



**Planning and Zoning  
Department**

616 Germantown Pike, Lafayette  
Hill, PA 19444-1821

484-594-2625

www.whitemarshtwp.org

Subdivision and Land Development Cover  
Page for SLD # 10-22

Project Name: Rebecca S. Padro &  
Karen P. Schrader

Address: 827 Bethlehem Pike, Flourtown, PA

Date: 9/22/2022

Status: Under Review

**Updates:**

Fire Marshal Memo - 9/23/2022

Zoning Compliance Review Letter - 10/12/2022 Township Engineer Review Letter -  
10/27/2022

Montgomery Planning Commission Review Letter - 11/21/2022

Zoning Hearing Board Decision #2022-55

Waiver Request Letter - 3/8/2023

Arborist Review - 4/25/2023

PRELIMINARY/FINAL PLANS REVISED

ZHB#2022-55 Parking Justification

Shade Tree Commission Memo - 6/20/2023

Plan Set - 6/15/2023

Landscape Plan - 4/17/2023

Review Response Letter 6/14/2023

Waiver Request Letter - 6/15/2023

Stormwater Design Report - 6/15/2023

ZHB Zoning Justification

Fire Marshal Memo - 7/3/2023

Zoning Compliance Review #2 - 7/12/2023

Township Engineer Review #2 - 8/2/2023

Waiver Requests- 8/2/2023

**WHITEMARSH TOWNSHIP  
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION**

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application item and each Application Submission Checklist item.

Application Type: (check one)     Minor Subdivision     Minor Land Development  
    Major Subdivision     Major Land Development  
    Land Development Waiver  
Plan Type:                                     Sketch                                     Preliminary                                     Final

**RECEIVED**  
SEP 22 2022

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE **WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING**

**Name of Subdivision/Land Development:** Montgomery Animal Hospital parking lot expansion

**Location of Subdivision/Land Development:** 827 Bethlehem Pike, Flourtown, Pa. 19031  
(Primary Access Roadway Name)

**Between:** \_\_\_\_\_ and \_\_\_\_\_  
(Roadway Name) (Roadway Name)

**Number of Parcels:** 2      **Block Number(s):** \_\_\_\_\_      **Unit Number(s):** \_\_\_\_\_

**Parcel Number(s):** 65-00-00724-00-3 65-00-00727-00-9

**Acreeage:** 2.50      **Total Lots Proposed:** 0      **Zoning District:** VC-3

Water Service Proposed:     Existing Public     Existing Private      Sewer Service Proposed:     Existing Public     Existing Private

**Applicant Name:** Rebecca S. Padro and Karen P. Schrader      **Contact Name:** Rebecca S. Padro

**Phone #:** (215) 233-3958      **Fax #:** \_\_\_\_\_      **Email:** rebecca.vet@gmail.com

**Address:** \_\_\_\_\_

**Owner of Record Name (If Different):** \_\_\_\_\_

**Phone #:** \_\_\_\_\_      **Fax #:** \_\_\_\_\_      **Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Engineer Name:** Bradford R. Grauel, PLS      **Firm Name:** OTM LLC

**Phone #:** (484) 638-0206      **Fax #:** \_\_\_\_\_      **Email:** bradgr.otm@gmail.com

**Address:** 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

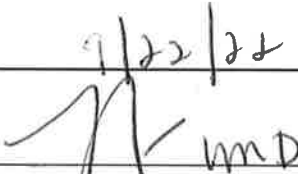
Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission:

9/22/22

Signature:



(Original Signature must be submitted)

Printed Name:

Rebecca S. Padro

I, (name) Rebecca S. Padro (title) CEO of \_\_\_\_\_


(entity submitting application) Montgomery Animal Hospital do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date:

9/22/22

Signature:



(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP**  
**SUBDIVISION and/or LAND DEVELOPMENT**  
**TIME WAIVER FORM**

Date: 09/19/2022

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: Montgomery Animal Hospital Parking lot expansion

On or about \_\_\_\_\_, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: 9/22/22

Signature: \_\_\_\_\_

(Original Signature must be submitted)

Printed Name: \_\_\_\_\_

Rebecca S. Padro

Firm Name: \_\_\_\_\_

Montgomery Animal Hospital

(if applicable)

Title: \_\_\_\_\_

CEO

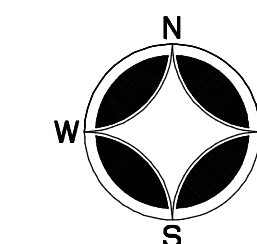
(if applicable)







PER ACT 287 OF 1974 AS AMENDED BY THE PA LEGISLATURE, A DESIGN STAGE UNDERGROUND FACILITIES LOCATE REQUEST WAS FILED WITH THE PA ONE CALL SYSTEM ON SERIAL NO. [REDACTED]. A LIST OF UNDERGROUND UTILITY LINE USERS RESPONDING POSITIVELY AS HAVING UNDERGROUND FACILITIES WITHIN CLOSE PROXIMITY TO THE PROJECT ARE AS LISTED BELOW. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT THIS ONE CALL NOTICE IS FOR DESIGN PURPOSES ONLY AND THAT PRIOR TO ANY EXCAVATION OR EARTHMOVING ACTIVITIES, IT SHALL BE THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO RECONTACT THE PENNA. ONE CALL SYSTEM FOR UNDERGROUND FACILITY LOCATION AND MARKING.



HORIZONTAL SURVEY DATUM:  
PA STATE PLANE, SOUTH ZONE  
COORDINATE SYSTEM  
VERTICAL SURVEY DATUM: NAVD83  
Scale: 1" = 20'

- X-X FENCE LINE
- G GAS MAIN
- S SAN SEWER MAIN
- S SAN SEWER MAIN AND MANHOLES
- U UTILITY POLE
- E OVERHEAD UTILITY LINES
- SS SAN SEWER LATERAL
- WOODS/BRUSH LINE
- EXISTING GROUND CONTOUR LINE
- x100.25 EXISTING GROUND SPOT ELEVATION
- EXISTING DECIDUOUS TREE
- FINISHED GRADE CONTOUR LINE
- FINISHED GRADE SPOT ELEVATION



MINOR LAND DEVELOPMENT PLAN  
FOR PARKING LOT EXPANSION  
PREPARED FOR  
MONTGOMERY ANIMAL HOSPITAL  
*Situate In:*  
*The Township of Whitmarsh*  
*Montgomery County, Pennsylvania*

THIS PLAN REPRESENTS AND DEPICTS THE RESULTS OF A FIELD BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY OTM, LLC IN FEBRUARY OF 2017 AND UPDATED IN MARCH OF 2022. THE FEMA ESTABLISHED 100 YEAR FLOOD PLAIN AS DEPICTED ON THIS PLAN HAS BEEN DETERMINED FROM ACTUAL FIELD SURVEY AND AN INTERPOLATION OF ELEVATION DATA AS PUBLISHED ON FEMA ISSUED FIS FLOOD PROFILES FOR THE WISSAHICKON CREEK AND ORELAND RUN. FIRM MAP NUMBER 42091C03776. REVISION DATE: MARCH 2, 2016



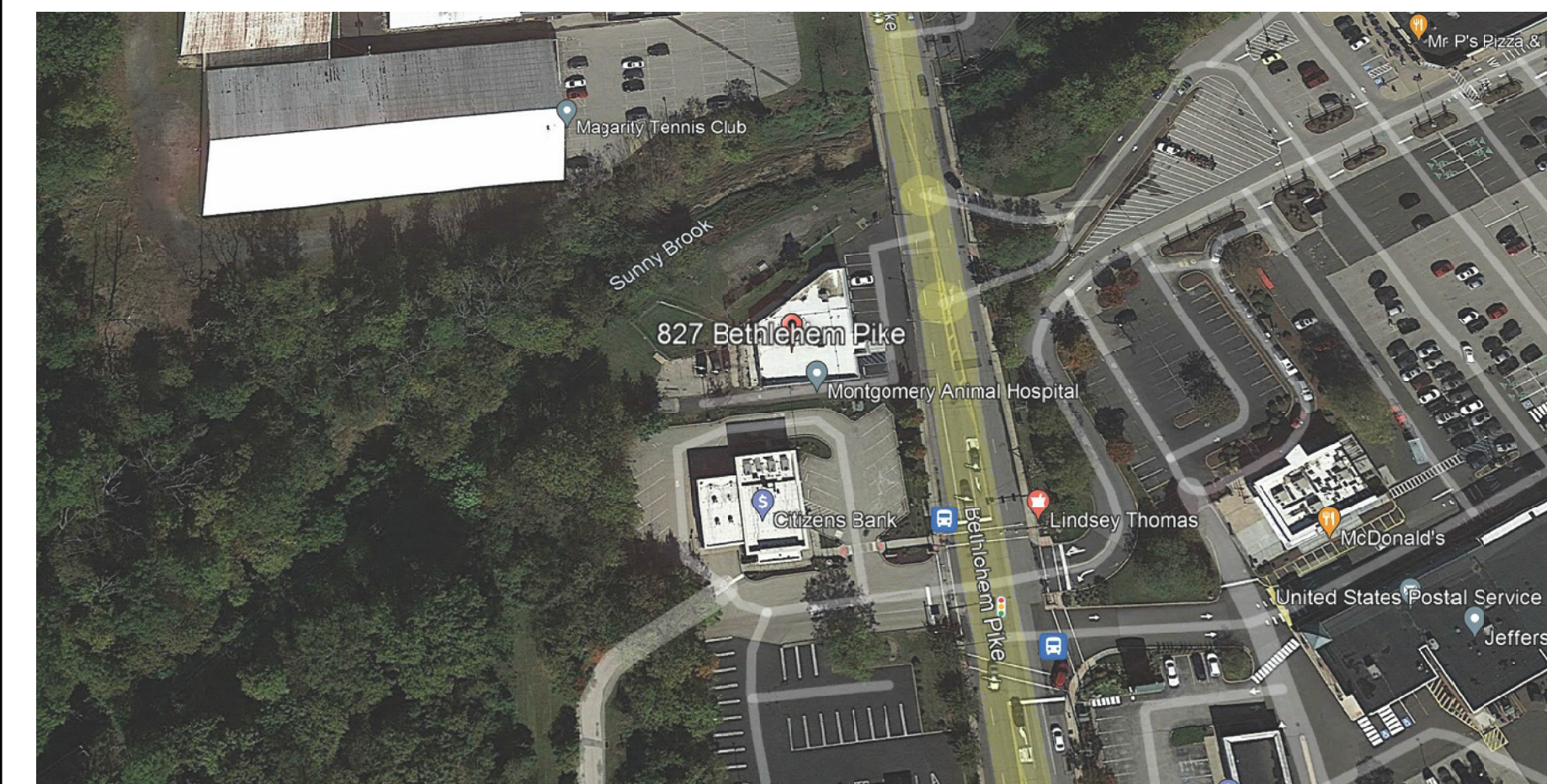
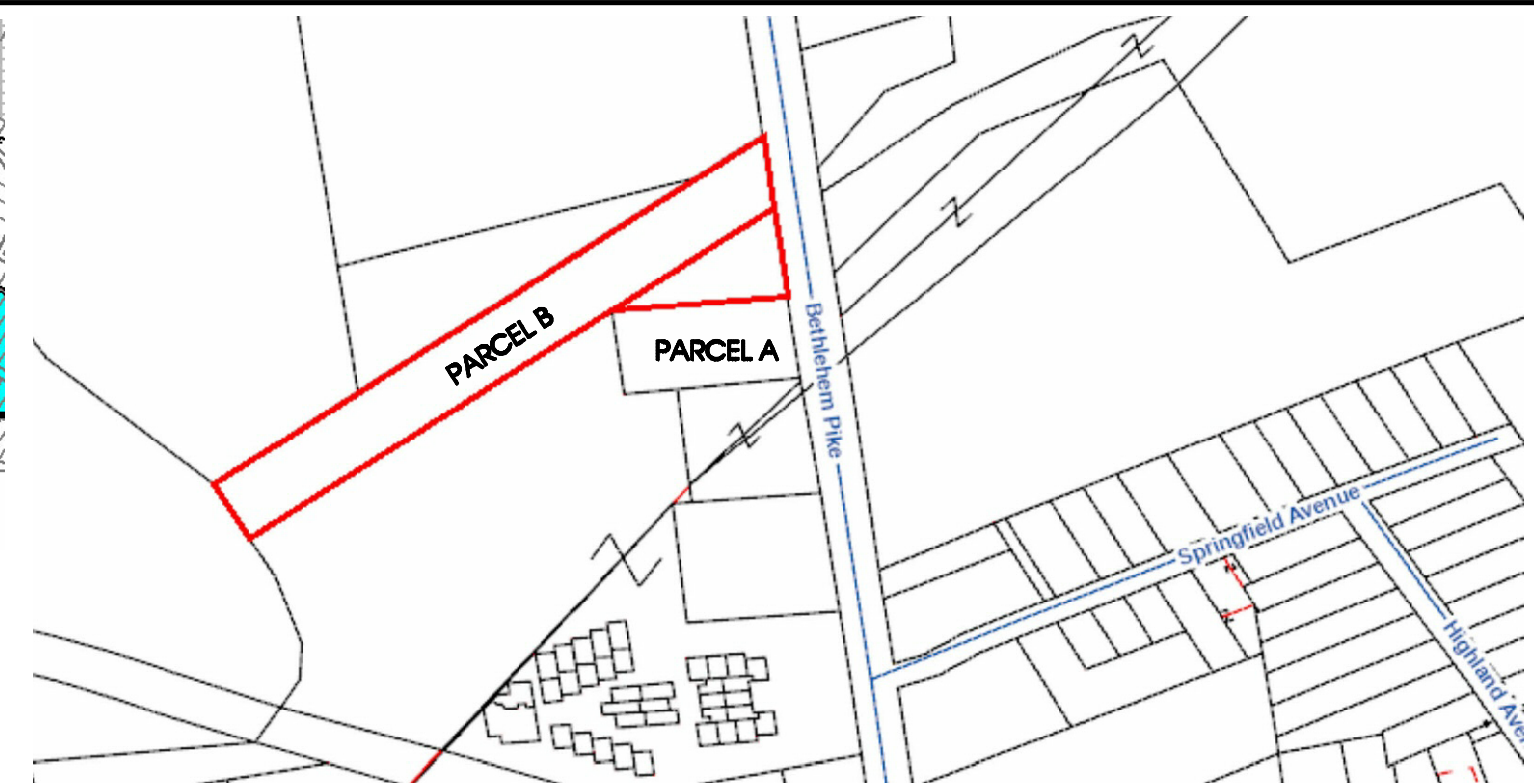
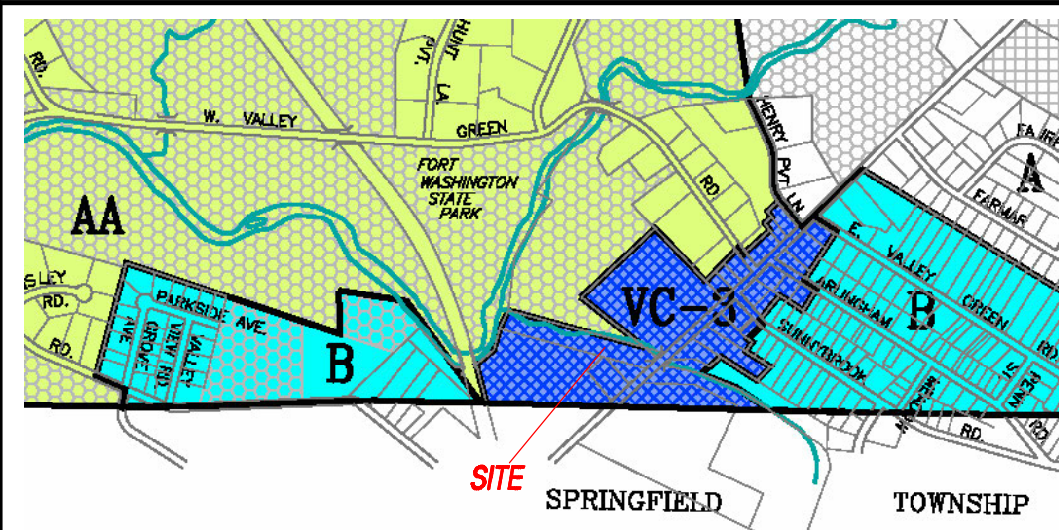
REVISIONS	DATE	DESCRIPTION

