,000.00
2. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	4	\$ 3,800.00	\$ 15,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4.00	\$ 15,200.00
3. Single LED, 30 inch exposed foundation, 20.5 ft. mounting ht.	EA	41	\$ 3,500.00	\$ 143,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41.00	\$ 143,500.00
4. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	19	\$ 4,100.00	\$ 77,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19.00	\$ 77,900.00
<b>2.E. LANDSCAPING</b>												
<b>Shade Trees</b>												
1. Acer rubrum 'Autumn Flame' (3" cal. min.)	EA	22	\$ 600.00	\$ 13,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22.00	\$ 13,200.00
2. Acer rubrum 'Red Sunset' (3" cal. min.)	EA	18	\$ 600.00	\$ 10,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18.00	\$ 10,800.00
3. Carpinus caroliniana (3" cal. min.)	EA	17	\$ 600.00	\$ 10,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17.00	\$ 10,200.00
4. Catalpa speciosa (3" cal. min.)	EA	15	\$ 600.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15.00	\$ 9,000.00
5. Ginkgo biloba (3" cal. min.)	EA	27	\$ 600.00	\$ 16,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27.00	\$ 16,200.00
6. Glodisia triacanthos intermis 'Skycole' (3" cal. min.)	EA	15	\$ 600.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15.00	\$ 9,000.00
7. Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 7,200.00
8. Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	EA	33	\$ 600.00	\$ 19,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33.00	\$ 19,800.00
9. Nysa sylvatica (3" cal. min.)	EA	26	\$ 600.00	\$ 15,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26.00	\$ 15,600.00
10. Parrotia persica (3" cal. min.)	EA	28	\$ 600.00	\$ 16,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28.00	\$ 16,800.00
11. Platanus x acerifolia 'Bloodgood' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 7,200.00
12. Salix x elegantissima (3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3.00	\$ 1,800.00
13. Stewartia pseudocamellia (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11.00	\$ 6,600.00
14. Zelkova serrata 'Village Green' (3" cal. min.)	EA	35	\$ 600.00	\$ 21,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35.00	\$ 21,000.00
<b>Ornamental Trees</b>												
15. Cercis canadensis (2-2 1/2 ft. cal. min.)	EA	15	\$ 400.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15.00	\$ 6,000.00
16. Magnolia virginiana (3" cal. Min.)	EA	21	\$ 400.00	\$ 8,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21.00	\$ 8,400.00
<b>2.E. LANDSCAPING (continued)</b>												
<b>Evergreen Trees</b>												
17. Picea abies (8 - 10 ft. ht.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 7,200.00
18. Picea pungens 'glauca' (8 - 10 ft. ht.)	EA	9	\$ 600.00	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9.00	\$ 5,400.00
19. Picea pungens (8 - 10 ft. ht.)	EA	7	\$ 600.00	\$ 4,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 4,200.00
20. Pinus strobus (8 - 10 ft. ht.)	EA	10	\$ 600.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10.00	\$ 6,000.00
<b>Evergreen Shrubs</b>												

# DEVELOPER RELEASE REQUEST

ESCROW RELEASE NO. **3**

DATE PREPARED: 9-Jan-2019

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGIN/SP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
PROJECT OWNER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-684
ESCROW AGENT:		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 909,651.30 (Phases 1 & 2)	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
PHASE 1 - CONSTRUCTION	\$ 1,656,020.75	\$ 154,945.73	\$ 842,193.60	\$ 997,139.33	\$ 658,881.42
PHASE 1 - CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
<b>PHASE 1 - SUBTOTAL</b>	<b>\$ 1,821,622.83</b>	<b>\$ 154,945.73</b>	<b>\$ 842,193.60</b>	<b>\$ 997,139.33</b>	<b>\$ 824,483.50</b>
PHASE 2 - CONSTRUCTION	\$ 4,408,321.24	\$ 353,455.00	\$ 89,800.00	\$ 443,255.00	\$ 3,965,066.24
PHASE 2 - CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>PHASE 2 - SUBTOTAL</b>	<b>\$ 4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 89,800.00</b>	<b>\$ 443,255.00</b>	<b>\$ 4,405,898.36</b>
<b>PROJECT TOTAL</b>	<b>\$ 6,670,776.19</b>	<b>\$ 508,400.73</b>	<b>\$ 931,993.60</b>	<b>\$ 1,440,394.33</b>	<b>\$ 5,230,381.86</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
21. Ilex x meserveae 'Blue Boy' (30 - 36 in. ht.)	EA	7	\$ 90.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 630.00
22. Ilex crenata 'Compacts' (30 in. min.)	EA	64	\$ 90.00	\$ 5,760.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	64.00	\$ 5,760.00
23. Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	EA	32	\$ 90.00	\$ 2,880.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32.00	\$ 2,880.00
24. Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	EA	26	\$ 90.00	\$ 2,340.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26.00	\$ 2,340.00
25. Ilex glabra Compacta (30 in. min.)	EA	149	\$ 90.00	\$ 13,410.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149.00	\$ 13,410.00
26. Juniperus chinensis 'Hebzi Columnaris' (4 - 5 ft. ht.)	EA	41	\$ 105.00	\$ 4,305.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41.00	\$ 4,305.00
27. Rhododendron caroliniana x PJM (24 - 30 in. ht.)	EA	13	\$ 90.00	\$ 1,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13.00	\$ 1,170.00
28. Thuja occidentalis 'Elegantissima' (5 - 6' ht.)	EA	14	\$ 105.00	\$ 1,470.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14.00	\$ 1,470.00
<b>Deciduous Shrubs</b>												
29. Clethra alnifolia (30 in. min.)	EA	27	\$ 90.00	\$ 2,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27.00	\$ 2,430.00
30. Cornus sericea (30 in. min.)	EA	27	\$ 90.00	\$ 2,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27.00	\$ 2,430.00
31. Halesia carolina (4 - 5 ft. ht.)	EA	7	\$ 105.00	\$ 735.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 735.00
32. Hydrangea quercifolia 'Snow Queen' (30 in. min.)	EA	12	\$ 90.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 1,080.00
33. Ilea virginica 'Henry's Garnet' (30 in. min.)	EA	83	\$ 90.00	\$ 7,470.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83.00	\$ 7,470.00
34. Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5.00	\$ 450.00
35. Ilex verticillata 'Winter Red' (30 - 36 in. ht.)	EA	12	\$ 90.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 1,080.00
36. Myrica pensylvanica (30 - 36 in. ht.)	EA	22	\$ 90.00	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22.00	\$ 1,980.00
37. Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)	EA	14	\$ 90.00	\$ 1,260.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14.00	\$ 1,260.00
38. Spiraea x bumalda 'Anthony Waterer' (30 in. min.)	EA	56	\$ 90.00	\$ 5,040.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	56.00	\$ 5,040.00
39. Spiraea japonica 'Goldmound' (30 in. min.)	EA	42	\$ 90.00	\$ 3,780.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42.00	\$ 3,780.00
40. Viburnum dentatum (30 - 36 in. ht.)	EA	18	\$ 90.00	\$ 1,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18.00	\$ 1,620.00
41. Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	22	\$ 90.00	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22.00	\$ 1,980.00
42. Viburnum dentatum 'Synnesvedt' (3 - 4 ft. ht.)	EA	37	\$ 90.00	\$ 3,330.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37.00	\$ 3,330.00
43. Weigela florida 'Bokrasptwi' (30 in. min.)	EA	33	\$ 90.00	\$ 2,970.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33.00	\$ 2,970.00
<b>Ground Cover</b>												
44. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	90	\$ 35.00	\$ 3,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	90.00	\$ 3,150.00
<b>Perennials</b>												
45. Linop spicata (4 in. pot)	EA	250	\$ 9.00	\$ 2,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250.00	\$ 2,250.00
46. Salvia nemerosa 'Blue Hill' (1 gal.)	EA	73	\$ 9.00	\$ 657.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73.00	\$ 657.00
<b>Ornamental Grasses</b>												
47. Pennisetum alopecuroides 'Hamel' (1 gal.)	EA	74	\$ 12.00	\$ 888.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	74.00	\$ 888.00
48. Panicum virgatum 'Heavy Metal' (1 gal.)	EA	39	\$ 12.00	\$ 468.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39.00	\$ 468.00
<b>2.E. LANDSCAPING (continued)</b>												
<b>Other</b>												
49. Mulch	SF	18,979	\$ 0.50	\$ 9,489.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,979.00	\$ 9,489.50
50. Permanent Vegetation	SF	166,193	\$ 0.08	\$ 13,295.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	166,193.00	\$ 13,295.44
51. Sod	SF	27,655	\$ 1.00	\$ 27,655.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,655.00	\$ 27,655.00
<b>2.F. STUMP ROAD WIDENING &amp; PAVING</b>												
1. Grade Widening	SY	1,255	\$ 4.00	\$ 5,020.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,255.00	\$ 5,020.00
2. Traffic Control	LS	1	\$ 7,575.00	\$ 7,575.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 7,575.00
3. Striping	LS	1	\$ 15,600.00	\$ 15,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 15,600.00