**OTM LLC**  
SURVEYING, LAND PLANNING & DESIGN SERVICES  
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610  
(484) 336-6454 www.otm-surveying.com

DRAWN: BR GRAUEL, PLS 08/26/2022  
CHECK: [Signature]  
SCALE: 1" = 20'  
PROJECT NO. 21-173  
SHEET 2 OF 3

© 2022 OTM, LLC





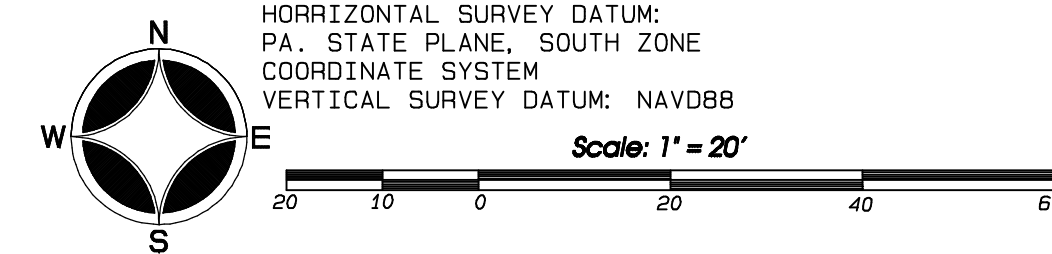
OFF-STREET PARKING:  
 TOTAL OFF-STREET PARKING (PARCELS A & B)  
 EXISTING: 21 SPACES (2 HANDICAP)  
 PROPOSED: 32 SPACES (2 HANDICAP)  
 32 TOTAL PROPOSED SPACES (2 HANDICAP)

SIGNAGE: ALL PROPOSED SIGNAGE SHALL CONFORM TO THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF ARTICLE XXVII AND SECTION 116-207.1 OF THE WHITEMARSH ZONING ORDINANCE.

THIS PLAN PROPOSES NO REMOVAL OF EXISTING TREES

NO TOPSOIL SHALL BE REMOVED FROM THE SITE.

ALL PROPOSED LIGHTING SHALL CONFORM TO THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF SECTION 116-291.D OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE.



APPLICANT:  
 MONTGOMERY ANIMAL HOSPITAL  
 DR. REBECCA S. PADRO AND  
 KAREN P. SCHRADER  
 827 BETHLEHEM PIKE  
 FLOURTOWN, PA. 19031  
 (215) 233-3958  
 SITE ADDRESS: 827 BETHLEHEM PIKE

SOURCE OF TITLE PARCEL A  
 GRANTOR: MONTGOMERY COUNTY INDUSTRIAL DEV. AUTHORITY  
 GRANTEE: JOHN R. SCHRADER, III  
 DEED DATED SEPTEMBER 16, 2014  
 DEED BOOK 5940, PAGE 1855  
 MONTGOMERY COUNTY RECORDS  
 PAR ID: 65-00-00724-00-3

SOURCE OF TITLE PARCEL B  
 GRANTOR: SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY  
 GRANTEE: KAREN P. SCHRADER  
 DEED DATED MAY 10, 2019  
 DEED BOOK 6135, PAGE 1811  
 MONTGOMERY COUNTY RECORDS  
 PAR ID: 65-00-00727-00-9

EXISTING AND PROPOSED USE PARCEL A:  
 VETERINARY CLINIC UTILIZING PUBLIC SEWER AND PUBLIC WATER FACILITIES.  
 TRACT AREA: 16,570 SQ. FT.

EXISTING AND PROPOSED USE PARCEL B:  
 ACCESSORY PARKING TO USE LOCATED ON PARCEL A  
 TRACT AREA: 92,340 SQ. FT.

TABLE OF ZONING CONFORMANCE

CURRENT ZONING: VC-3

MINIMUM LOT SIZE REQUIRED: NO MINIMUM

MINIMUM STREET FRONTAGE REQUIRED: 100 FT.

EXISTING PARCEL A: 150 FT.

EXISTING PARCEL B: 120.12 FT. (\*)

FRONT YARD SETBACK REQUIRED: 10 FT.

PARCEL A EXISTING: 13.92 FT.

PARCEL B: N/A

MINIMUM SIDE YARD SETBACK REQUIRED: 5 FT.

PARCEL A EXISTING: 10.43 FT. 6 20.00 FT.

PARCEL B: N/A

MINIMUM REAR YARD SETBACK REQUIRED: 5 FT.

PARCEL A: N/A

PARCEL B: N/A

MAXIMUM PERMITTED BUILDING COVERAGE: 30%

EXISTING PARCEL A: 4663 SQ. FT. 28.1%

PARCEL B: N/A

MAXIMUM PERMITTED BUILDING HEIGHT: 3 STORIES

EXISTING BUILDING HEIGHT: 1 STORY

MAXIMUM PERMITTED IMPERVIOUS COVERAGE: 65%

PARCEL A EXISTING: 13,019 SF (78.5%) (\*)

PARCEL A PROPOSED: 14,276 SF (86.2%) (\*\*)

PARCEL B EXISTING: 4099 SF (3.7%)

PARCEL B PROPOSED: 5219 SF (5.6%)

MINIMUM REQUIRED VEGETATED OPEN SPACE: 50%

PARCEL A EXISTING: 3551 SF (21.5%) (\*)

PARCEL A PROPOSED: 2294 SF (13.8%) (\*\*)

PARCEL B EXISTING: 88,241 SF (96.3%)

PARCEL B PROPOSED: 87,121 SF (94.4%)

MINIMUM REQUIRED PARKING SETBACK FROM BUILDING: 10 FT.

PARCEL A EXISTING: 0 FT. (\*)

PARCEL B PROPOSED: 35 FT.

MIN. REQUIRED PARKING SETBACK FROM STREET R/W LINE: 10 FT.

PARCEL A EXISTING: 0 (\*)

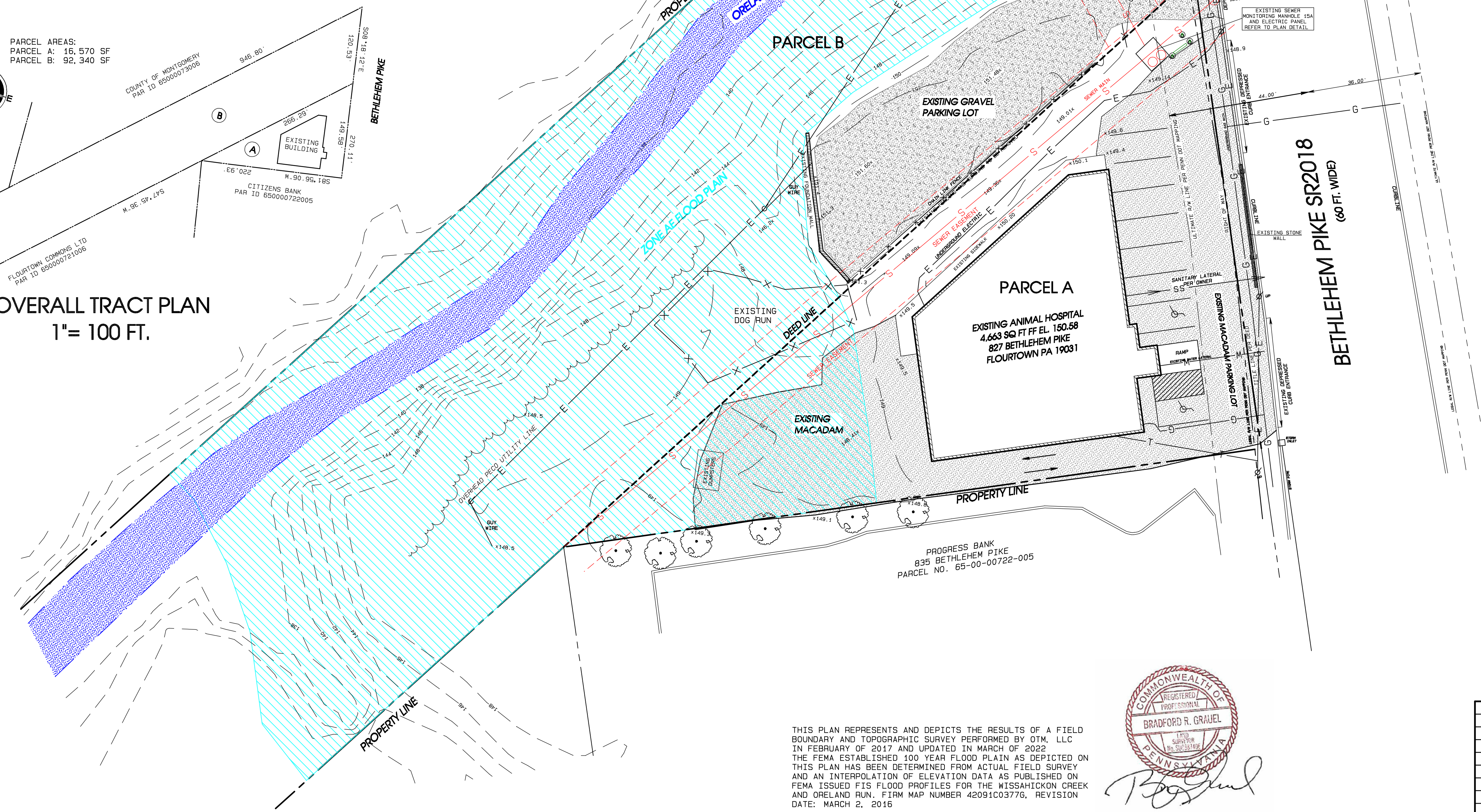
PARCEL B PROPOSED: 0 (\*\*)

(\*) DENOTES EXISTING NON-COMFORMITY  
 (\*\*\*) DENOTES REQUIRED VARIANCE

- REQUESTED VARIANCES:
- SECTION 116-294.7 DIMENSIONAL AND COVERAGE STANDARDS TO PERMIT THE EXPANSION OF A NON-COMFORMITY OF IMPERVIOUS COVERAGE FROM 78.5% TO 86.2% RELATIVE TO PARCEL A. THE REQUIRED 50% MAX. REQUIREMENT
  - SECTION 116-294.9 DIMENSIONAL AND COVERAGE STANDARDS TO PERMIT A REDUCTION OF A NON-COMFORMITY OF MINIMUM VEGETATED OPEN SPACE FROM 21.5% TO 13.8% VS. THE REQUIRED MINIMUM OF 50%
  - SECTION 116-296 PARKING SETBACKS TO PERMIT A REDUCTION OF THE REQUIRED SETBACK OF 10 FT. FROM A STREET ULTIMATE RIGHT OF WAY TO 0 FT. FOR THE PROPOSED PARKING LOT ON PARCEL B
  - ARTICLE XXII, FLOOD PLAIN CONSERVATION OVERLAY DISTRICT, SECTION 116-165.B. (4) TO PERMIT AN IMPERVIOUS PARKING SURFACE RELATIVE TO THE PROPOSED PARKING LOT FOR PARCEL A VS. THE REQUIRED PERVIOUS PARKING REQUIREMENT.
  - SECTION 116-33 (D) FOR PARCEL B TO PERMIT AN ACCESSORY USE (PARKING LOT) WITHOUT HAVING A PRIMARY USE
  - SECTION 116-165 (4) TO PERMIT AN ACCESSORY PARKING LOT WITHIN A RIPARIAN CORRIDOR
  - SECTION 116-165.A TO PERMIT THE INSTALLATION OF A CHAIN LINK FENCED DOG WALK AREA WITHIN THE FLOOD PLAIN CONSERVATION DISTRICT.

PARCEL AREAS:  
 PARCEL A: 16,570 SF  
 PARCEL B: 92,340 SF

OVERALL TRACT PLAN  
 1" = 100 FT.



- X-X- FENCE LINE
- G- GAS MAIN
- S- SAN SEWER MAIN
- S- SAN SEWER MAIN AND MANHOLES
- E- UTILITY POLE OVERHEAD UTILITY LINES
- SS- SAN SEWER LATERAL
- W- WOODS/BRUSH LINE
- 100- EXISTING GROUND CONTOUR LINE
- 100.25- EXISTING GROUND SPOT ELEVATION
- T- EXISTING DECIDUOUS TREE

THIS PLAN REPRESENTS AND DEPICTS THE RESULTS OF A FIELD BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY OTM, LLC IN FEBRUARY OF 2017 AND UPDATED IN MARCH OF 2022. THE FEMA ESTABLISHED 100 YEAR FLOOD PLAIN AS DEPICTED ON THIS PLAN HAS BEEN DETERMINED FROM ACTUAL FIELD SURVEY AND AN INTERPOLATION OF ELEVATION DATA AS PUBLISHED ON FEMA ISSUED FIS FLOOD PROFILES FOR THE WISSAHICKON CREEK AND ORELAND RUN. FIRM MAP NUMBER 42091C03776, REVISION DATE: MARCH 2, 2016