# DEVELOPER RELEASE REQUEST

**ESCROW RELEASE NO. 3**

DATE PREPARED: 9-Jan-2019

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
PROJECT OWNER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LGS-694
ESCROW AGENT:		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	MAINTENANCE BOND AMOUNT (15%): \$ 909,651.30 (Phases 1 & 2)	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
PHASE 1 - CONSTRUCTION	\$1,656,020.75	\$ 154,945.73	\$ 842,193.60	\$ 997,139.33	\$656,881.42
PHASE 1 - CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
<b>PHASE 1 - SUBTOTAL</b>	<b>\$1,821,622.83</b>	<b>\$ 154,945.73</b>	<b>\$ 842,193.60</b>	<b>\$ 997,139.33</b>	<b>\$ 824,483.50</b>
PHASE 2 - CONSTRUCTION	\$4,408,321.24	\$ 353,455.00	\$ 89,800.00	\$ 443,255.00	\$3,965,066.24
PHASE 2 - CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
<b>PHASE 2 - SUBTOTAL</b>	<b>\$4,849,153.36</b>	<b>\$ 353,455.00</b>	<b>\$ 89,800.00</b>	<b>\$ 443,255.00</b>	<b>\$ 4,405,898.36</b>
<b>PROJECT TOTAL</b>	<b>\$6,670,776.19</b>	<b>\$ 508,400.73</b>	<b>\$ 931,993.60</b>	<b>\$ 1,440,394.33</b>	<b>\$5,230,381.86</b>

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
4. Stump Rd 1.5 in. 9.5mm Wearing Course	SY	8,480	\$ 7.75	\$ 65,720.00	\$ -	\$ -	\$ -	\$ -	\$ -	8,480	\$ 65,720.00	
5. Stump Rd 2.5 in. 19mm Binder Course	SY	1,255	\$ 17.50	\$ 21,962.50	\$ -	\$ -	\$ -	\$ -	\$ -	1,255	\$ 21,962.50	
6. Stump Rd 7 in. 25mm Binder Course	SY	1,255	\$ 39.00	\$ 48,945.00	\$ -	\$ -	\$ -	\$ -	\$ -	1,255	\$ 48,945.00	
7. Stump Rd 6 in. 2A Stone	SY	1,255	\$ 12.00	\$ 15,060.00	\$ -	\$ -	\$ -	\$ -	\$ -	1,255	\$ 15,060.00	
8. Stump Rd 1.5 in. Mill	SY	7,225	\$ 2.50	\$ 18,062.50	\$ -	\$ -	\$ -	\$ -	\$ -	7,225	\$ 18,062.50	
<b>2.G. MISCELLANEOUS</b>												
1. Trash Enclosure	EA	6	\$ 2,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	6.00	\$ 12,000.00	
2. Regulatory/Warning Signs	EA	36	\$ 250.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	36.00	\$ 9,000.00	
3. Striping	LS	1	\$ 24,720.00	\$ 24,720.00	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 24,720.00	
4. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 20,000.00	
5. As-Built Plans	LS	1	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 30,000.00	
<b>2.H. CONTINGENCY (PHASE 2)</b>												
1. 10% Contingency	LS	1	\$ 440,832.12	\$ 440,832.12	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 440,832.12	

**NOTES**

- Revised 9/28/18 to remove items completed in advance of agreements (removed: demolition, clear & grub, and TPF).

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Resolution to Qualify Depositories

MEETING DATE: January 28, 2019

ITEM NUMBER: #17.

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Michael J. Fox, Chairman

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BACKGROUND:

None.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

See Attached Resolution.

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that Univest Bank and Trust Co. and the Pennsylvania Department of the Treasury "INVEST" Fund are named as depositories for its Government Banking Accounts and Capital Projects Account. Morgan Stanley is named as custodian for the investments held for the Montgomery Township Police Pension Fund in accordance with the executed agreements between Morgan Stanley and Montgomery Township. ICMA-RC is named as the custodian for Montgomery Township Police Pension Funds in the Deferred Retirement Option Program (DROP) in accordance with the executed agreements between ICMA-RC and Montgomery Township.

MOTION BY:

SECOND BY:

VOTE:

DATE: January 28, 2019

cc: D. Rivas, L. Gregan, A. Tarburton, Minute Book, Resolution File

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

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SUBJECT: Consider Approval of Amended Township Purchasing Policy-Bidding Limits

MEETING DATE: January 28, 2019

ITEM NUMBER: #18.

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Ami Tarburton  
Finance Director

BOARD LIAISON: Candyce Fluehr Chimera, Vice-Chairman  
Liaison – Finance Committee

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BACKGROUND:

Act 84 of 2011, effective January 1, 2012, increased the minimum dollar amount that requires townships to advertise and seek bids for purchases and contracts. The law increased the threshold required for municipalities to bid a purchase from \$10,000 to \$18,500 and increased the amount required for a municipality to obtain quotes from \$4,000 to \$10,000. Additionally, the law contained language requiring the Department of Labor and Industry to publish changes annually to the above mentioned thresholds based on the percentage change in the Consumer Price Index.

For 2019, the new limits are:

Contracts below \$11,100 (was \$10,900)

No advertising or competitive bidding required

Contracts between \$11,100 - \$20,600 (was \$10,900 - \$20,100)

Three informal (written, telephonic, electronic) price quotes are required, with award to lowest bidder

Contracts over \$20,600 (was \$20,100)

Advertising twice and formal competitive bidding is required

The Board of Supervisors acknowledges the State required bidding limits in the 'Montgomery Township Purchasing Policies and Procedures' which governs Township staff on how to adhere to and process the requirements.

Attached for your consideration, are the revised 'Purchasing Policies and Procedures' updated to reflect the language published by the Department of Labor and Industry detailing the annual bid limit escalations.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

Adoption of the Policy in 2014.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Recommend the Board accept the revised policy as presented.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the changes to the 'Montgomery Township Purchasing Policies and Procedures' and thereby increase the required bid limits to adhere to the Department of Labor and Industry thresholds for 2019.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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

**NOTICES**

**DEPARTMENT OF  
LABOR AND INDUSTRY**

**Consumer Price Index Adjustment of Base Amounts on Bids Effective January 1, 2019**

**[48 Pa.B. 7354]  
[Saturday, November 24, 2018]**

Each year the Department of Labor and Industry (Department) is required by the following statutes to publish changes to the base amounts triggering the requirement for public bids, telephonic bids or separate bids, or both, for certain contracts. The Department is required to announce the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U): All Items for the United States City Average for the 12-month period ending September 30 of each year. The Department utilizes the most current nonseasonally adjusted series, as published by the United States Bureau of Labor Statistics (BLS), which at present uses 1982—1984 as the index base period (set equal to 100). The percentage change for the 12-month period ending September 30, 2018, is 2.3%.

The change to the base rate is determined as follows:

1) Calculate the percentage change in CPI-U (I) from September 2017 to September 2018. This is derived as  $I = (CPI_{18} - CPI_{17}) / CPI_{17}$ , where the subscripts refer to September 2018 and 2017 values of CPI-U. As reported by the BLS these values are  $(252.439 - 246.819) / 246.819 = +5.620 / 246.819 = +2.22770\%$ , which when rounded to 1 decimal place = 2.3%. (This was also reported as 2.3% in Table A of the BLS news release on the Consumer Price Index Summary for September 2018.)

2) The legislation puts a floor of 0 and a cap of 3% on the percentage change to be utilized in the calculations (technically these restrictions are on the Preliminary Adjusted Base (PAB), defined in step 4, however this is mathematically equivalent). The truncated value of the percentage change to be used in the adjustment formula is denoted as PC, resulting in:

a)  $PC = I$ , for  $0 \leq I \leq 3\%$ ,

b)  $PC = 0$ , for  $I < 0$  and

c)  $PC = 3\%$ , for  $I > 3\%$ .

3) The base value (either original for new legislation or the prior year's PAB) is designated as B and the product of B and PC (determined above) is P. (There are different values of the base depending on the entity and the type of bid, so technically B could be designated with two subscripts. For illustration purposes, the subscripts are omitted.) Then  $P = B * PC$ . A common value for the base amount in 2018 for a public bid is \$20,146.07. (The other two prior PABs, which are this year's bases for a variety of bid types, were \$10,889.77 and \$27,224.42.) For example, using  $B = \$20,146.07$ , results in  $P = \$20,146.07 * 2.3\% = \$463.36$ .

4) Then the Preliminary Adjusted Base,  $PAB = P + B$ , which reduces to  $\$463.36 + \$20,146.07 = \$20,609.43$ .

5) The Final Adjusted Base Amount, FAA (which is used as the limit for the next year that is 2019), is the PAB rounded to the nearest 100. Therefore, the  $FAA = \$20,600$ .

Entity and Legislation	Final Adjusted Base Amount for Use in 2019			
	Public Bid	Written/ Telephonic Bid	Separate Bids	Concessions

The County Code (16 P.S. §§ 1801—1803 and 2317)	\$20,600	\$11,100	\$20,600	
Second Class County Code (16 P.S. §§ 3112, 5001, 5511-A and 5517)	\$20,600	\$11,100	\$20,600	
Public School Code (24 P.S. §§ 1-120, 7-751 and 8-807.1)	\$20,600	\$11,100	\$20,600	
Public School Code, Thaddeus Stevens College of Technology (24 P.S. § 19-1913.1-B)	\$20,600			
Public School Code, State System of Higher Education (24 P.S. §§ 20-2003-A.1 and 20-2010-A)	\$20,600			
Prevention and Control of Floods, Flood Control Districts (32 P.S. §§ 662 and 662.1)	\$20,600			
Housing Authorities (35 P.S. § 1551)	\$20,600	\$11,100		
Intergovernmental Cooperation (53 Pa.C.S. §§ 2308, 2311 and 2312)	\$20,600	\$11,100		
General Municipal Law, Flood Control (53 P.S. § 2863)	\$20,600	\$11,100		
Political Subdivisions Joint Purchases Law (53 P.S. § 5432)	\$20,600	\$11,100		
Parking Authorities (53 Pa.C.S. § 5511)	\$27,900	\$11,100		
Municipal Authorities (53 Pa.C.S. § 5614)	\$20,600	\$11,100		
Public Auditorium Authorities Law (53 P.S. § 23851)	\$20,600	\$11,100		
Third Class City Code (11 Pa.C.S. §§ 11901.1, 11901.2, 11901.4, 11902, 11903.1 and 11909)	\$20,600		\$20,600	
Boroughs and Incorporated Towns (8 Pa.C.S. §§ 1402, 1403 and 1405)	\$20,600	\$11,100	\$20,600	
Incorporated Towns (53 P.S. §§ 53202, 53202.1, 53203, 53203.1 and 53205)	\$20,600	\$11,100	\$20,600	
First Class Township Code (53 P.S. §§ 56802, 56803 and 56805)	\$20,600	\$11,100	\$20,600	
Second Class Township Code (53 P.S. §§ 68102 and 68107)	\$20,600	\$11,100	\$20,600	
Economic Development Financing Law (73 P.S. § 382)	\$20,600	\$11,100		
Metropolitan Transportation Authorities (74 Pa.C.S. § 1750)	\$27,900			\$20,600

W. GERARD OLEKSIK,  
Secretary

[Pa.B. Doc. No. 18-1837. Filed for public inspection November 21, 2018, 9:00 a.m.]

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

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SUBJECT: Consider Contract Award of Contract - Installation of Enclave Blvd Street Lights

MEETING DATE: January 28, 2019

ITEM NUMBER: #19.

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Michael J. Fox  
Chairman

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BACKGROUND:

As part of the Township's efforts to conclude the installation of public improvements associated with the Enclave Development, the Township has obtained a proposal from Summit Electric Construction Inc. to complete the installation of street lighting equipment along Enclave Blvd. The Scope of Work in the proposal provides for replacement of splice box bolts and assembly and erection of seven street light poles including installation of splice boxes and wiring connections.

Following installation of the street light equipment under this project, all nineteen of the street lights along Enclave Blvd will be inspected by electrical underwriters and Peco Electric will be contracted to complete the connection to their grid.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None

RECOMMENDATION:

Award the contract for installation of Street Lighting Equipment on Enclave Blvd. to Summit Electric Construction, Inc. in the amount of \$20,000 per their proposal dated January 17, 2019.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby award the contract for installation of Street Lighting Equipment on Enclave Blvd. to Summit Electric Construction, Inc. in the amount of \$20,000 per their proposal dated January 17, 2019.