EXISTING SITE PLAN

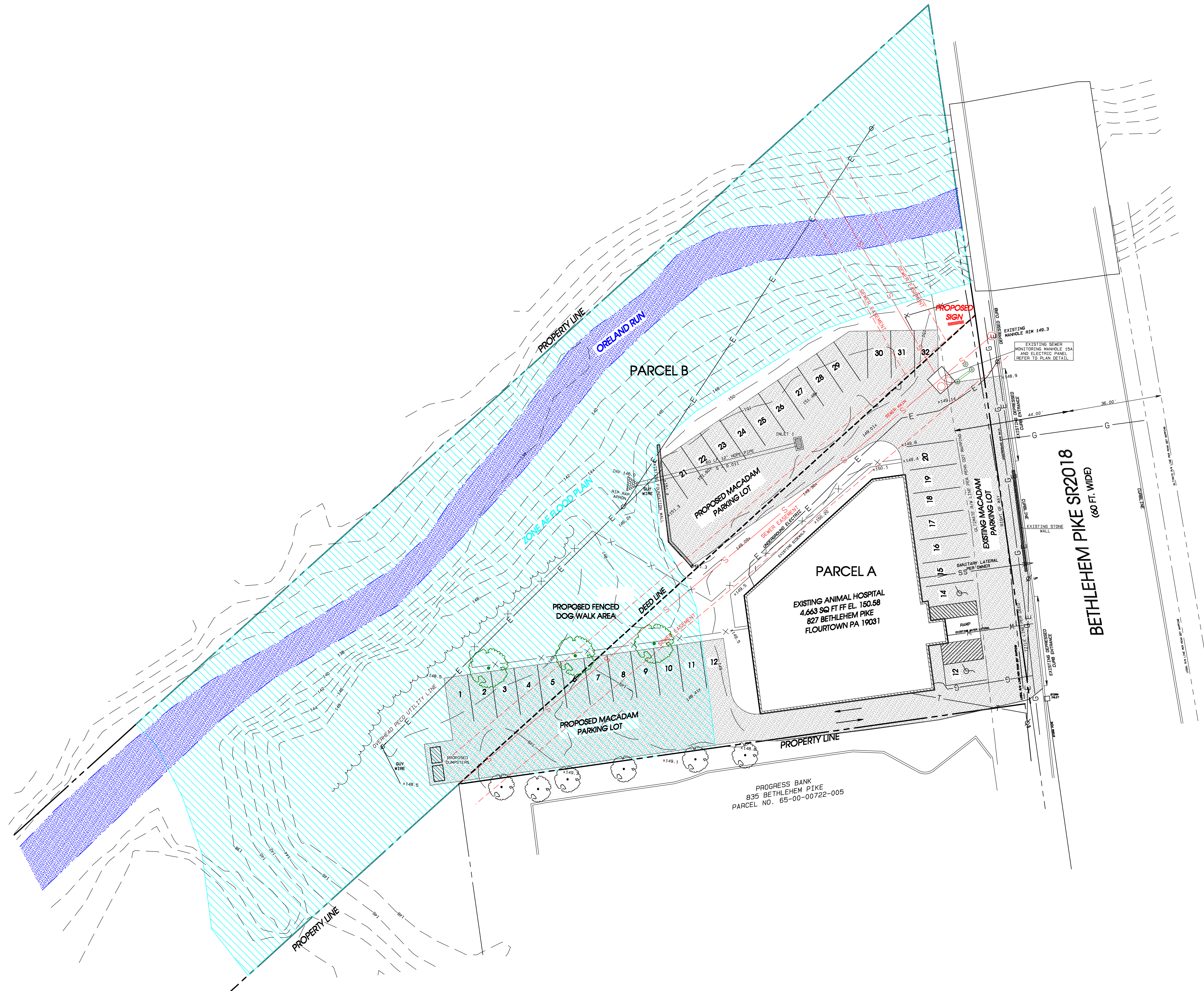
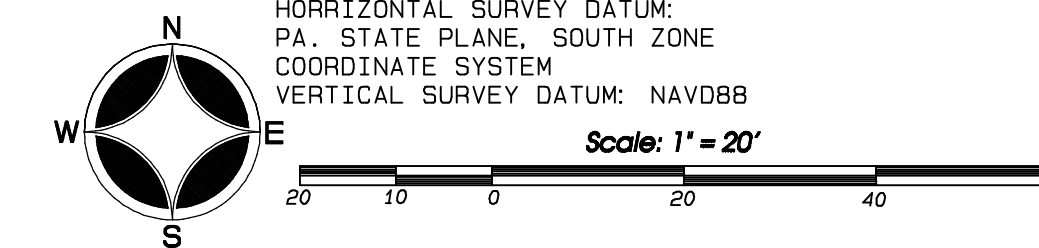
ZONING PRESENTATION PLAN FOR  
 PARKING LOT IMPROVEMENTS  
 PREPARED FOR  
 MONTGOMERY ANIMAL HOSPITAL  
*Situate In:*  
 The Township of Whitmarsh  
 Montgomery County, Pennsylvania

REVISIONS			

**OTM LLC**  
 SURVEYING, LAND PLANNING & DESIGN SERVICES  
 200 Spring Ridge Drive, Suite 201, Wornishg, Pa. 19610  
 (484) 336-6454 www.otm-surveying.com

DRAWN BY: BR GRAVEL PLS 08/26/2022  
 CHECK: [ ]  
 SCALE: 1" = 20'  
 PROJECT NO: 21-173  
 SHEET 1 of 2

© 2022 OTM, LLC



**PROPOSED SITE PLAN**  
**ZONING PRESENTATION PLAN FOR**  
**PARKING LOT IMPROVEMENTS**  
**PREPARED FOR**  
**MONTGOMERY ANIMAL HOSPITAL**  
*Situate In:*  
*The Township of Whitmarsh*  
*Montgomery County, Pennsylvania*

REVISIONS		<b>OTM LLC</b>	© 2022 OTM, LLC
		<i>SURVEYING, LAND PLANNING &amp; DESIGN SERVICES</i>	
		200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610 (484) 336-6454 www.otm-surveying.com	
		DRAWN BR GRAUEL, PLS 08/26/2022	CHECK SCALE 1" = 20'
			PROJECT NO. 21-173 SHEET 2 of 2

# UPDATES

---

---

**WHITEMARSH TOWNSHIP**

---

---

**To:** Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer

**From:** NICHOLAS W. WEAVER, FIRE MARSHAL 

**Subject:** SLD #10-22 Rebecca S. Padro & Karen P. Schrader 827 Bethlehem Pike

**Date:** September 23, 2022

**cc:**

---

This application is approved with the following notes:

1. The roadway between the building and southern property line shall be marked as a fire lane. The pavement shall be striped with "NO PARKING FIRE LANE" and signs posted every 50 feet.
2. The existing parking and proposed new parking can be flooded. The applicant shall register for the emergency alert system, ReadyMontCo, and have a means to block off the rear parking area if flooding occurs.

**Nicholas W. Weaver**  
**Fire Marshal**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [nweaver@whitemarshwp.org](mailto:nweaver@whitemarshwp.org)



*Whitemarsh* TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
www.whitemarshwp.org

BOARD of SUPERVISORS

Laura Boyle Nester – Chair  
Fran McCusker – Vice Chair  
Vincent Manuele  
Jacy Toll  
Patrice Turenne

Richard L. Mellor, Jr.  
Township Manager

October 12, 2022

Montgomery Animal Hospital  
c/o Rebecca S. Padro  
827 Bethlehem Pike  
Flourtown, PA 19031

**RE: SLD#10-22, Montgomery Animal Hospital, 827 Bethlehem Pike  
Preliminary/Final Minor Land Development Plan  
Zoning Ordinance Compliance Review Letter**

Dear Dr. Padro:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced 5-Sheet Preliminary/Final Land Development Plan submission, prepared by OTM Surveying, Land Planning and Design Services LLC, dated August 26, 2022 (with no revisions).

Please note that the lots for this development are zoned Village Commercial 3 (VC-3). Sections of the developed land are in the Floodplain Conservation District and the Riparian Corridor Conservation District. The development plans show the addition of parking areas and related access and improvements on both lots.

The following items are outstanding zoning compliance issues identified in the plan:

1. **§116-24** This section describes accessory uses and their regulation. Parking is an accessory use and is only permitted if there is a principal use on the same lot. On Parcel B, a parking lot is shown without a principal use. The plans note that a variance from this section will be requested. The applicant should note that the incorrect section number (§116-33.D) is included in when referring to the relief to be requested (See related comment #8).
2. **§116-33.D.** This section prohibits structures within the ultimate right-of-way. The applicant has a Hold Harmless Agreement for the current sign in the ultimate right-of-way. A new sign is shown on the plan. The new sign may require a revised Hold Harmless Agreement. New signs must also meet standards defined in Section 116-207.1.
3. **§116-164.C** In the Floodplain Conservation District, no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate local, state, and federal authorities as required. The majority of the rear parking lot is located in the floodplain district. The applicant must show that the improvements and grading associated with the parking lot will not affect flood heights.

4.     **§116-165**     This section restricts development in the floodplain. A fence is proposed in the Floodplain Conservation District in the rear of the dog walking area. The plans note that a variance from this section will be requested.
5.     **§116-165.B.4.** This section allows pervious parking and loading areas in the floodplain. Impervious parking areas are not allowed. The plans show impervious parking located in the floodplain. The plans note that a variance from this section will be requested.
6.     **§116-166.B.5.** This section requires a special exception for the storage of materials and equipment in the floodplain. The plan shows two proposed dumpsters located in the floodplain behind the rear parking lot. A special exception should be requested unless a non-floodplain location can be found.
7.     **§116-184.B.**   This section limits the amount of parking to 110% of the required minimum parking based on the size and use specified in §116-184.A. 24 spaces is the minimum required number of spaces. 32 are proposed. This is 133% of the required minimum parking. A variance should be requested.
8.     **§116-185**     This section describes conditions for off-site parking. A special exception meeting a number of conditions, is required for parking located on a separate lot from that which it serves.
9.     **§116-188.3**   This section requires the installation of two electric vehicle charging stations in addition to the required parking. There are location, design, accessibility, and spacing requirements required as part of this section. An updated plan should demonstrate compliance with these requirements. It's worth noting that the inclusion of these two spaces will reduce the parking surplus issue described in Section 116-184.B (Comment #7).
10.    **§116-258.A.**    This section describes areas included in the Riparian Corridor Conservation District (RCCD) and restricts disturbances and modifications to these areas. There is a portion of this district along Oreland Run. The boundaries of this district should be clearly labeled on updated site plans.
11.    **§116-260.E.**   This section specifically prohibits parking lots in the Riparian Corridor Conservation District. It appears portions of the parking lots on both Parcel A and B are in Zone 2 of this district. A variance for this section will be requested as per a note in the plan. However, the note in the plan references the wrong section number (§116-165.4).
12.    **§116-260.F.**   This section specifically prohibits fences in the Riparian Corridor Conservation District. It appears portions of the dog walk area fence are in Zone 2 of this district. A variance from this section should be requested.
13.    **§116-294.7**   This section regulates impervious ground cover in VC districts. Based on the nonresidential use in a VC-3 district, both parcels are subject to a 65% coverage limit. On Parcel A the impervious ground coverage will be increased to 86.2%. The plan notes that a variance from this section will be requested.


14. **§116-294.9.** This section requires 50% vegetated open space, trees, or landscaping in VC districts. 13.8% open space is proposed on lot A. The plan notes that a variance from this section will be requested.
15. **§116-296.C.** This section requires parking to be setback ten feet from the ultimate right-of-way. Parking on Parcel B is shown abutting the ultimate right-of-way. The plan notes that a variance from this section will be requested.

**Additional Comments:**

1. Fire Marshal access and safety compliance review was completed September 23, 2022 and has been enclosed below.
2. §116-297.A. allows a 10% impervious coverage increase as a conditional use if the applicant creates and dedicates public space along a public right-of-way. The applicant should communicate with the Zoning Officer if they are interested in pursuing this option
3. The plan shows modifications and improvements to portions of both lots that fall into a sewer easement. The applicant must obtain written permission of their plans from the owner of the easement; the Whitemarsh Authority.
4. The plan shows overhead electrical wires traversing the lot. If there is an easement associated with this electrical infrastructure it must be shown on the plans.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Charles L. Guttenplan, AICP  
Director of Planning and Zoning/Zoning Officer

Attached: Fire Marshal Memo September 23, 2022

cc: Richard L. Mellor, Jr., Township Manager  
Sean Halbom, Township Assistant Manager  
Robert A. Sztubinski, B.C.O., Director of Building and Codes  
Nick Weaver, Fire Marshal  
Sean P. Kilkenny, Esq., Township Solicitor  
Krista Heinrich, P.E., Township Engineer  
Bradford R. Grauel, Engineer, OTM Surveying, Land Planning, and Design Services LLC



October 26, 2022

File No. 2022-09085

Mr. Richard L. Mellor, Jr., Township Manager  
Whitemarsh Township Municipal Building  
616 Germantown Pike  
Lafayette Hill, PA 19444

Reference: Preliminary/Final Minor Land Development Plan Review  
827 Bethlehem Pike – Montgomery Animal Hospital  
Whitemarsh Township, Montgomery County, Pennsylvania  
SLD #10-22

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Preliminary/Final Minor Land Development Plan Submission consisting of a 3-Sheet “Minor Land Development Plan” prepared by OTM LLC, dated August 26, 2022, with no noted revisions and a 2-Sheet “Zoning Presentation Plan” prepared by OTM LLC, dated August 26, 2022, with no noted revisions. The following comments are offered for your consideration:

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

<u>Section</u>	<u>Description</u>
1. 105-23(B)(1)(e)	The plans must be revised to include a location map showing relation of site to adjoining properties and streets within 1,000 feet. (Scale: one-inch equals 800 feet.)
2. 105-23(B)(1)(g)	The plans must be revised to include a graphic scale for each plan view.
3. 105-23(B)(1)(l)	The plans must be revised to show existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site, including properties across streets.
4. 105-21(B)(2)(a)	The plans must be revised to include a delineation of the floodplain soils within the site, based on maps contained in the Soil Survey of Montgomery County, Pennsylvania, United States Department of Agriculture Soil Conservation Service, 1967, as amended. Please note that Codorus silt loam (Ch) is classified as a floodplain soil.
5. 105-24(B)	The signature block for the Planning Commission must be removed from Sheet 1 of 3 of the plan set.



<u>Section</u>	<u>Description</u>
105-38(A) (con't)	<ul style="list-style-type: none"><li>• The proposed two-way drive aisle leading to parking spaces 21-32 appears to be approximately 22 feet wide, where a minimum of 24 feet is required for two-way traffic.</li><li>• ADA Parking Space #12 appears to be approximately 15 ft in length, where a minimum of 18 feet is required. Additionally, it appears that this space should be labeled #13.</li></ul>
12. 105-38(C)	This section of the ordinance requires curves/turns in entrance and exit drives and all internal parking lot aisles necessary for providing access for fire protection equipment to have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet. The applicant shall submit plans using truck turning templates showing the required turning radii are provided for access to each building. The truck turning plans must also address access for trash collection to the proposed dumpsters; access to which is proposed via a proposed 11 foot wide 2-way drive aisle.
13. 105-38(F)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which requires that all parking lots and bays shall be confined by curbing.
14. 105-38(H)	This section of the ordinance requires that all parking areas shall be set back from the right-of-way line and all property lines at least 15 feet, or as required by the applicable sections of the Zoning Ordinance, the greater provision to prevail. The distance between this required setback and the cartway shall be maintained as a planting strip or planting strip and sidewalk. It is our understanding that the lots are not proposed to be consolidated; and therefore at least 16 proposed and 8 existing parking spaces would be located within the required setback. The plans must be revised or a waiver must be obtained.
15. 105-38(K)	This section of the ordinance requires that parking lots with more than 30 spaces not have grades that exceed 3%. There are several locations in the proposed parking areas that have slopes in excess of 3%. The plans must be revised to provide parking area grades in compliance with the requirements of this section of the ordinance or a waiver must be obtained.
16. 105-38(O)	Parking areas shall be located at least 10 feet from any building or structure. The plans show 8 existing parking spaces and 1 proposed parking space (#12) as being less than 10 feet from the building, which must be revised, or a waiver must be obtained.
17. 105-38(S)	The plans must be revised to indicate the location of building ingress/egress, to facilitate evaluation of sufficiency of pedestrian access routes.
18. 105-38(U)	All common parking areas shall be adequately lighted during after-dark operating hours and all lights shall be located on raised parking islands, not on the parking surface. A Lighting Plan which indicates an adequate level of illumination in all parking areas must be submitted to the Township.