MOTION: \_\_\_\_\_                      SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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

# PROPOSAL

## Summit Electric Construction, Inc.

305 West Bristol Road | Warminster, PA 18974

Phone: 215.672.8300 · Fax: 215.672.8302

www.summitelect.com

Date 1/17/19

### SUBMITTED TO:

Montgomery Twp..  
Attn: Larry Gregan

### PROJECT:

Montgomery Walk (Enclave BLVD) S.L.

We hereby submit pricing for the Electrical Installations at the following Project:

Drawings Dated:

### Scope of Work to Include: (Via TPD Inc Memo)

- Pole # 14 - Replace Bolts for J Box Lid
- Pole #9 - Assemble & Stand Pole. Install Splicebox and Connect Wiring.
- Pole #10 - Assemble & Stand Pole. Install Splicebox and Connect Wiring.
- Pole #11 - Assemble & Stand Pole. Install Splicebox and Connect Wiring.
- Pole #16 - Assemble & Stand Pole. Install Splicebox and Connect Wiring.
- Pole #17 - Assemble & Stand Pole. Install Splicebox and Connect Wiring.
- Pole #18 - Assemble & Stand Pole. Install Splicebox and Connect Wiring.
- Pole #19 - Assemble & Stand Pole. Install Splicebox and Connect Wiring.

### Notes:

- Wiring Method: CIC HDPE Cable or PVC Conduit & Wire
- Fixture Package is quoted and based on Single Order of (7) Fixture Assemblies. Any breakdown of the Lighting Package which leads to additional cost per Fixture & Freight will be extra to the contract
- Quote Based on Normal Working Conditions – If Owner Requires Work to be performed in Adverse Conditions (snow, mud, frost, etc.), it Will be Extra to Contract. Additional Time Request Will be presented to Owner as a Request for Change (RFC).
- Additional Trip Charges will be required if a scheduled crew is unable to perform normal workday duties because of construction debris, traffic, materials, etc. in the path of excavation.
- Due to One Call Time Requirements, Crew and Machine/Equipment Scheduling, we Require a Minimum 10-day Advanced Notice that Work is Ready to Proceed. No Work Can be performed without Proper Clearance from Utility One Call Organizations. Summit will not be Responsible for any Damage Caused by Improper Sequence of Work unless the requested 10-day Notice is provided. This 10 Day Notice must be Submitted through Email.
- Price shown is based on turnkey production practices – Drawings do not show Job being built in Phases
- Pricing based on Standard Working Hours: Monday through Friday 7:00 AM through 3:30 PM

- Pricing based on Open Shop (Non-Prevailing) Wage Rates
- It is assumed all Existing Wiring has been installed in a Code Compliant manner.
- All Government Tariffs for Materials that occur after this Proposal's Date will be Added to the Final Price.

### Scope of Work to Exclude:

- Electrical/Township Permit(s) and Fees.
- Utility Company Permit(s) and Fees.
- Electrical Engineering Fees.
- Basic cleanup of excavated areas.
- Warranty on Any Products and/or Services Not Provided by Summit.
- Circuiting between Street Lights Greater than the Lineal Foot stated in the Inclusion.
- Concrete Pedestals & Rebar Cages for Pole Lights.
- Sidewalk Crossings. (Summit will provide Drawings for locations needed).
- Saw Cutting, Boring, Coring and/or Patching of Any Concrete, Block, or Asphalt Surfaces.
- Removal of Excavated Spoils from Site.
- Any Additional Time or Material required due to late scheduling. I.E after Sidewalks, Driveways, Driveway Aprons, & Final Landscaping is installed.
- Grass / Driveway Restoration (Summit to Backfill to Sub-Grade and Compact-Only with Trencher Tire) (Final Compaction by Others).
- House Panels and Breakers to Feed Street Lights.
- Utility Feeders.
- Additional Shipping Charges for Expedited Freight.
- Any Work Not Clearly Shown on Referenced Drawings. Fixture Layout for Extended Depressed Curbing for Town House applications will require stake out of fixtures (by others) to fall in grass area.
- Excessive Mobilization Due to Scheduling Issues ((1) Allowed).
- Rock Removal - Customer to be Notified When Rock is encountered. Removal to be done on a T&M Basis, Unless Otherwise Negotiated.
- Repairs to Street Lights or Feeders Damaged by Others.
- Repair (or Cost of Repair) to Work Installed by Other Trades and Caused by Scheduling Issues.
- Hand Excavation Due to Underground Utilities in Path of Installation.
- Repair (or Cost of Repair) to Any Unmarked Utilities, Existing Conduits, Sprinkler Systems, Existing Wiring, or Any Other Objects in Path of Excavation (Summit Will Contact Utility One Call, but Other Utilities Must be Located by Owner's Representative at the Owner's Expense).
- Site Lighting Controls - Std. Photocell Control and or Lighting Contactor Included.
- Concrete Encased Conduits.
- Trench Dewatering/Shoring or Re-excavation due to weather events.

PROPOSAL PRICE IS VALID FOR 60 DAYS FROM PROPOSAL DATE

Payments to be made within 30 days of billing date. 1.25%/month interest charged on unpaid balance. Quotation is based on information available at time of quotation; it assumes standard work practices, schedules, and normal job conditions. Costs due to abnormal site conditions, delays, work interruptions, or improperly sequenced tasks are not anticipated or included in this Proposal. Changes in Work Scope will result in price adjustment (+ or -).

Bid Total: \$20,000.00

1/17/19

Authorized Signature: \_\_\_\_\_

  
Frank Ristine  
Chief Estimator

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

Title: \_\_\_\_\_

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Authorization to Advertise Public Hearing on Proposed Ordinance  
#19 - 310- Volunteer Service Tax Credit

MEETING DATE: January 28, 2019

ITEM NUMBER: #20.

MEETING/AGENDA: WORK SESSION      ACTION    XX      NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manger



BOARD LIAISON: Michael J. Fox  
Chairman, Board of Supervisors

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BACKGROUND:

In 2016, the Pennsylvania State Legislature enacted Act 172 of 2016 authorizing townships to enact a tax credit against an active qualifying volunteer's local tax liability as a financial incentive to (1) acknowledge the value and the absence of any public cost for volunteer fire protection and nonprofit emergency medical services provided by active volunteers; and (2) encourage individuals to volunteer, or for former volunteers to consider rejoining as active volunteers, in a volunteer fire company or nonprofit emergency medical services agency serving the Township.

Under the attached Proposed Ordinance, each Qualifying Volunteer, as defined and certified in accordance with the provisions of this Ordinance, would be eligible to receive a tax credit of up to \$500 of the Earned Income Tax levied by Township per year and a real property tax credit in the amount of 20% of the Township's real property tax levied on residential real property owned and occupied by the Qualifying Volunteer in that tax year.

Under the provisions of Act 172 of 2016, the Board of Supervisors must provide 30 days public notice of its intent to consider adoption of an ordinance to establish the tax credits and conduct at least one public hearing on the proposed ordinance.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: TBD

RECOMMENDATION:

Authorize advertisement of a Public Hearing on Monday, March 11, 2019, after 7:00 PM in the Township Building as the date, time and place to consider Proposed Ordinance #19 - 310 proposing the establishment of a Volunteer Service Earned Income Tax Credit and Real Property Tax Credit.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize advertisement of a Public Hearing on Monday, March 11, 2019, after 7:00 PM in the Township Building as the date, time and place to consider Proposed Ordinance #19-310 proposing the establishment of a Volunteer Service Earned Income Tax Credit and Real Property Tax Credit.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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

**MONTGOMERY TOWNSHIP**

ORDINANCE #\_\_\_

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AN ORDINANCE AMENDING THE TOWNSHIP'S CODE, CHAPTER 209 [TAXATION], BY ADDING A NEW ARTICLE IX [VOLUNTEER SERVICE EARNED INCOME TAX CREDIT AND REAL PROPERTY TAX CREDIT] PROVIDING INCENTIVES FOR QUALIFYING VOLUNTEERS SERVING A VOLUNTEER FIRE COMPANY OR A NON-PROFIT EMERGENCY MEDICAL SERVICES AGENCY IN ACCORD WITH PENNSYLVANIA ACT NO. 172 OF 2016

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**IT IS HEREBY ENACTED AND ORDAINED** by the Board of Supervisors as follows:

**SECTION 1. Amendment to Chapter 209 [Taxation] providing a new Article IX [Volunteer Service Earned Income Tax Credit and Real Property Tax Credit].**

The Township's Code, Chapter 209 [Taxation] shall be amended to add a new Article IX [Volunteer Service Earned Income Tax Credit and Real Property Tax Credit], which shall read as follows:

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**Article IX  
Volunteer Service Earned Income Tax Credit and  
Real Property Tax Credit**

**§209-89 Scope and Purpose.**

- A. Scope. The scope of this Ordinance relates to Act 172 and its intended incentives for municipal volunteers of fire companies and nonprofit emergency medical services agencies.
  
- B. Purpose. The purpose of this Ordinance is to authorize the township to enact a tax credit against active Qualifying Volunteer's tax liability as a financial incentive to (1) acknowledge the value and the absence of any public cost for volunteer fire protection and nonprofit emergency medical services provided by active volunteers; and (2) encourage individuals to volunteer, or for former volunteers to consider rejoining as active volunteers, in a volunteer fire company or nonprofit emergency medical services agency.

**§209-90. Volunteer Service Tax Credits.**

- A. Earned Income Tax Credit. Each Qualifying Volunteer, as defined and certified in accordance with the provisions of this Article, shall receive a tax credit of up to \$500 of the Earned Income Tax levied by Montgomery Township per year. The credit shall be applied to that portion of the earned income tax that is payable to Montgomery Township and cannot exceed the Qualifying Volunteer's liability to the Township for the Earned Income Tax due on wages/net profits earned in that tax year. By resolution, the Board of Supervisors may adjust the amount of the earned income tax credit at any time in its sole discretion.
- B. Real Property Tax Credit. Each Qualifying Volunteer, as defined and certified in accordance with the provisions of this Article, shall be entitled to receive a real property tax credit in the amount of 20% of Montgomery Township's real property tax levied on residential real property owned and occupied by a Qualifying Volunteer in that tax year. If the tax is paid in the penalty period, the tax credit shall only apply to the base tax year liability.
- C. Limitations. The tax credits established by this Ordinance may be used against the Qualifying Volunteer's tax liability for the current taxable year and every taxable year the individual is qualified as a Qualifying Volunteer. The tax credits established by this Ordinance shall remain in effect until the Township repeals this Ordinance.

**§209-91. Qualifying Volunteer.**

- A. Qualifying Volunteer Criteria. To be a Qualifying Volunteer under this Ordinance, an individual must (1) be a township resident; and (2) have served as an active volunteer, in good standing, as so certified under this Ordinance, for the entire preceding calendar year, for a volunteer fire company and/or a non-profit emergency medical services agency.
- B. Injured Active Volunteer. An active volunteer who was injured during a response to an emergency call and can no longer serve as an active volunteer because of the injury and who would otherwise be eligible for tax credits under this Ordinance shall be eligible for such tax credits for the succeeding five tax years.
- C. Eligibility List. A notarized list of eligible Qualifying Volunteers shall be submitted to the governing body, no later than 45 days before tax notices are to be distributed, by the Chiefs of each volunteer fire company or volunteer non profit emergency medical service agency as applicable.
- D. Criteria Revision. The Board of Supervisors reserves the right to revise the criteria for a Qualifying Volunteer, in whole or in part, at its sole discretion.

**§209-92. Certification of Qualifying Volunteers.**

- A. To receive certification as a Qualifying Volunteer under this Ordinance, an individual must meet the Qualifying Volunteer criteria set forth in §209 91 and, by January 15 of each year (following the year in which an individual has served as an active volunteer), sign and submit an Application for Certification as a Qualifying Volunteer in a volunteer fire company or volunteer non profit emergency medical service agency as applicable by October 31 of each year.
- B. Thereafter, the volunteer fire company or volunteer non profit emergency medical service agency's Chief, as applicable, shall review all applications submitted, sign each application, and indicate on each application whether he/she recommends the volunteer to be certified as a Qualifying Volunteer.
- C. By November 15 of the same year, the volunteer fire company or volunteer non profit emergency medical service agency's Chief, as applicable, shall forward all applications received, with all supporting documentation, to the Board of Supervisors.
- D. The Board of Supervisors shall review the applications and supporting documentation and shall, by Board motion, certify all Qualifying Volunteers on or before December 15 of each year. Only those volunteers so certified by the Board of Supervisors shall receive the earned income tax credit and the real property tax credit, and these credits may be utilized for any earned income taxes and/or real property taxes paid or payable to the Township during or for the previous calendar year only.

**§209-93. Appeal.** A volunteer may appeal the decision of the Board of Supervisors to not certify him or her as a Qualifying Volunteer by submitting a written request for binding arbitration to the Township Secretary within 10 days of the date of the Board's decision. The binding arbitration shall be conducted in accordance with the rules of the American Arbitration Association, and any costs for the arbiter and the proceeding only shall be shared equally by the parties.

**§209-94. Exemption Certificate.** Within 10 days of the Board of Supervisors' decision certifying Qualifying Volunteers, the Township Secretary shall issue a Qualifying Volunteer Exemption Certificate to each Qualifying Volunteer, in a form acceptable to the Tax Collector appointed by the Montgomery County Tax Collection Committee to collect the earned income tax and the Township's Tax Collector elected to collect the Township's real property tax.

**§209-95. False Reporting Penalty.**

- A. Any person who knowingly makes, or conspires to make, a false Application for Certification as a Qualifying Volunteer commits a misdemeanor of the first degree punishable by a fine of \$2,500.
- B. Any person who knowingly provides, or conspires to provide, a false Certification Recommendation under this Ordinance commits a misdemeanor of the first degree punishable by a fine of \$2,500.

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**SECTION 2. Repeal and Ratification.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 3. Severability.**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 4. Effective Date.**

This Ordinance shall become effective 5 days after enactment.

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[Signatures on the Next Page]

**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2019, by the  
Montgomery Township Board of Supervisors.

**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
MICHAEL J. FOX, *Chairman*

[Seal]

Attested by:

\_\_\_\_\_  
LAWRENCE J. GREGAN  
*Township Manager and Secretary*

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Amendment to Township Manager Employment Agreement

MEETING DATE: January 28, 2019

ITEM NUMBER: #21.