<u>Section</u>	<u>Description</u>
19. 105-38(V)	All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high brightness surface of the luminaries be visible from neighboring residential property or from a public street. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance.
20. 105-39(A)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which requires that all parking areas shall have at least one tree of three inches minimum caliper for every two parking spaces provided.
21. 105-39(C)	A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. The plans must be revised to meet the requirements of this section of the ordinance and the percentage of the parking lot which is devoted to landscaping must be calculated and listed on the plans.
22. 105-40(A)	Required off street loading facilities, if necessary, must be designed so that each space shall be no less than 14 feet wide, 50 feet long, and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. The plans must be revised to demonstrate compliance with this section of the ordinance.
23. 105-41(A), 105-75(D)	This section of the ordinance requires that the proposed Stormwater Management Plan be reviewed for compliance with Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'. A Stormwater Management Plan must be submitted which demonstrates compliance with Chapter 58 of the Whitemarsh Township Code.
24. 105-42(A)	No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
25. 105-45	The plans show overhead electrical wires traversing the lot. If there is an easement associated with this electrical infrastructure it must be shown on the plans.
26. 105-45	It is our understanding that the lots are not proposed to be consolidated; therefore, access easements and maintenance agreements or other suitable legal mechanisms for shared driveway access should be established.
27. 105-45(C)	The applicant must obtain the approval of the Whitemarsh Township Authority with regard to the location of proposed improvements within a sanitary sewage easement. Please note no structure requiring a building permit or plantings, except for a lawn, shall be set or put within the area of a utility easement without approval from the utility owner, the Whitemarsh Township Authority, and/or a waiver of damage rights. Please note that, typically, any materials placed within the boundaries of a utility easement are subject to damage and are not the responsibility of the utility owner.

	<u>Section</u>	<u>Description</u>
28.	105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74.
29.	105-46	Existing depressed curbing along Bethlehem Pike not being utilized must be removed and replaced with full reveal concrete curbing.
30.	105-47(A)	Sidewalks shall be provided in all subdivisions and land developments in accordance with sections 105-30, 105-47 and 105-73 of the Whitemarsh Township Code.
31.	105-47(B)	The minimum width of all sidewalks and pedestrian paths shall be five feet.
32.	105-48	This section of the ordinance requires the installation of street trees along all streets where suitable trees do not exist. Large street trees shall be planted at intervals of not more than 45 feet, and/or small street trees at intervals of not more than 30 feet along both sides of new streets and along one or both sides of any existing street within the proposed land development. The minimum trunk diameter for street trees, measured at a height of six inches above the finished grade level, shall be 3 inches. The species of proposed street trees shall be subject to the prior review and approval of the Shade Tree Commission. The plans must be revised in order to demonstrate compliance with the requirements of this section of the Ordinance.
33.	105-48(E)	Unless otherwise approved by the Board of Supervisors, street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of five feet in width from the planting edge of the curb to the planting edge of the sidewalk.
34.	105-51(G)	This section of the ordinance requires that parking areas shall be located and designed in such a manner that they are visibly secluded from eye level in the surrounding area.
35.	105-51(H), 105-56.1(B)(3)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which requires that outdoor refuse collection stations shall be screened from view and landscaped.
36.	105-52	Buffer yards are required between land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The plans must be revised to provide a table detailing the buffer yard requirements, in accordance with Section 105-52.B as well as the actual buffers provided. All landscaping plans are subject to the review and approval of the Shade Tree Commission.
37.	105-52(B)(2)	This section of the ordinance requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options. The applicant should provide evidence in sufficient detail to the Board of Supervisors in order to demonstrate that sufficient screening will be provided.

<u>Section</u>	<u>Description</u>
38. 105-53(D)	This section of the ordinance requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.
39. 105-56.1(C)	All developments shall provide for future access to adjacent properties within the Village Commercial District. Applicants shall seek agreements for shared vehicular access as the preferred means of reducing the total number of curb cuts within the district, as well as for traffic safety and congestion reasons.
40. 105-56.1(G)	Sidewalks shall be provided along all street lines and shall be six feet in width and of material compatible with surrounding area. Materials other than concrete are encouraged (i.e., unit pavers, etc.), provided all such materials are ADA compliant. All driveways shall have concrete aprons to continue the sidewalks across the driveway onto a property.
41. 105-56.1(H)	Crosswalks shall be provided at driveways and shall be differentiated to stand out from the vehicular cartway at all intersections by using a variety of materials, including stamped concrete, brick or Belgian block, colored asphalt or similar. The Board of Supervisors shall approve the materials and design of all crosswalks.
42. 105-56.1(I)	All Village Commercial subdistricts shall contain street lighting poles and fixtures as approved by the Board of Supervisors.
43. 105-72(A)	Monuments shall be placed at each change in direction of a boundary and at all property line corners.
44. 105-73	This section of the ordinance requires sidewalks to be constructed as required by Sections 105-30 and 105-47. The plans must also be revised to indicate the replacement of any sidewalk along the property frontage found to be in disrepair.
45. 105-74	This section of the ordinance requires Curbs to be constructed as required by section 105-30. The plans must be revised to indicate the replacement of any curbing along the property frontage found to be in disrepair.
46. 105-76	The applicant must obtain a letter of approval from the Township Fire Marshal in order to ensure that adequate fire protection is provided.
47. 105-83	Street trees and other required plantings shall be in accordance with §§ 105-39, 105-48, 105-52 and Chapter 55.
48. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

## FLOODPLAIN MANAGEMENT

	<u>Section</u>	<u>Description</u>
49.	101-9(B), 101-24(D)	The plans must be revised to locate the proposed dumpsters outside of the 100-year floodplain, unless the applicant can demonstrate these structures will be anchored to prevent floatation, collapse, or lateral movement and that they are designed to prevent pollution from the structure during the course of a base flood.
50.	105-23(H)	The plans must be revised to provide constructible details for the proposed fencing, demonstrating that they will be constructed in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.

## GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:

The plans will be reviewed for grading, erosion & sedimentation control, stormwater management and best management practices following the submission of an Erosion and Sedimentation Control Plan and Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 and Resolution 2004-8 of the Whitmarsh Township Code into this review to provide the applicant guidance in the preparation of future plan submissions. These comments do not fully address stormwater management or erosion control on the site.

	<u>Section</u>	<u>Description</u>
51.	58-4(B)(2)(l)	The plan must be revised to include a delineation of the limits of disturbance, along with a statement, in square feet, of the total site area and the disturbed area.
52.	58-4(B)(2)(o)	The plans must be revised to show the size, location, and construction details of all proposed impervious ground cover.
53.	58-4(B)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
54.	58-4(B)(3)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
55.	58-4(B)(4)	The applicant must submit plans and supporting calculations detailing proposed stormwater drainage and stormwater management systems required by regulations adopted pursuant to this chapter.
56.	58-5(B)(4)	A statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Township shall be added to the plans.
57.	58-8(B)	Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plan: <i>'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater</i>

<u>Section</u>	<u>Description</u>
58-8(B) (con't)	<i>facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'</i>
58. 58-11(G)	A BMP operations and maintenance plan must be prepared in order to establish responsibilities for the continuing operation and maintenance of all permanent stormwater BMPs.
59. 58-11(H)(1)	The property owner shall sign an operations and maintenance agreement with the Township addressing stormwater BMPs that are to be privately owned.
60. 58-12(B)	A note must be added to the plans stating that plans for the earth disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the grading work and until the work has been completed.
61. 58-15(C)	Roof drains shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable. The plans must be revised to indicate the location of all stormwater roof drains.

**RESOLUTION 2004-8:**

<u>Section</u>	<u>Description</u>
62. I(B)(1)	The plan must be revised to meet, at a minimum, the requirements of the "Erosion and Sediment Pollution Control Program Manual" published by the Pennsylvania Department of Environmental Protection. The plans must be revised to show the locations of all erosion and sediment control measures.
63. I(B)(4)(g)	This section of the ordinance requires provisions be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development of the site.
64. I(B)(4)(n)	A note must be added to the plans to address measures for dust control during grading.
65. I(B)(4)(p)	The plans must be revised to provide a tire cleaning area at each point of access to the project site.
66. II(A)(8)	If in the course of reviewing the stormwater management plan, the Township Engineer determines that off-site improvements are necessary to satisfactorily control the stormwater from the site, the applicant shall be responsible for such off-site improvements.
67. II(A)(13)	All Regulated Earth Disturbance Activities are required to have water quality protection measures after completion of the earth disturbance activities.

<u>Section</u>	<u>Description</u>
68. II(C)(1)	All earth disturbance activities shall limit the rate of stormwater runoff so that no greater runoff is permitted from any point on the site than that of the site at its maximum development potential in its natural condition of the same frequency storm, except where deemed necessary by the Township Engineer. Where farm, field, or disturbed earth is the existing condition, meadow shall be used as the starting basis for such calculations, regardless of the actual conditions.
69. II(C)(2)	The increased runoff from the proposed development must be controlled by permanent runoff control measures. All runoff control measures shall be evaluated for their effectiveness during the one-hundred-year storm. The required stormwater management calculations must demonstrate compliance with the requirements of this section of the ordinance.
70. II(C)(3)	All plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds," Technical Release #55 or latest edition thereof.
71. II(C)(8)(d)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is/is not underlain by limestone."</i>
72. II(F)(3)(d) (4)[d]	A detailed soils evaluation of the project site shall be performed to determine the suitability of any infiltration BMPs, if any. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. A copy of the results of the soils evaluation must be submitted to the Township.

## **CHAPTER 55 - TREE PROTECTION STANDARDS**

<u>Section</u>	<u>Description</u>
73. 55-4(A)	This section of the ordinance requires that a tree survey plan shall be reviewed by the Shade Tree Commission in a public meeting.
74. 55-4(A)(6)	Any tree lost or destroyed within the past five years must be shown on the Tree Survey Plan as a "Removed Tree" and must be replaced as part of the proposed project.
75. 55-4(B)(1)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site in accordance with this section of the ordinance. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required, and a tree protection fence detail must be provided. Street trees and other required plant material shall not be planted until the finished grading of the land development has been completed.

<u>Section</u>	<u>Description</u>
76. 55-4(B)(2)	A note must be added to the plans requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.

#### **ADDITIONAL COMMENTS**

77. The plans show portions of the proposed two-way drive aisle leading to parking spaces 1-12 to be located outside of the boundary lines of the subject property, partially on the adjacent property at 835 Bethlehem Pike. The plans cannot be approved until all structures and/or uses for the lot(s) are located entirely within the property boundaries or easements or some other agreement is established to permit the encroachments.
78. The applicant must obtain the approval of the Whitemarsh Township Authority with regard to the alteration of an existing sewer monitoring manhole and electric panel.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.  
Township Engineer  
Gilmore & Associates, Inc.

KH/sl

- cc: Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning  
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)  
Mr. Craig McAnally – Acting Assistant Township Manager  
Mr. Robert A. Sztubinski, B.C.O. – Director of Building & Codes (*via email*)  
Mr. Nick Weaver – Fire Marshal  
Mr. Allen B. Mason, P.E., Carroll Engineering - Whitemarsh Township Authority Engineer  
Ms. Rebecca S. Padro– Owner/Applicant  
Ms. Karen P. Schrader– Owner/Applicant  
Mr. Bradford R. Grauel, PLS, Applicant's Surveyor

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
[WWW.MONTCOPA.ORG](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

November 21, 2022

Mr. Charles L. Guttenplan, AICP  
Director of Planning & Zoning Officer  
Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill, Pennsylvania 19444

Re: MCPC #22-0246- 001  
Plan Name: Montgomery Animal Hospital Parking Lot Expansion  
(2 lots/ parking lot expansion /comprising acres)  
Situate: River Road (north)/Manor Road (east)  
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 23, 2022. We forward this letter as a report of our review.

## BACKGROUND

The applicants, Dr. Rebecca S. Padro and Karen P. Schrader, have submitted a preliminary land development plan that propose the redevelopment and expansion of the veterinary hospital's parking lot. The veterinary hospital is located at 827 Bethlehem Pike in Flourtown PA and the development site consists of 2 parcels; the existing hospital is situated on a 16,570 sq. ft. tract, Tax Parcel # 65-00-00724-00-3, (Site plan- Parcel A ). The adjacent 92,340 sq. ft. tract that borders the Oreland Run stream corridor is Tax Parcel # 65-00-00727-00-9, (Site plan- Parcel B). A significant portion of both parcels are located in the 100-year floodplain. The parcels are situated in the township's VC-3- Village Commerical-3 Zoning District and portions of the parcels are in the Riparian Corridor Conservation District (RCCD) and the Floodplain Conservation Overlay District. Parcel A is approximately 170-175 ft. northwest of the township's municipal boundary with Springfield Township.



The applicant's submitted plan notes indicate that 7 variances are requested for this proposal. The township's zoning review letter to the applicant, dated October 12, 2022 and shared with this office indicates that 15 variances are required. The hearing before the township's Zoning Hearing Board is not yet scheduled and our review letter is being issued prior to any decisions regarding the requested variances. Included in the requested variances from the township's Zoning Code:

1. §116-24. Accessory uses
2. §116-33. Fences, walls, terraces.
3. §116-164. General restrictions in the FCD- Floodplain Conservation Overlay District.
4. §116-165. Restricted, permitted and special exception uses in the Floodplain Conservation District.
5. §116-166. Storage of materials & equipment in the Floodplain Conservation District.
6. §116-184.B. Off-Street parking & loading- Exceeding 110% of the required minimum parking.
7. §116-185. Off-Street parking & loading- A Special Exception for off-street parking.
8. §116-188. Electric vehicle charging stations for parking lots.
9. §116-258.A. Width determination of the RCCD- Riparian Corridor Conservation Overlay District.
10. §116-260.E & F. Specific prohibited uses in the Floodplain Conservation District.
11. §116-294. Dimensional standards in the VCD- Village Commercial District.

## CONSISTENCY WITH THE COUNTY COMPREHENSIVE AND MUNICIPAL PLANS

### *MONTCO 2040: A Shared Vision,*

The consistency of this proposal with the *MONTCO 2040: A Shared Vision*, the Montgomery County Comprehensive Plan is mixed. The redevelopment of the parking lot and reinvestment in the commercial property is consistent with the county's goal to promote a "Vibrant Economy" and support reinvestment where infrastructure already exists. The plan is inconsistent with the county goal of creating 'Sustainable Places' by managing stormwater and reducing potential flooding in the watershed. The submitted plan proposes the construction of a parking lot that would be exempt from various regulations supporting the management of stormwater and the reduction of potential flooding in the Wissahickon Watershed.

### *Whitemarsh Township Selective Comprehensive Plan Update, November 2020.*

The township's *Selective Comprehensive Plan Update, 2020*, identifies this area as a 'Mixed-Use Corridor' character area. This designated character area is located principally along existing commercial corridors where expanded small-scale, mixed use development is desirable. Future uses identified for this character area include but are not limited to retail, restaurants, housing, office and services. The plan recommends this character area should promote redevelopments with an emphasis on walkable development and a focus on mobility, complete streets, and ensuring amenities are developed that promote walkability.

## RECOMMENDATION

We are unable to support preliminary and final plan approval for the redevelopment and expansion of the parking lot as proposed in the 'Zoning Presentation Plan'. We believe that given the substantial variances required for the proposal to move forward, we recommend the applicant consider scaling back the footprint of the impervious coverage and reducing the number of proposed parking spaces. A reduced parking footprint would enable the applicant to better comply with the township's Zoning Code requirements pertaining to this environmentally constrained site.

We suggest the large increase in parking spaces should be re-examined in light of the considerable environmental impacts that the proposed development would create for the Riparian Corridor Conservation District. In addition to the significant variances required for the development, we have concerns regarding providing preliminary plan approval for this project, given the number of deficiencies of the submitted plan in addressing the township's Subdivision and Land Development Code regulations. Our comments and concerns are further addressed below.

## COMMENTS

### 1. Preliminary Plan Documents are Required for a Development Review

The application indicates the plan is being submitted as a 'preliminary and final plan' submission, however the needed documentation for this stage of plan review is incomplete. We recommend the applicant submit to the township (if it has not done so already), a complete preliminary plan submission addressing the Subdivision and Land Development regulations required to redevelop and expand the parking lot. The submission includes only two plan sheets- Sheet #1- 'Existing Site Plan' and Sheet #2- 'Proposed Site Plan'. It appears these sheets are for the Zoning Hearing Board's review and are in fact additionally titled "Zoning Presentation Plan for Parking Lot Improvements'. Additional information needs to be provided by the applicants to the township for a preliminary plan review including but not limited to an erosion and sedimentation plan, a stormwater management plan and drainage profiles, a grading plan, and landscape and lighting plans.

### 2. Transportation

- A. *Sidewalks required along Bethlehem Pike frontage* – The applicant's proposed site plan does not show the required sidewalks along the tract's frontage of Bethlehem Pike. The corridor and surrounding feeder streets in both Whitemarsh and Springfield Townships have been identified in various plans as a priority area for pedestrian improvements and enhancements. The township's *Comprehensive Plan Update 2020*, identifies the Bethlehem Pike corridor as a mixed-use corridor, designed to promote walkable developments with an emphasis on safety and pedestrian mobility. Sidewalks are needed for safe and convenient pedestrian access to several recreational facilities in the township immediately to the north of the site and to nearby retail and commercial centers along Bethlehem Pike in Springfield Township. The applicant should ensure that sidewalks are constructed along the parcel's roadway frontage.

- B. Bethlehem Pike Road Diet & Multi-Modal Enhancements** – Both Whitemarsh and Springfield Townships are collaborators with PennDOT to improve pedestrian and vehicular safety along the Bethlehem Pike corridor as recommended by the Delaware Valley Planning Commission's (DVRPC's) *Taming Traffic- Bethlehem Pike Study*. The study recommends transportation improvements to accommodate various users of the roadway including motorists, pedestrians, and cyclists. The plan in this area recommends a conversion from a four-lane cross-section to a roadway with two travel lanes, a lane for left turns, and 2-cyclist lanes. The applicant should be aware of future improvements and ensure that their parking improvements and any other structure lies outside of Bethlehem Pike's ultimate right-of-way.

<https://www.springfieldmontco.org/information/township-projects/bethlehem-pike-road-diet/>

### **3. Site Design Issues**

- A. Internal vehicular circulation and site access** - We recommend the applicant explore a one-way entrance and one-way exit to access the hospital and the redeveloped parking lot. We believe one-way access into the site using the northernmost existing curb cut near the Oreland Run bridge and one-way exit at the southern curb cut would create a safer vehicular circulation for entering and exiting the site, and movements within the site. This would help reduce potential conflicts with other traffic along the busy Bethlehem Pike corridor. In conjunction with the new pattern, the width of the existing curb cut could be reduced from 33 ft. wide to a narrower width of 16-20 ft. In addition, we recommend that the perpendicular parking spaces in front of the hospital be modified with a 60° angle parking arrangement. Angled parking along the front of the hospital is a safer arrangement, rather than the perpendicular parking that is proposed. The reason is the 33 ft. wide driveway entrance and exits, approach the maximum allowed and when combined with the shallow parking setback from the roadway, vehicles backing out of several parking spaces (spaces #19 & #20) may restrict traffic accessing to enter from Bethlehem Pike.
- B. Parking Lot Regulations** - Section 116-184.B. The proposed number of parking spaces exceeds the maximum permitted number of spaces. The plan proposes increasing the parking spaces from the 6-7 spaces in front of the office and an informal paved parking area in the rear of the building to 32 spaces. According to Zoning Code, the applicant is limited to installing 110% of the minimum required parking spaces. The minimum permitted parking spaces is 24 and the plan proposes 32 spaces in 3 different areas of the two tracts. The applicant plan exceeds the allowed 26 spaces (110% of minimum). The applicant should provide a compliance chart for the township's review to justify the increase of parking spaces beyond the maximum permitted for the site.

### **4. Floodplain Conservation District Regulations**

- A. Permeable paving permitted in the Floodplain Conservation District (FCD)**  
The applicant's plan proposed the parking lots surface as macadam pavement (an asphalt binder + stone). The Floodplain Conservation District regulations- §116 -165.B.4. prohibit impervious pavement systems in the 100-year floodplain. Pervious pavement systems are

permitted in the floodplain and we recommend the applicants revise the plan and use pervious pavement in the areas of the parking lot located in the Floodplain Conservation District.

- B.** *Location of the dumpster enclosure.* The site plan proposed a dumpster enclosure within the 100-year floodplain. Section 116-166.B. of the township's Zoning Code prohibits the storage of materials and equipment in the 100-year floodplain. The applicant should revise the plan to relocate the dumpsters outside the floodplain to ensure that dumpsters and their contents do not impact the stream corridor during flooding events.
- C.** *Fence in the 100-year floodplain.* The site plan proposes a 'fenced dog-walk area' adjacent to the hospital building and extending into the 100-year floodplain of the Oreland Run. Section 116-165 of the Zoning Code prohibits a fence or structure in the designated Floodplain Conservation District. The fence may become an obstacle during a flooding event that could restrict or redirect floodwaters from their natural flow pattern.

## CONCLUSION

We are unable to support preliminary plan approval for the redevelopment and improvement of animal hospital's parking lot as shown by the Zoning Presentation Plan submitted for our review. The applicant's site has many environmental constraints and the submitted plans do not address multiple zoning regulations intended to protect the Oreland Run and its 100-year floodplain. We recommend the township ensure that the applicants address the above-mentioned review comments and all the applicable township and other municipal regulations in subsequent site plan submissions.

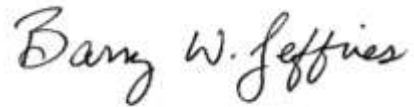
Please note that the review comment and recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #22-0171-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

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.

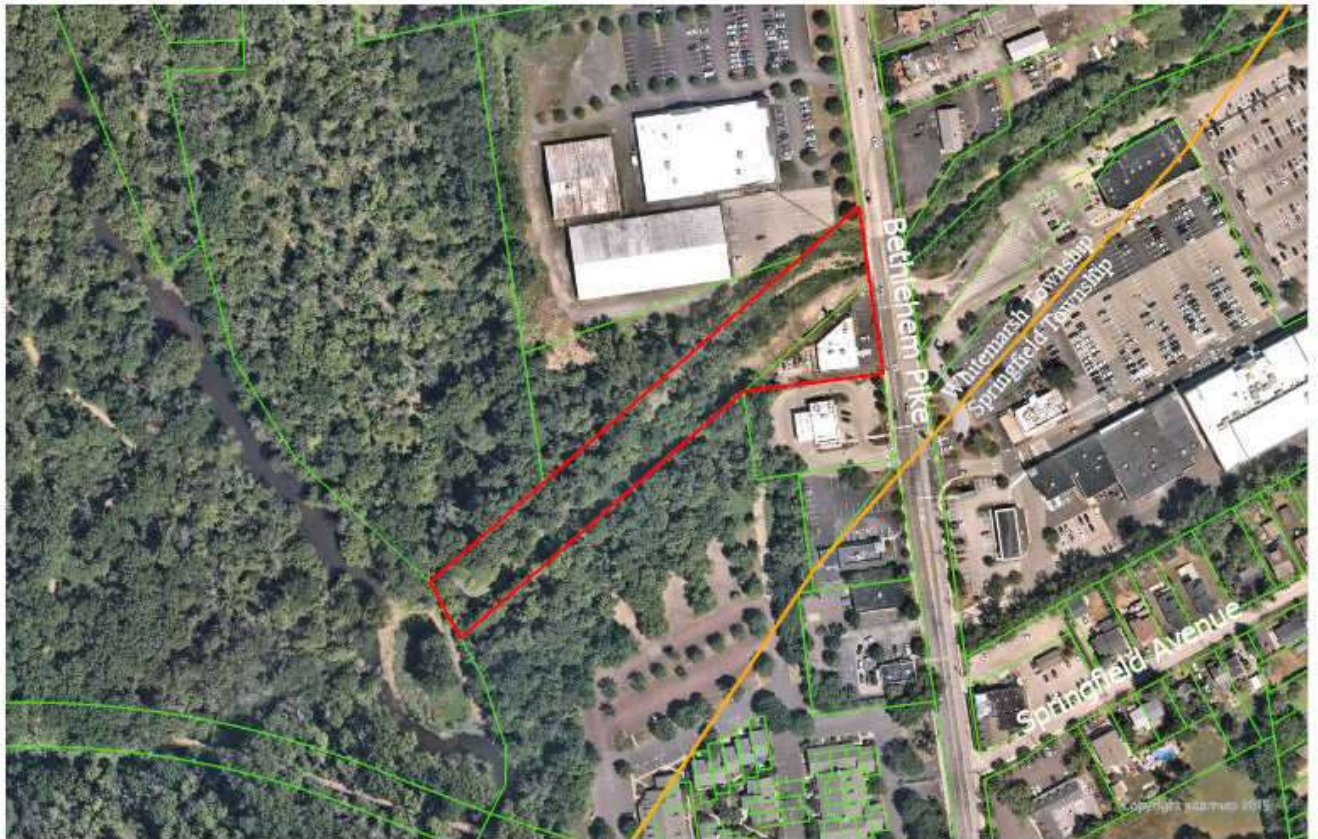
Sincerely,

A handwritten signature in black ink that reads "Barry W. Jeffries". The signature is written in a cursive style with a large initial 'B'.

Barry W Jeffries, ASLA, Senior Design Planner  
[bjeffrie@montcopa.org](mailto:bjeffrie@montcopa.org) - 610-278-3444

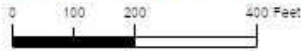
c: Aaron Kostyk, Chair, Township Planning Commission  
Krista Heinrich, PE, Township Engineer  
David Sander, Esq., Township Solicitor

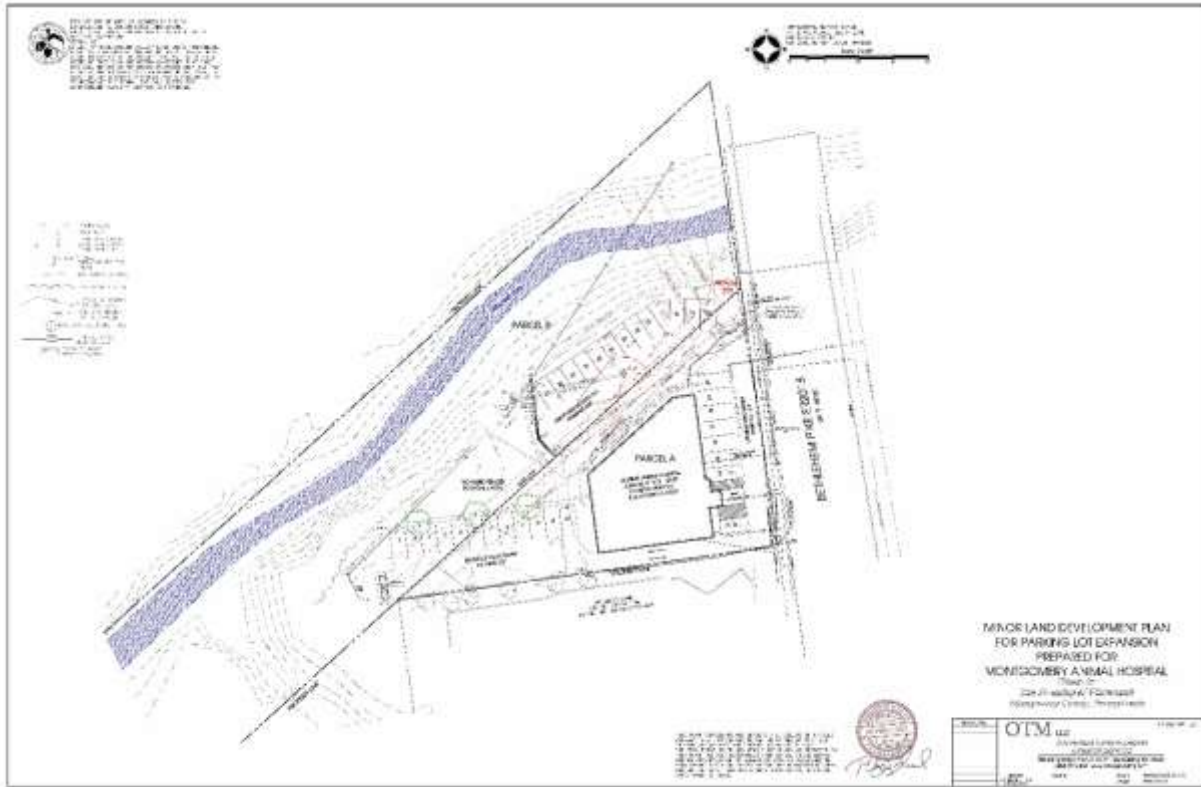
Attachments: Aerial & Site Plan



Montgomery Animal Hospital  
Parking Lot Expansion  
MCPC#220246001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 Norristown PA 19384-0311  
(610) 278-3722 (7:00am-3:00pm)  
www.montcopa.org/planning  
Aerial photography provided by Aerialmap.





## WHITEMARSH TOWNSHIP ZONING HEARING BOARD

### DECISION AND ORDER

APPLICATION NO.:	2022-55	FIRST HEARING DATE:	01/04/23
APPLICANT:	John and Karen Schrader	CONT'D HEARING DATE:	01/11/23
	Montgomery Animal Hospital, Inc.	VOTE:	01/11/23
	Block 061, Units 010 and 022	WRITTEN DECISION:	01/18/23
	827 Bethlehem Pike	COPY MAILED:	01/19/23
	Flourtown, PA 19031		
	VC-3 Village Commercial District – Subdistrict 3		
	Floodplain Conservation Overlay District		
	Riparian Corridor Conservation Overlay District		

The Applicants propose to improve the parking lot on the Property, and replace the current temporary fenced-in dog walk area with a permanent facility. Parcel A contains the animal hospital and has an address of 827 Bethlehem Pike. Parcel B is the adjoining parcel on Bethlehem Pike.

The Applicants withdrew the request for a Variance from Section 116-33.D, so as to permit the installation of a monument sign within the ultimate right-of-way.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

The following relief is **GRANTED** with respect to **Parcel A**:

1. A Variance from Section 116-164.C, so as to permit development (parking lot, dog walk area) in the Floodplain Conservation District.
2. A Variance from Section 116-165, so as to permit a fenced-in dog walk area located in the Floodplain Conservation District.
3. A Variance from Section 116-184.B, so as to permit the construction of 32 parking spaces, rather than the 24 parking spaces required by use.
4. A Variance from Section 116-188.3, so as to not install two (2) Electric Vehicle Charging Stations, as required for new, expanded, or reconstructed parking areas.
5. A Variance from Section 116-194.A, so as to increase the nonconforming impervious coverage from 78% to 86.3%.
6. A Variance from Section 116-194.C, so as to permit expansion of nonconforming structures within a floodplain without improvements to offset increased flood heights.
7. A Variance from Section 116-260.E, so as to permit the reconstruction and expansion of an existing parking lot within the Riparian Corridor Conservation District.