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Michael J. Fox, Chairman  
Board of Supervisors

BOARD LIAISON: N/A

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BACKGROUND:

The Board is proposing to amend the Municipal Manger Agreement currently in effect for Calendar Years 2018 and 2019 to provide for an increase in the Township Managers 2019 annual salary from \$165,000 to \$166,100 effective January 1, 2019.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None

RECOMMENDATION:

Approve the amendment to the Municipal Manger Agreement to provide for an increase in the Township Managers 2019 annual salary from \$165,000 to \$166,100 effective January 1, 2019.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the amendment to the Municipal Manger Agreement to provide for an increase in the Township Managers 2019 annual salary from \$165,000 to \$166,100 effective January 1, 2019.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

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

**AMENDED MUNICIPAL MANAGER AGREEMENT  
BETWEEN MONTGOMERY TOWNSHIP  
AND LAWRENCE J. GREGAN**

**THIS AMENDED AGREEMENT**, made this \_\_\_ day of January 2019, between Montgomery Township (“Township”), by and through its Board of Supervisors (“Board”) and its Township Manager, Lawrence J. Gregan (“Gregan”)

**BACKGROUND**

1. The terms and provisions of Gregan’s Municipal Manager Agreement, were approved for Calendar Year 2018 and 2019, by majority vote of the Board at an advertised Public Meeting.
2. Ultimately, that Municipal Manager Agreement was executed on January 2, 2018 (“Agreement”);<sup>1</sup> and
3. The Board now desires to amend the Agreement’s Section III [SALARY] to increase Gregan’s 2019 salary (“Amendment”).

**NOW, THEREFORE**, in consideration of the covenant contained herein, the parties agree to amend the Agreement as follows:

**TERMS**

1. **Revision to the Agreement’s Section III [Salary].** The Agreement’s Section III [Salary] shall be amended to increase Gregan’s 2019 annual salary from \$165,000 to \$166,100 for calendar year 2019. This increase shall be effective January 1, 2019.
2. **Remainder of Agreement in Full Force and Effect.** The remainder of Agreement’s terms and conditions, including the remainder of Section III [Salary] shall remain in full force and effect, to the extent not amended here, and as such are deemed incorporated by reference as if fully set forth in this Amendment.

**IN WITNESS WHEREOF**, the Township and Gregan have caused these presents to be duly executed, all on the day and year set forth above.

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**MICHAEL J. FOX**  
*Board of Supervisors Chairman*

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**LAWRENCE J. GREGAN**  
*Township Manager*

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<sup>1</sup> See January 2, 2018 Municipal Manager Agreement between Montgomery Township and Lawrence J. Gregan.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Payment of Bills

MEETING DATE: January 28, 2019

ITEM NUMBER: # 22.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Michael J. Fox,  
Chairman of the Board of Supervisors

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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					
01/25/2019	01	30(S)	00000945	PIPERSVILLE GARDEN CENTER, INC.	0.00
01/08/2019	01	73803	MISC-FIRE	JON WASHINGTON	25.00
01/08/2019	01	73804	MISC-FIRE	VINAY SETTY	180.00
01/10/2019	01	73805	00901640	BERGEY'S, INC.	1,115.59
01/10/2019	01	73806	00000072	CANON FINANCIAL SERVICES, INC	1,622.00
01/10/2019	01	73807	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	621.00
01/10/2019	01	73808	00000354	MAD SCIENCE OF WEST NEW JERSEY	249.00
01/10/2019	01	73809	00000354	MAD SCIENCE OF WEST NEW JERSEY	284.00
01/10/2019	01	73810	00000354	MAD SCIENCE OF WEST NEW JERSEY	324.00
01/10/2019	01	73811	00000354	MAD SCIENCE OF WEST NEW JERSEY	304.00
01/11/2019	01	73812	MISC	JOSEPH AMBLER INN REAL ESTATE	13,481.00
01/18/2019	01	73813	00000006	ACME UNIFORMS FOR INDUSTRY	28.16
01/18/2019	01	73814	03214568	FULTON CARDMEMBER SERVICES	2,115.58
01/18/2019	01	73815	00000738	LENNI ELECTRIC CORP	300.00
01/18/2019	01	73816	100000858	PBPMTCA	100.00
01/18/2019	01	73817	00000397	PECO ENERGY	13,024.46
01/18/2019	01	73818	00000399	PECO ENERGY	7,613.53
01/18/2019	01	73819	100000701	STAPLES BUSINESS CREDIT	1,237.46
01/25/2019	01	73820	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	3,243.70
01/25/2019	01	73821	00000621	A & A SALES ASSOCIATES, LLC	969.40
01/25/2019	01	73822	00000006	ACME UNIFORMS FOR INDUSTRY	717.72
01/25/2019	01	73823	100000892	ADAM ZWISLEWSKI	30.00
01/25/2019	01	73824	00000340	ADVENT SECURITY CORPORATION	0.00 V
01/25/2019	01	73825	00001202	AIRGAS, INC.	230.01
01/25/2019	01	73826	100000876	ALEXANDER J. DEANGELIS	30.00
01/25/2019	01	73827	MISC	ALK INDUSTRIES, L.P.	1,711.30
01/25/2019	01	73828	00000818	ALL SEASONS LANDSCAPING CO., INC.	9,520.00
01/25/2019	01	73829	00000818	ALL SEASONS LANDSCAPING CO., INC.	11,650.00
01/25/2019	01	73830	100000814	AMAZON.COM SERVICES, INC	2,054.91
01/25/2019	01	73831	100000814	VOID	0.00 V
01/25/2019	01	73832	100000872	ANDREA ELWORK	50.00
01/25/2019	01	73833	100000888	ANDREW WEINER	15.00
01/25/2019	01	73834	00001151	APA- AMERICAN PLANNING ASSOCIATION	102.00
01/25/2019	01	73835	100000568	APMM	165.00
01/25/2019	01	73836	00000027	ARMOUR & SONS ELECTRIC, INC.	9,782.90
01/25/2019	01	73837	00001832	ASCAP	357.00
01/25/2019	01	73838	00000030	ASSOCIATED TRUCK PARTS	88.88
01/25/2019	01	73839	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	74.75
01/25/2019	01	73840	MISC	AXIS CONSTRUCTION MANAGEMENT	225.00
01/25/2019	01	73841	00000417	BARNSIDE FARM COMPOST FACILITY	956.16
01/25/2019	01	73842	00906105	BATTERIES & BULBS	149.95
01/25/2019	01	73843	00000043	BERGEY'S	887.86
01/25/2019	01	73844	00000240	BEST LINE LEASING	589.20
01/25/2019	01	73845	00000209	BOUCHER & JAMES, INC.	4,914.73
01/25/2019	01	73846	00000209	BOUCHER & JAMES, INC.	13,376.56
01/25/2019	01	73847	00000069	C L WEBER CO INC.	55.80
01/25/2019	01	73848	100000405	C.E.S.	864.39
01/25/2019	01	73849	00000071	CANON SOLUTIONS AMERICA, INC.	1,333.09
01/25/2019	01	73850	00001579	CARGO TRAILER SALES, INC	595.30
01/25/2019	01	73851	100000878	CARL HERR	15.00
01/25/2019	01	73852	00001765	CARRIGAN GEO SERVICES INC.	1,950.00
01/25/2019	01	73853	00001601	CDW GOVERNMENT, INC.	2,123.64
01/25/2019	01	73854	100000855	CLAUSER TREE CARE	73,500.00
01/25/2019	01	73855	00000363	COMCAST	772.23
01/25/2019	01	73856	00000335	COMCAST CORPORATION	2,050.51
01/25/2019	01	73857	00000222	COMMONWEALTH PRECAST, INC.	740.00
01/25/2019	01	73858	00001508	COUNTY LINE FENCE COMPANY, INC.	62.92
01/25/2019	01	73859	00001392	CRAFTWELD FABRICATION CO., INC.	120.00
01/25/2019	01	73860	00001891	CREATIVE PRODUCT SOURCING, INC.	965.15
01/25/2019	01	73861	00000111	DAVID H. LIGHTKEP, INC.	33.61
01/25/2019	01	73862	00001556	DCEd-PA DEPT OF COMMUNITY &	751.50
01/25/2019	01	73863	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	71.67
01/25/2019	01	73864	00905026	DON LEN INC.	315.00
01/25/2019	01	73865	100000893	DONALD TUCKER	15.00
01/25/2019	01	73866	00000967	DVHT - DELAWARE VALLEY HEALTH TRUST	186,391.27
01/25/2019	01	73867	00001520	DVIT - DELAWARE VALLEY INSURANCE	79,378.75
01/25/2019	01	73868	00000120	DVWCT - DELAWARE VALLEY WC TRUST	76,138.00
01/25/2019	01	73869	00906127	EAGLE POINT GUN	3,988.55
01/25/2019	01	73870	00001809	ECYNBRO TRUCKING LLC	250.00
01/25/2019	01	73871	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	5,740.00
01/25/2019	01	73872	00001902	ELLIOTT GREENLEAF &	225.00
01/25/2019	01	73873	00000322	ETTORE VENTRESCA & SONS, INC.	78,058.80
01/25/2019	01	73874	00000161	EUREKA STONE QUARRY, INC.	88.44
01/25/2019	01	73875	100000315	FBINAA	220.00
01/25/2019	01	73876	00000169	FEDEX	39.97
01/25/2019	01	73877	00001466	FEDEX OFFICE	10.20
01/25/2019	01	73878	100000871	FLORENCE BRUNO	9.00
01/25/2019	01	73879	100000258	FRANK J. COLELLI	546.75