8. A Variance from Section 116-260.F, so as to permit the expansion and permanent installation of a fenced-in dog walk area within the Riparian Corridor Conservation District.
9. A Variance from Section 116-294.7, so as to permit an expansion of the existing nonconforming impervious ground cover from 78% to 86.3%.
10. A Variance from Section 116-294.9, so as to permit a reduction in the current nonconforming vegetated open space requirement from the current condition of 22% to 13.7%.
11. A Special Exception under Section 116-185, so as to permit off-site parking to be located on Parcel B.

The following relief is **GRANTED** with respect to **Parcel B**:

1. A Variance from Section 116-24, so as to permit parking as a principal use on the lot, rather than as accessory use.
2. A Variance from Section 116-165, so as to permit a fenced-in dog walk area located in the Floodplain Conservation District.
3. A Variance from Section 116-184.B, so as to permit the construction of 32 parking spaces, rather than the 24 parking spaces required by use.
4. A Variance from Section 116-188.3, so as to not install two (2) Electric Vehicle Charging Stations, as required for new, expanded, or reconstructed parking areas.
5. A Variance from Section 116-260.E, so as to permit the reconstruction and expansion of an existing parking lot within the Riparian Corridor Conservation District.
6. A Variance from Section 116-260.F, so as to permit the expansion and permanent installation of a fenced-in dog walk area within the Riparian Corridor Conservation District.
7. A Variance from Section 116-296.C, so as to permit off-street parking immediately adjacent to a public road right-of-way, rather than 10 feet from the ultimate right-of-way as required.
8. A Special Exception under Section 116-185, so as to permit off-site parking as an accessory use.
9. A Special Exception under Section 116-166.B(5) to locate the dumpster in the floodplain.

**THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:**

1. All use and development permitted by this Decision shall substantially conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicants shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicants shall comply with all construction requirements of the Floodplain Conservation District.
4. The Applicants shall comply with all requirements of the Township Engineer with respect to installation and maintenance of storm water controls, and all requirements set forth in the Township Engineer's Memo dated December 27, 2022 marked as Exhibit T-4, including, but not limited to, the requirement to use pervious asphalt in the parking lot located in the floodplain.
5. The Applicants shall comply with all requirements of the Board of Supervisors with respect to land development approvals.
6. With respect to the Special Exception to permit the trash dumpster to be located in the floodplain, the Applicants shall comply with all requirements of the Township Engineer with respect to the placement of the dumpster, including, but not limited to, a determination by the Township Engineer that the dumpster shall be located outside of the floodplain, and if to remain in the floodplain, placed in an enclosure, or by such other measures as required by the Township Engineer. The Applicants shall submit for review by the Township Engineer designs, studies, and reports, as required by the Township Engineer, to verify to the satisfaction of the Township Engineer, that measures will be taken to prevent flotation, collapse, and lateral movement of the dumpster, and that the dumpster shall have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. As stipulated by the Applicants on the record, such measures shall not rely on anchoring. Because the trash dumpster will be serviced on a weekly basis, the process of disconnecting and reconnecting the anchors will create an issue if not accomplished in a reliable manner. In addition, consistent anchoring would be nearly impossible to enforce. The Applicants may employ the use of anchors for an additional safety precaution, if they wish. But the Township Engineer shall be satisfied with the Applicant's submissions regarding the placement of the dumpster, without consideration of anchoring as a measure of compliance.

In addition, regardless of whether the dumpster is located in the floodplain, the dumpster shall, at all times, be maintained in a reasonably good condition, free from damage, other than by normal wear and tear, and shall not contain any holes, tears, or punctures.

As required by Section 116-227.D of the Zoning Ordinance, the Applicants are on notice that:

Certain relief from floodplain regulations may result in increased premium rates for flood insurance and/or may increase the risks to life and property. The development of the property in the floodplain is entirely at the risk of the Applicants.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

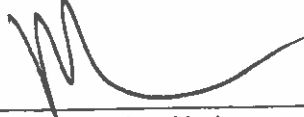
Section 116-223 of the Zoning Ordinance provides as follows:

**Expiration of granted appeals.** Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

No. 2022-55

**WHITEMARSH TOWNSHIP ZONING HEARING BOARD:**



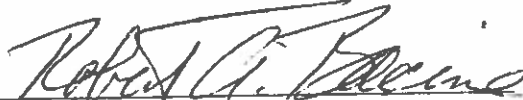
---

Marc Weinstein, Chair



---

Stanley A. Casacio, Vice Chair (Acting Chair)



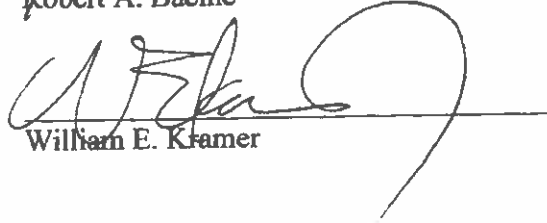
---

Robert A. Bacine



---

James Behr



---

William E. Kramer

**200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610**  
*(484) 336-6454; www.otm-surveying.com*

Wednesday, March 8, 2023

Whitemarsh Township  
Planning Commission  
Board of Supervisors  
616 Germantown Pike  
Lafayette Hill, Pa. 19444

Re: Montgomery Animal Hospital Parking Lot expansion project  
Request for waivers of SALDO

Dear Township Officials,

We are in receipt of an October 26, 2022 review of this Land Development Plan and on behalf of the owners, Dr. Rebecca Padro and Mrs. Karen Schrader, respectfully request waivers of the following sections of the Whitemarsh Township Subdivision and Land Development Ordinance. For your convenience and reference, the "item numbers" correspond directly to the comment numbers contained within the review letter.

(3) Section 105-23(B)(1)(I): Survey locations of all improvements within 500 ft. of the property. *A waiver of this section is requested to permit the use of aerial imagery to depict improvements in the general area of the site.*

(8) Section 105-30: required right of way width of 60 ft.; installation of curbing; installation of sidewalks and Tree Zone.  
*Please note that the existing legal right of way width is currently greater than the requirement and that curbing currently exists along the frontage of the property. As such a waiver of this section is being requested to not require the installation of sidewalks or a tree zone as the installation of these items would eliminate the current existing 8 parking spaces in the front of the building on parcel A and the installation of these improvements along the frontage of parcel B is made impossible by the existing bridge over Oreland Run.*

(9) Section 105-28(K): Installation of improvements within road right of way (existing wall and proposed sign)  
*Please note that the existing wall received approvals by the Township as part of a zoning hearing application in 2017 and a hold harmless agreement with the Township was entered into at that time.*  
*The proposed sign location has been reviewed by the Township police department and found to be satisfactory from a sight distance standpoint.*  
*As such, a waiver of this requirement is respectfully requested.*

(11) Section 105-38(A): Parking stall sizing and aisle widths

*Please note that the current aisle width for the 8 parking spaces in front of the building is currently only 20 ft. in width and is an existing condition. Widening this aisle width to the 24 ft. would eliminate the existing parking along the front of the building and as such exasperating the current lack of adequate parking for the property use.*

*I also note that the proposed parking spaces have been designed to conform to the required dimensions of 9'x18'.*

*Relative to the aisle widths for spaces 1 through 12 and 21 through 32, these aisles have been designed to a width of 22 ft. in order to minimize the amount of impervious surfacing. I also note that based on the current trend of vehicle sizing (avg. 16 ft. in length and 6 ft. in width) I respectfully submit that 22 ft. remains more than adequate for maneuverability in this instance.*

(12) Section 105-38(C) Truck turning movements:

*Respectfully, I submit that the current site conditions do not adequately provide for movements of "trucks or fire vehicles" and due to the site constraints, there remains no possibility to correct this situation. I note that the building is located only 40 ft. from Bethlehem Pike and would assume that in the case of a fire or emergency situation that the emergency vehicles would be staged along Bethlehem Pike. Relative to the pickup and disposal of refuse, this service is contracted by the owners and pickup is scheduled during times of low or no usage of the parking lot, permitting adequate area for the refuse truck to maneuver.*

(13) Section 105-38(F) Installation of curbing within parking lots

*A waiver of this section of the ordinance is requested due to the parking lots being both private in nature and installation of curbing will only serve to impede the proposed design of storm water management.*

(14) Section 105-38(H) Parking area setbacks of 15 ft. from property lines and rights of way

*Respectfully, while acknowledging this requirement, I note that both Mrs. Schrader and her husband John are technically the owners of both parcels A and B and while the parcels not being joined in a common deed, that they have raised no objections to the proposed parking layout. Additionally, I note the existing non-conformity of the current parking lot and that the parking lot on Parcel B is designed to not encroach within the current road right of way.*

(15) Section 105-38(K) grades of parking lots for 30 cars or more not exceeding 3%

*Respectfully, I note that this project actually proposes 2 separate additional parking lots each of which do not exceed the 30 car limit per the ordinance.*

(16) Section 105-38(O) 10 ft. parking setback from building

*Respectfully I submit that the current parking spaces in front of the building remain an existing non-conformity and also note that the proposed parking area behind the building is in conformance with this requirement.*

March 8, 2023

Page 3

(20) Section 105-39(A) Installation of one 3" caliper tree per every two parking spaces  
*Respectfully, I submit that adherence to this requirement would require the planting of 16 trees which is simply not possible given the current available development area of the site.*

(21) Section 105-39(C) 10% landscaping of parking lots over 2,000 square feet  
*Respectfully, I submit that the parking lots as proposed are private parking lots designated specifically for the current use and not for public parking.  
Imposition of this requirement would severely reduce the number of parking spaces available for both employee and patron use.*

(22) Section 105-40(A) Provision of off-street loading facilities  
*Respectfully, I submit that the current use of a veterinary clinic and hospital does not require large scale deliveries of material that would require an off-street loading/parking space.*

(28) Section 105-46: Installation of curbing  
*A waiver of this section of the ordinance is requested due to the parking lots being both private in nature and installation of curbing will only serve to impede the proposed design of storm water management.*

(29) Section 105-46: Replacement of existing curb depression  
*Respectfully, I submit that the subject depressed curb is proposed to not be used as access to the site. As removal of this portion of curbing would entail extensive repairs/replacement of macadam surfacing along Bethlehem Pike, I suggest that in lieu of replacement that a suitable barrier (fencing, etc.) subject to approval by the Township Engineer may be considered.*

(30) Section 105-47(A): Installation of sidewalks  
*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk.*

(32) Section 105-48: Installation of Street Trees  
*Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.*

(33) Section 105-48(E): Installation of Street Trees  
*Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.*

(34) Section 105-51(G): Visible seclusion of parking areas

March 8, 2023

Page 4

*Respectfully I submit that the existing parking area in front of the building is an existing condition. The expansion of the parking lot to the rear of the building is only visible to the existing commercial bank parking lot to the South and the proposed parking lot on Parcel B is only visible from Bethlehem Pike for a short distance of less than 100 ft.*

(36) Section 105-52: Buffer Yards between developments and existing streets

*Respectfully I submit that this site remains an existing condition and that imposition of this requirement cannot be achieved without abandonment of the current use.*

(37) Section 105-52(B)(2): Required Buffer widths of 50 ft.

*Respectfully, I submit that no additional landscape buffers should be required in this instance due to the existing conditions whereas there are currently no "buffers" to the South between this property and the Bank property and the site is "buffered" to the North by the existence of the Oreland Run Creek and heavy vegetation.*

(39) Section 105.56.1(C): Provision of future access to adjoining properties.

*Respectfully, I submit that this project represents merely an expansion of parking facilities on an existing property with an existing use and should not be subject to this requirement.*

(40) Section 105-56.1: Provision of sidewalks

*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk.*

(41) Section 105.56.1(G): Provision of cross walks

*This waiver remains pending the decision of the Township to either require or not require the installation of sidewalks*

(42) Section 105-56.1(I): Installation of street lighting poles and fixtures

*Respectfully, a waiver of this requirement is being requested until such time as a more comprehensive plan for the overall neighborhood has been developed, funded and implemented for this section of the municipality.*

(44) Section 105-73: Installation of sidewalk

*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk.*

(45) Section 105-74: Installation of curbing

*Respectfully, I submit that the entire frontage of the property is current curbed*

March 8, 2023

Page 5

(47) Section 105-83: Street trees and required plantings

*Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.*

*Respectfully, I submit that no additional landscape buffers should be required in this instance due to the existing conditions whereas there are currently no "buffers" to the South between this property and the Bank property and the site is "buffered" to the North by the existence of the Oreland Run Creek and heavy vegetation.*

On behalf of my clients, thank you for the Township's kind attention to both the project and these requests.

Should you have any questions or need any further information, please do not hesitate to contact me directly at (484) 638-0206 or via email at [bradgr.otm@gmail.com](mailto:bradgr.otm@gmail.com).

Sincerely,

*Bradford R. Grauel, PLS*

Owner/President

OTM, LLC

Cc:

Mr. Charles Guttenplan, AICP, Whitemarsh Township

Ms. Krista Heinrich, PE Gilmore and Associates (via email)

Mr. Sean Kilkenny, Esq. Whitemarsh Township solicitor (via email)

Dr. Rebecca S. Padro, Owner/applicant (via email)

Mr. George Ozorowski, Esq. (via email)



**ROCKWELL**<sup>TM</sup>  
ASSOCIATES

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

827 Bethlehem Pike

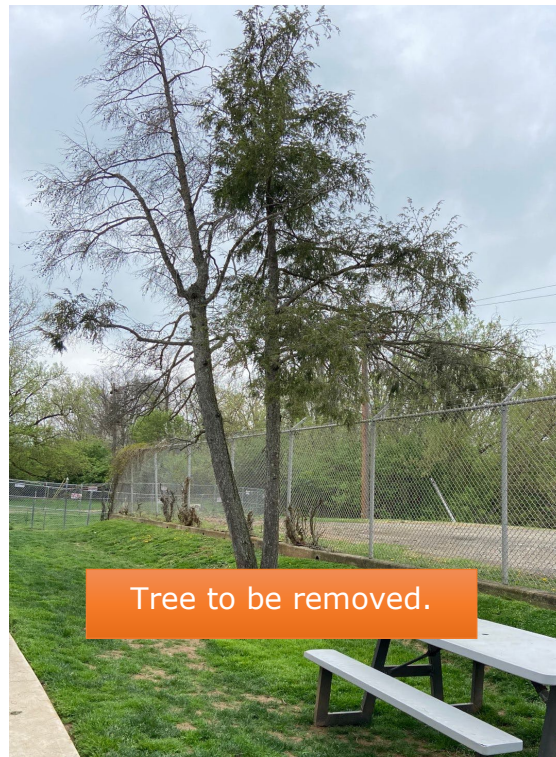
**Date:** April 24, 2023  
**To:** Craig T. McAnally  
[cmcanally@whitemarshstp.org](mailto:cmcanally@whitemarshstp.org)  
Whitemarsh Township  
**From:** John R. Hosbach, Jr.  
Registered Consulting Arborist  
**Re:** Montgomery Animal Hospital

**Via Email Only**

Dear Craig,

As you may recall, I have been commissioned to provide an unbiased review of the subject project located at 827 Bethlehem Pike. The applicant is proposing site improvements including parking.

The applicant is only removing one declining tree, a double leader Hemlock with one dead leader. Less than 33% is being removed. No replacements are required since the tree is 50% dead.