Check Date	Bank	Check	Vendor	Vendor Name	Amount
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01/25/2019	01	73882	00001504	GALETON GLOVES	572.15
01/25/2019	01	73883	00000817	GILMORE & ASSOCIATES, INC.	35,440.44
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01/25/2019	01	73885	00000198	GLASGOW, INC.	301.98
01/25/2019	01	73886	00001323	GLICK FIRE EQUIPMENT COMPANY INC	6,303.19
01/25/2019	01	73887	00001323	GLICK FIRE EQUIPMENT COMPANY INC	8,363.77
01/25/2019	01	73888	00000219	GLOBAL EQUIPMENT COMPANY	1,115.69
01/25/2019	01	73889	00000608	GOOSE SQUAD L.L.C.	900.00
01/25/2019	01	73890	00001709	GOULDEY WELDING & FABRICATIONS, INC	965.25
01/25/2019	01	73891	00000229	GRAINGER	317.93
01/25/2019	01	73892	MISC	GREEN ACRES NURSERY	50.00
01/25/2019	01	73893	00000213	HAJOCA CORPORATION	495.58
01/25/2019	01	73894	MISC	HANZEL CONSTRUCTION CO.	1,200.00
01/25/2019	01	73895	MISC	HARTH BUILDERS	1,200.00
01/25/2019	01	73896	100000162	HERMAN GOLDNER COMPANY, INC.	962.00
01/25/2019	01	73897	00000903	HOME DEPOT CREDIT SERVICES	521.48
01/25/2019	01	73898	00441122	HORSHAM CAR WASH	175.00
01/25/2019	01	73899	00001345	INTERNATIONAL ASSOCIATION OF	100.00
01/25/2019	01	73900	00000102	INTERSTATE BATTERY SYSTEMS OF	1,402.35
01/25/2019	01	73901	00001272	J & M TIRE & AUTO TRANSPORT INC.	1,811.00
01/25/2019	01	73902	100000882	JACOB MILLEVOI	30.00
01/25/2019	01	73903	100000889	JACOB WELTMAN	30.00
01/25/2019	01	73904	100000860	JOEY HEIBERG	149.00
01/25/2019	01	73905	100000881	JOHN H. MOGENSEN	105.00
01/25/2019	01	73906	00000257	JOHN R. YOUNG & COMPANY	2,293.03
01/25/2019	01	73907	100000887	JON WASHINGTON	140.00
01/25/2019	01	73908	100000467	JOSEPH MILLIGAN	140.00
01/25/2019	01	73909	00000740	K.J. DOOR SERVICES INC.	1,435.50
01/25/2019	01	73910	100000880	KEITH MILLER	60.00
01/25/2019	01	73911	00000264	KENCO HYDRAULICS, INC.	1,090.98
01/25/2019	01	73912	00001282	KENNETH AMEY	170.00
01/25/2019	01	73913	00000261	KERSHAW & FRITZ TIRE SERVICE, INC.	630.00
01/25/2019	01	73914	03214591	KIMBALL MIDWEST	529.66
01/25/2019	01	73915	100000864	LARA LENFESTY	315.00
01/25/2019	01	73916	100000077	LAURA BART	45.00
01/25/2019	01	73917	00000668	LEADSONLINE	2,238.00
01/25/2019	01	73918	100000332	MARCY LYNCH FITNESS	980.00
01/25/2019	01	73919	100000820	MARIA SAMPERA	80.00
01/25/2019	01	73920	00000689	MARY KAY KELM, ESQUIRE	612.50
01/25/2019	01	73921	100000883	MARY NEWELL	120.00
01/25/2019	01	73922	100000865	MARY WALSH	80.00
01/25/2019	01	73923	00000201	MASTERTECH AUTO SERVICE, LLC	48.05
01/25/2019	01	73924	100000877	MATTHEW GIORGIO	80.00
01/25/2019	01	73925	00000974	MCCARTHY AND COMPANY, PC	1,322.50
01/25/2019	01	73926	100000875	MICHAEL BEAN	45.00
01/25/2019	01	73927	100000879	MICHAEL JANSSENS	15.00
01/25/2019	01	73928	100000885	MICHAEL SHEARER	30.00
01/25/2019	01	73929	00000715	MID-ATLANTIC FIRE AND AIR	125.00
01/25/2019	01	73930	00002073	MORTON SALT INC	4,447.31
01/25/2019	01	73931	00000324	MOYER INDOOR / OUTDOOR	12.00
01/25/2019	01	73932	00000540	MYSTIC PIZZA	566.50
01/25/2019	01	73933	100000594	NATIONWIDE	550.83
01/25/2019	01	73934	100000594	NATIONWIDE	550.83
01/25/2019	01	73935	100000594	NATIONWIDE	618.79
01/25/2019	01	73936	100000594	NATIONWIDE	550.83
01/25/2019	01	73937	00001535	NORRIS SALES COMPANY INCORPORATED	3,950.00
01/25/2019	01	73938	00000356	NORTH WALES WATER AUTHORITY	1,612.79
01/25/2019	01	73939	00000270	NYCE CRETE AND LANDIS CONCRETE	100.00
01/25/2019	01	73940	00001134	OFFICE DEPOT, INC	0.10
01/25/2019	01	73941	100000265	ONCE UPON A DREAM	269.00
01/25/2019	01	73942	00001440	ORION SAFETY PRODUCTS	622.44
01/25/2019	01	73943	00000654	P.C.A.S.P.-POLICE CHIEFS ASSOC. OF	50.00
01/25/2019	01	73944	00000646	PAOLINI'S CAST STONE, INC.	2,760.00
01/25/2019	01	73945	00000379	PAUL B. MOYER & SONS, INC.	98.74
01/25/2019	01	73946	100000890	PAUL MOGENSEN	75.00
01/25/2019	01	73947	00000402	PECO ENERGY COMPANY	330.00
01/25/2019	01	73948	00000595	PENN VALLEY CHEMICAL COMPANY	464.01
01/25/2019	01	73949	00001930	PENNBCO	85.00
01/25/2019	01	73950	03214629	PENNSYLVANIA CHIEFS OF POLICE ASSOC	990.00
01/25/2019	01	73951	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	160.46
01/25/2019	01	73952	100000754	PETROLEUM TRADERS CORP.	3,384.56
01/25/2019	01	73953	100000755	PETROLEUM TRADERS CORP.	2,218.59
01/25/2019	01	73954	00000009	PETTY CASH	64.98
01/25/2019	01	73955	00000446	PHISCON ENTERPRISES, INC.	700.00
01/25/2019	01	73956	00000345	PRINTWORKS & COMPANY, INC.	1,030.19
01/25/2019	01	73957	00000425	PSATS - UC GROUP TRUST FUND	3,119.73
01/25/2019	01	73958	00000252	PURE CLEANERS	490.75
01/25/2019	01	73959	100000662	QUICK LANE	556.33
01/25/2019	01	73960	100000886	RACHEL TROUTMAN	45.00