The applicant has provided tree protection to the natural occurring area/ buffer that will remain untouched. On the southern end of the property, there are existing trees that will not require protection as they are protected by an existing curb.

The applicant has not provided a total inventory of all trees greater than 6" in DBH. Most of the trees to remain are part of a riparian buffer to the Oreland Run. They will remain untouched.

Native trees were utilized for section 105.



**John Rockwell Hosbach Jr., RCA, Urban Forester | Principal**

REBECCA PADRO - DIRECT

58

1  
2 already has tight parking and leaving  
3 their car there all day to charge. That's  
4 my concern.

5 Q. And you heard the concerns with  
6 parking. Let's talk about how many  
7 employees do you have, why do you need  
8 this extra parking over above what the  
9 code requires?

10 A. Well, I mean, we're kind of --  
11 we're definitely more than maxed out on  
12 the parking we have now. I would say we  
13 can have up to 15, maybe 17 employees at a  
14 crossover time, just employees in the  
15 building, each with their own car. And  
16 then we have three doctors at one time  
17 maybe seeing appointments. So that's  
18 three more cars, maybe six more if you  
19 have someone that's in there and then the  
20 next appointment's coming and parking and,  
21 you know, getting ready to come in. We  
22 have a boarding facility so we have people  
23 coming in and out to drop off their pets.  
24 We have medications that people are coming  
25 in to pick up, people that are coming in

1  
2 for a quick nurse appointment, to get a  
3 vaccine or blood. So by the time you add  
4 all that up, it's actually not that  
5 excessive. I feel that we probably need  
6 to get as much parking out of this site  
7 space as we can in order to be able to  
8 continue to be in that area to use this  
9 property. Because we're definitely tight  
10 on the parking.

11 THE CHAIRMAN: So that's the  
12 reason why you bought the lot was to get  
13 the additional parking?

14 THE WITNESS: We only bought  
15 the lot for additional parking, yes. Well,  
16 and to have the back dog walk area as well,  
17 yeah.

18 (Zoning application for 827  
19 Bethlehem Pike marked Applicant's  
20 Exhibit A-1 for identification.)

21 (Recorded Deed for Parcel A  
22 marked Applicant's Exhibit A-2 for  
23 identification.)

24 (Recorded Deed for Parcel B  
25 marked Applicant's Exhibit A-3 for



---

---

**WHITEMARSH TOWNSHIP**

---

---

**To:** Rick Mellor, Township Manager

**C:** Charlie Guttenplan, Township Director of Planning and Zoning  
Krista Heinrich, Township Engineer

**From:** Craig McAnally, Interim Asst. Manager

**Subject:** 827 Bethlehem Pike, Montgomery Animal Hospital- SLD #10-22 Parking Lot expansion

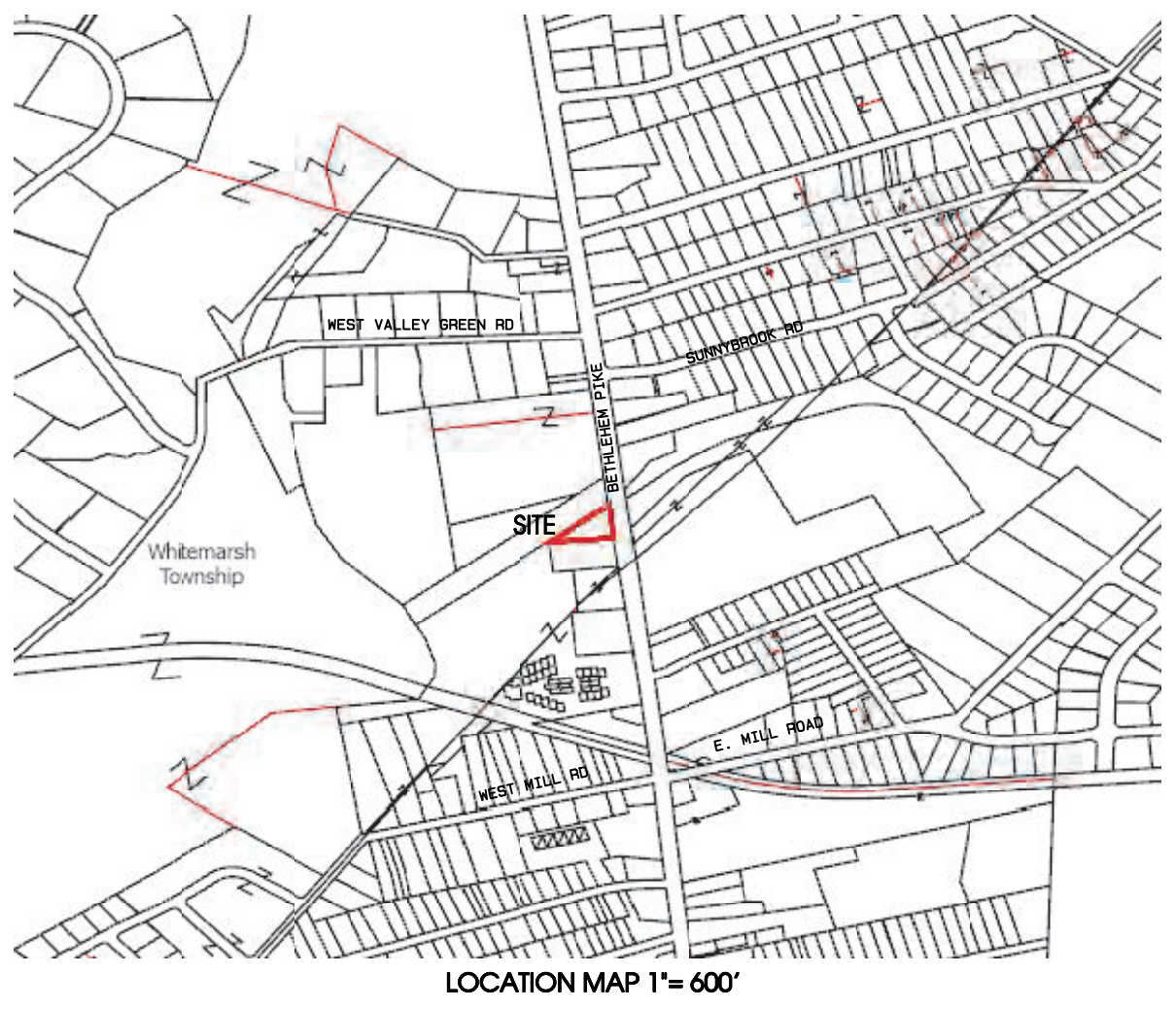
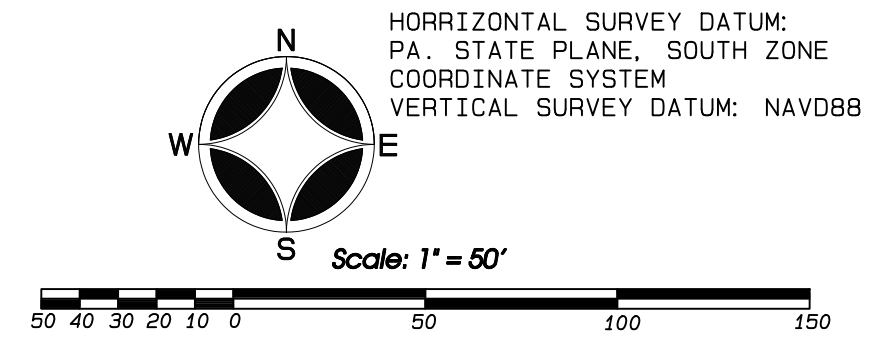
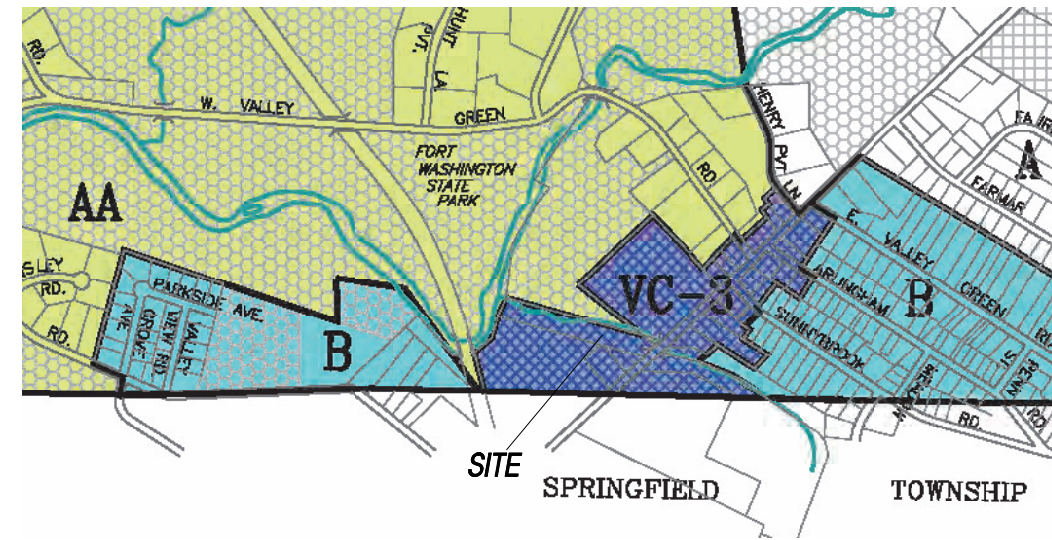
**Date:** June 20, 2023

---

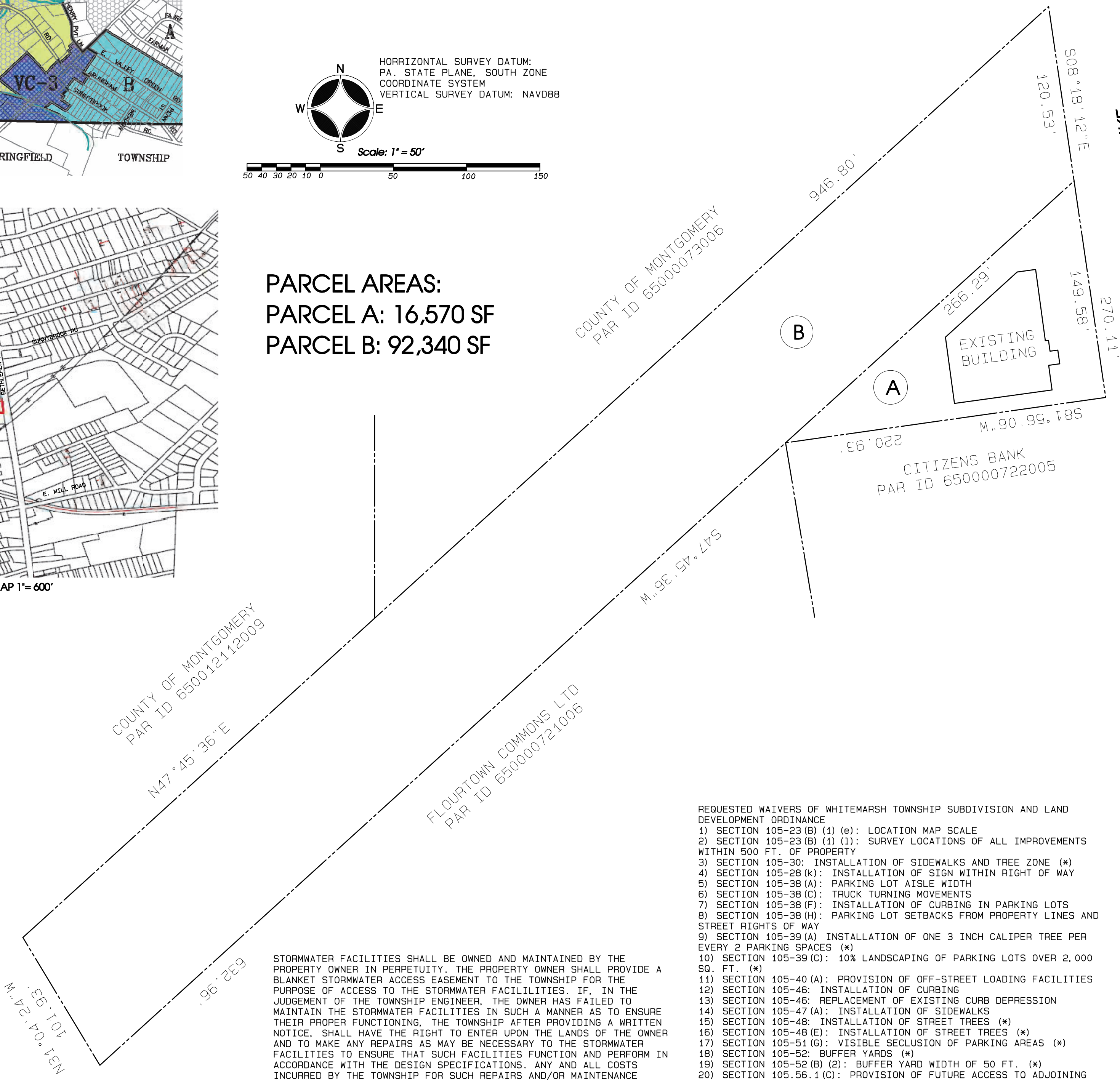
At the May 2, 2023 Shade Tree Commission Meeting, Rachel Vahey, Landscape Architect from Infocus Planning, and Bradford Grauel, Engineer from Surveying, Land Planning and Design Services, represented the applicant for the Montgomery Animal Hospital for a land development proposal to expand their parking lot at 827 Bethlehem Pike. Ms. Vahey provided background on the triangular shape site reflecting woodlands and the Oreland Run Creek to the rear of the property, existing trees along neighboring parcel to the north, and existing parking lot in the front adjacent to Bethlehem Pike with overhead wires and a sewer easement with underground electric bisecting the parcel. Due to the restrictions of the property the applicant is asking for two (2) waivers from SALDO Section 105 for Parking Lot Landscaping and Street Trees and one (1) waiver from Section 55 for Tree Replacement. Mr. Grauel added that the lower parking lot is designed as a stormwater management feature with pervious paving.

Ms. Debra Harris suggested if there is no room to provide tree replacement, then perhaps a fee-in-lieu is warranted for this applicant. Mr. Hosbach reviewed his report and agreed there is no place to plant a good quality shade tree to survive and flourish. In addition, the Twin Hemlock being removed is in severe decline which would not meet the threshold for replacement. Ms. Kosabutski and Ms. Kelly are familiar with the site and confirm the site does not have space to plant the trees.