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Check Date	Bank	Check	Vendor	Vendor Name	Amount
01/25/2019	01	73961	00906102	READY REFRESH	269.51
01/25/2019	01	73962	00000439	RED THE UNIFORM TAILOR	119.50
01/25/2019	01	73963	00000430	REM-ARK ALLOYS, INC.	229.53
01/25/2019	01	73964	00002033	REPUBLIC SERVICES NO. 320	1,901.69
01/25/2019	01	73965	00001146	RESERVE ACCOUNT	1,500.00
01/25/2019	01	73966	MISC	Rolland H. Henderson and Philip L.	919.87
01/25/2019	01	73967	00002013	RR DONNELLEY	518.90
01/25/2019	01	73968	100000873	RYAN ALLISON	30.00
01/25/2019	01	73969	100000884	RYAN RUDELLE	30.00
01/25/2019	01	73970	100000044	SAFEGUARD BUSINESS SYSTEMS	808.63
01/25/2019	01	73971	00000653	SCATTON'S HEATING & COOLING, INC.	272.78
01/25/2019	01	73972	100000874	SEAN ALLISON	150.00
01/25/2019	01	73973	00001939	SERVICE TIRE TRUCK CENTERS	334.76
01/25/2019	01	73974	100000790	SHOEN SAFETY & TRAINING	720.00
01/25/2019	01	73975	00001030	SIGNAL CONTROL PRODUCTS, INC.	1,470.00
01/25/2019	01	73976	00001910	SIGNALSCAPE, INC.	1,511.25
01/25/2019	01	73977	100000894	SLEEPY HOLLOW PONIES	1,025.00
01/25/2019	01	73978	100000856	SOUDERTON INDEPENDENT	49.00
01/25/2019	01	73979	100000411	SPENCER D. BORINE	140.00
01/25/2019	01	73980	00000015	SPRINT	460.21
01/25/2019	01	73981	00001394	STANDARD INSURANCE COMPANY	7,997.66
01/25/2019	01	73982	00661122	TEES WITH A PURPOSE	120.00
01/25/2019	01	73983	00906111	THE PROTECTION BUREAU	1,729.00
01/25/2019	01	73984	00002020	THOMSON REUTERS	210.00
01/25/2019	01	73985	00001771	TIMAC AGRO USA	1,062.00
01/25/2019	01	73986	00002036	TIMBERLINK CONSULTING LLC	1,575.00
01/25/2019	01	73987	00001984	TRAFFIC PLANNING AND DESIGN, INC.	9,670.79
01/25/2019	01	73988	00000506	TRANS UNION LLC	70.00
01/25/2019	01	73989	100000290	TRIAD TRUCK EQUIPMENT	496.00
01/25/2019	01	73990	03214643	UNWINED & PAINT	81.00
01/25/2019	01	73991	00000025	USPCA REGION 6	200.00
01/25/2019	01	73992	00000520	VALLEY POWER, INC.	402.06
01/25/2019	01	73993	00000040	VERIZON	139.99
01/25/2019	01	73994	00000040	VERIZON	109.74
01/25/2019	01	73995	00000040	VERIZON	40.84
01/25/2019	01	73996	100000787	VILLAGE RESALES LLC	3.22
01/25/2019	01	73997	100000854	VINAY SETTY	180.00
01/25/2019	01	73998	100000891	VINCENT ZIRPOLI	60.00
01/25/2019	01	73999	03214583	VWP/WF CORPORATE SERVICES	6,439.64
01/25/2019	01	74000	100000801	WATCH GUARD	114.00
01/25/2019	01	74001	100000857	WAYNE KURTZ	142.00
01/25/2019	01	74002	00001329	WELDON AUTO PARTS	855.34
01/25/2019	01	74003	00001546	WILSON'S HARDWARE & LOCKSMITHS	131.98
01/25/2019	01	74004	00001084	WITMER ASSOCIATES, INC.	1,190.00
01/25/2019	01	74005	00000340	ADVENT SECURITY CORPORATION	222.00

01 TOTALS:

(3 Checks Voided)

Total of 201 Disbursements:

773,431.30

01/25/2019

Check List  
For Check Dates 01/08/2019 to 01/28/2019

Check Date	Name	Amount		
01/10/2019	BCG 401	401 Payment	\$	16,470.44
01/10/2019	BCG 457	457 Payment	\$	12,821.61
01/10/2019	PA SCDU	Withholding Payment	\$	802.03
01/10/2019	PBA	PBA Payment	\$	900.00
01/10/2019	UNITED STATES TREASURY	941 Tax Payment	\$	85,990.92
01/14/2019	BERKHEIMER	4th Qtr. EIT Payment	\$	24,967.47
01/14/2019	BERKHEIMER	4th Qtr. LST Payment	\$	1,474.00
01/14/2019	PA UC FUND	4th Qtr. UC-2 Payment	\$	1,358.38
01/16/2019	STATE OF PA	State Tax Payment	\$	9,550.38
01/24/2019	BCG 401	401 Payment	\$	17,716.04
01/24/2019	BCG 457	457 Payment	\$	13,189.82
01/24/2019	PA SCDU	Withholding Payment	\$	802.03
01/24/2019	PBA	PBA Payment	\$	871.00
01/24/2019	UNITED STATES TREASURY	941 Tax Payment	\$	86,302.97
Total Checks: 14			\$	273,217.09