**A motion was made by Ms. Borkowski, seconded by Ms. Kelly to recommend approval of the SLD #10-22 Parking Lot expansion plans as presented with all three waivers for parking lot landscaping, street trees and tree replacement granted by the STC.**



**PARCEL AREAS:**  
**PARCEL A: 16,570 SF**  
**PARCEL B: 92,340 SF**



- REQUESTED WAIVERS OF WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
- SECTION 105-23(B) (1) (e): LOCATION MAP SCALE
  - SECTION 105-23(B) (1) (1): SURVEY LOCATIONS OF ALL IMPROVEMENTS WITHIN 500 FT. OF PROPERTY
  - SECTION 105-30: INSTALLATION OF SIDEWALKS AND TREE ZONE (\*)
  - SECTION 105-38(A): INSTALLATION OF SIGN WITHIN RIGHT OF WAY
  - SECTION 105-38(A): PARKING LOT AISLE WIDTH
  - SECTION 105-38(C): TRUCK TURNING MOVEMENTS
  - SECTION 105-38(F): INSTALLATION OF CURBING IN PARKING LOTS
  - SECTION 105-38(H): PARKING LOT SETBACKS FROM PROPERTY LINES AND STREET RIGHTS OF WAY
  - SECTION 105-39(A) INSTALLATION OF ONE 3 INCH CALIPER TREE PER EVERY 2 PARKING SPACES (\*)
  - SECTION 105-39(C): 10% LANDSCAPING OF PARKING LOTS OVER 2,000 SQ. FT. (\*)
  - SECTION 105-40(A): PROVISION OF OFF-STREET LOADING FACILITIES
  - SECTION 105-46: INSTALLATION OF CURBING
  - SECTION 105-46: REPLACEMENT OF EXISTING CURB DEPRESSION
  - SECTION 105-47(A): INSTALLATION OF SIDEWALKS
  - SECTION 105-48: INSTALLATION OF STREET TREES (\*)
  - SECTION 105-48(E): INSTALLATION OF STREET TREES (\*)
  - SECTION 105-51(G): VISIBLE SECLUSION OF PARKING AREAS (\*)
  - SECTION 105-52: BUFFER YARDS (\*)
  - SECTION 105-52(B) (2): BUFFER YARD WIDTH OF 50 FT. (\*)
  - SECTION 105.56.1(C): PROVISION OF FUTURE ACCESS TO ADJOINING PROPERTIES.
  - SECTION 105-56.1: PROVISION OF SIDEWALKS
  - SECTION 105-56.1(1): INSTALLATION OF STREET LIGHTING POLES AND FIXTURES
  - SECTION 105-73: INSTALLATION OF SIDEWALKS
  - SECTION 105-74: INSTALLATION OF CURBING
  - SECTION 105-83: INSTALLATION OF STREET TREES AND REQUIRED PLANTINGS (\*)
- (\*) DENOTES APPROVED BY SHADE TREE COMMISSION

STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY. THE PROPERTY OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE STORMWATER FACILITIES. IF, IN THE JUDGEMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES IN SUCH A MANNER AS TO ENSURE THEIR PROPER FUNCTIONING, THE TOWNSHIP AFTER PROVIDING A WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER AND TO MAKE ANY REPAIRS AS MAY BE NECESSARY TO THE STORMWATER FACILITIES TO ENSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER. A LIEN OR LIENS MAY BE PLACED AGAINST THE PROPERTY IF THE OWNER FAILS TO REMIT PAYMENT WITHIN 60 DAYS.

PLANS FOR THE EARTH DISTURBANCE ACTIVITY, BEARING THE STAMP OF APPROVAL OF THE TOWNSHIP ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF THE GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.

REVIEWED BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

APPROVED BY THE BOARD OF SUPERVISORS \_\_\_\_\_ 2023

I, KAREN P. SCHRADER BY MY SIGNATURE BELOW HEREBY ACKNOWLEDGE THAT I AM THE RECORD OWNER OF PARCEL B AS SHOWN HEREON AND THAT THIS LAND DEVELOPMENT PLAN WAS MADE WITH MY FREE CONSENT AND I DESIRE THE SAME TO BE RECORDED AS SUCH

STORMWATER OWNER ACKNOWLEDGEMENT  
 BY OUR SIGNATURES BELOW, WE ACKNOWLEDGE THAT THE STORMWATER BMP (PERVIOUS PAVEMENT) FACILITY ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP

I, REBECCA S. PADRO BY MY SIGNATURE BELOW HEREBY ACKNOWLEDGE THAT AS THE OWNER OF MONTGOMERY ANIMAL HOSPITAL AND OF PARCEL A SHOWN HEREON, THAT THIS LAND DEVELOPMENT PLAN WAS MADE WITH MY FREE CONSENT AND I DESIRE THE SAME TO BE RECORDED AS SUCH

COMMONWEALTH OF PENNA.  
 COUNTY OF MONTGOMERY SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED REBECCA S. PADRO AND KAREN P. SCHRADER WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAYS THAT THEY ARE THE RECORD OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

ON JANUARY 11, 2023, THE ZONING HEARING BOARD OF WHITEMARSH TOWNSHIP GRANTED THE FOLLOWING VARIANCES OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE AS THEY RELATE TO THIS PROJECT (APPLICATION NO. 2022-55)

- PARCEL A
- A Variance from Section 116-164.C, so as to permit development (parking lot, dog walk area) in the Floodplain Conservation District.
  - A Variance from Section 116-185, so as to permit a fenced-in dog walk area located in the Floodplain Conservation District.
  - A Variance from Section 116-184.B, so as to permit the construction of 32 parking spaces, rather than the 24 parking spaces required by use.
  - A Variance from Section 116-188.3, so as to not install two (2) Electric Vehicle Charging Stations, as required for new, expanded, or reconstructed parking areas.
  - A Variance from Section 116-194.A, so as to increase the nonconforming impervious coverage from 78% to 86.3%.
  - A Variance from Section 116-194.C, so as to permit expansion of nonconforming structures within a floodplain without improvements to offset increased flood heights.
  - A Variance from Section 116-260.E, so as to permit the reconstruction and expansion of an existing parking lot within the Riparian Corridor Conservation District.
  - A Variance from Section 116-260.F, so as to permit the expansion and permanent installation of a fenced-in dog walk area within the Riparian Corridor Conservation District.
  - A Variance from Section 116-294.7, so as to permit an expansion of the existing nonconforming impervious ground cover from 78% to 86.3%.
  - A Variance from Section 116-294.9, so as to permit a reduction in the current nonconforming vegetated open space requirement from the current condition of 22% to 13.7%.
  - A Special Exception under Section 116-185, so as to permit off-site parking to be located on Parcel B.
- PARCEL B
- A Variance from Section 116-24, so as to permit parking as a principal use on the lot, rather than as accessory use.
  - A Variance from Section 116-165, so as to permit a fenced-in dog walk area located in the Floodplain Conservation District.
  - A Variance from Section 116-184.B, so as to permit the construction of 32 parking spaces, rather than the 24 parking spaces required by use.
  - A Variance from Section 116-188.3, so as to not install two (2) Electric Vehicle Charging Stations as required for new, expanded, or reconstructed parking areas.
  - A Variance from Section 116-260.E, so as to permit the reconstruction and expansion of an existing parking lot within the Riparian Corridor Conservation District.
  - A Variance from Section 116-260.F, so as to permit the expansion and permanent installation of a fenced-in dog walk area within the Riparian Corridor Conservation District.
  - A Variance from Section 116-296.C, so as to permit off-street parking immediately adjacent to a public road right-of-way, rather than 10 feet from the ultimate right-of-way as required.
  - A Special Exception under Section 116-185, so as to permit off-site parking as an accessory use.
  - A Special Exception under Section 116-166.B(5) to locate the dumpster in the floodplain.

CONDITIONS OF APPROVAL

- All use and development permitted by this Decision shall substantially conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
- The Applicants shall apply for and obtain all permits required by the Township Codes in a timely manner.
- The Applicants shall comply with all construction requirements of the Floodplain Conservation District.
- The Applicants shall comply with all requirements of the Township Engineer with respect to installation and maintenance of storm water control and all requirements set forth in the Township Engineer's Memo dated December 27, 2022 marked as Exhibit T-4, including, but not limited to, the requirement to use pervious asphalt in the parking lot located in the floodplain.
- The Applicants shall comply with all requirements of the Board of Supervisors with respect to land development approvals.
- With respect to the Special Exception to permit the trash dumpster to be located in the floodplain, the Applicants shall comply with all requirements of the Township Engineer with respect to the placement of the dumpster, including, but not limited to, a determination by the Township Engineer that the dumpster shall be located outside of the floodplain, and if to remain in the floodplain, placed in an enclosure, or by such other measures as required by the Township Engineer. The Applicants shall submit for review by the Township Engineer designs, studies, and reports, as required by the Township Engineer, to verify to the satisfaction of the Township Engineer, that measures will be taken to prevent flotation, collapse, and lateral movement of the dumpster, and that the dumpster shall have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. As stipulated by the Applicants on the record, such measures shall not rely on anchoring. Because the trash dumpster will be serviced on a weekly basis, the process of disconnecting and reconnecting the anchors will create an issue if not accomplished in a reliable manner. In addition, consistent anchoring would be nearly impossible to enforce. The Applicants may employ the use of anchors for an additional safety precaution, if they wish. But the Township Engineer shall be satisfied with the Applicant's submissions regarding the placement of the dumpster, without consideration of anchoring as a measure of compliance. In addition, regardless of whether the dumpster is located in the floodplain, the dumpster shall, at all times, be maintained in a reasonably good condition, free from damage, other than by normal wear and tear, and shall not contain any holes, tears, or punctures.

APPLICANT:  
 MONTGOMERY ANIMAL HOSPITAL  
 DR. REBECCA S. PADRO AND  
 KAREN P. SCHRADER  
 827 BETHLEHEM PIKE  
 FLOURTOWN, PA. 19031  
 (215) 233-3958  
 SITE ADDRESS: 827 BETHLEHEM PIKE

SOURCE OF TITLE PARCEL A  
 GRANTOR: MONTGOMERY COUNTY INDUSTRIAL DEV. AUTHORITY  
 GRANTEE: JOHN R. SCHRADER, III  
 DEED DATED SEPTEMBER 16, 2014  
 DEED BOOK 5940, PAGE 1855  
 MONTGOMERY COUNTY RECORDS  
 PAR ID: 65-00-00724-00-3

SOURCE OF TITLE PARCEL B  
 GRANTOR: SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY  
 GRANTEE: KAREN P. SCHRADER  
 DEED DATED: MAY 10, 2019  
 DEED BOOK 6135, PAGE 1811  
 MONTGOMERY COUNTY RECORDS  
 PAR ID: 65-00-00727-00-9

EXISTING AND PROPOSED USE PARCEL A:  
 VETERINARY CLINIC UTILIZING PUBLIC SEWER AND PUBLIC WATER FACILITIES.  
 TRACT AREA: 16,570 SQ. FT.

EXISTING AND PROPOSED USE PARCEL B:  
 ACCESSORY PARKING TO USE LOCATED ON PARCEL A  
 TRACT AREA: 92,340 SQ. FT.

TABLE OF ZONING CONFORMANCE	
CURRENT ZONING:	VC-3
MINIMUM LOT SIZE REQUIRED:	NO MINIMUM
MINIMUM STREET FRONTAGE REQUIRED:	100 FT.
EXISTING PARCEL A:	150 FT.
EXISTING PARCEL B:	120.12 FT. (*)
FRONT YARD SETBACK REQUIRED:	10 FT.
PARCEL A EXISTING:	13.92 FT.
PARCEL B:	N/A
MINIMUM SIDE YARD SETBACK REQUIRED:	5 FT.
PARCEL A EXISTING:	10.43 FT. & 20.00 FT.
PARCEL B:	N/A
MINIMUM REAR YARD SETBACK REQUIRED:	5 FT.
PARCEL A:	N/A
PARCEL B:	N/A
MAXIMUM PERMITTED BUILDING COVERAGE:	30%
EXISTING PARCEL A:	4663 SQ. FT. 28.1%
PARCEL B:	N/A
MAXIMUM PERMITTED BUILDING HEIGHT:	3 STORIES
EXISTING BUILDING HEIGHT:	1 STORY
MAXIMUM PERMITTED IMPERVIOUS COVERAGE:	65%
PARCEL A EXISTING:	13,019 SF (78.5%) (*)
PARCEL A PROPOSED:	14,276 SF (86.2%) (**)
PARCEL B EXISTING:	4099 SF (3.7%)
PARCEL B PROPOSED:	5219 SF (5.6%)
MINIMUM REQUIRED VEGETATED OPEN SPACE:	50%
PARCEL A EXISTING:	3551 SF (21.5%) (*)
PARCEL A PROPOSED:	2294 SF (13.8%) (**)
PARCEL B EXISTING:	88,241 SF (96.3%)
PARCEL B PROPOSED:	87,121 SF (94.4%)
MINIMUM REQUIRED PARKING SETBACK FROM BUILDING:	10 FT.
PARCEL A EXISTING:	0 FT. (*)
PARCEL B PROPOSED:	35 FT.
MIN. REQUIRED PARKING SETBACK FROM STREET R/W LINE:	10 FT.
PARCEL A EXISTING:	0 (*)
PARCEL B PROPOSED:	0 (**)

(\*) DENOTES EXISTING NON-COMFORMITY  
 (\*\*) DENOTES REQUIRED VARIANCE

OFF-STREET PARKING:  
 TOTAL OFF-STREET PARKING (PARCELS A & B)  
 EXISTING: 21 SPACES (2 HANDICAP)  
 PROPOSED: 32 SPACES (2 HANDICAP)

SIGNAGE: ALL PROPOSED SIGNAGE SHALL CONFORM TO THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF ARTICLE XXVII AND SECTION 116-207.1 OF THE WHITEMARSH ZONING ORDINANCE.

THIS PLAN PROPOSES NO REMOVAL OF EXISTING TREES  
 NO TOPSOIL SHALL BE REMOVED FROM THE SITE.

ALL PROPOSED LIGHTING SHALL CONFORM TO THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF SECTION 116-291.D OF THE WHITEMARSH TOWNSHIP ZONING ORDINANCE.

PLAN SHEET REFERENCE  
 SHEET 1 OF 7: COVER SHEET  
 SHEET 2 OF 7: PROPOSED SITE  
 SHEET 3 OF 7: EXISTING SITE  
 SHEET 4 OF 7: SEDIMENT EROSION CONTROL  
 SHEET 5 OF 7: CONSTRUCTION DETAILS  
 SHEET 6 OF 7: LANDSCAPING AND LIGHTING PLAN  
 SHEET 7 OF 7: AERIAL VIEW

**MINOR LAND DEVELOPMENT PLAN  
 FOR PARKING LOT EXPANSION  
 PREPARED FOR  
 MONTGOMERY ANIMAL HOSPITAL**

*Situate In:*  
*The Township of Whitemarsh  
 Montgomery County, Pennsylvania*

**CERTIFICATION OF ACCURACY**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.



THIS PLAN REPRESENTS AND DEPICTS THE RESULTS OF A FIELD BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY OTM, LLC IN FEBRUARY OF 2017 AND UPDATED IN MARCH OF 2022. THE FEMA ESTABLISHED 100 YEAR FLOOD PLAIN AS DEPICTED ON THIS PLAN HAS BEEN DETERMINED FROM ACTUAL FIELD SURVEY AND AN INTERPOLATION OF ELEVATION DATA AS PUBLISHED ON FEMA ISSUED FIS FLOOD PROFILES FOR THE WISSAHICKON CREEK AND ORELAND RUN. FIRM MAP NUMBER 42091C03776. REVISION DATE: MARCH 2, 2016

REVISIONS	
MUN. REVIEW	06/13/2023

**OTM LLC** © 2022 OTM, LLC

**SURVEYING, LAND PLANNING & DESIGN SERVICES**

200 Spring Ridge Drive, Suite 201, Wornoch, Pa. 19410  
 (484) 336-6454 www.otm-surveying.com

DRAWN BY: BR GRUELL, PLS 08/26/2022 CHECK SCALE 1"=60' PROJECT NO. 21-173 SHEET 1 OF 7

**MUNICIPAL APPROVAL- BOARD OF SUPERVISORS**

AT A MEETING HELD ON \_\_\_\_\_  
 THE BOARD OF SUPERVISORS OF WHITEMARSH TOWNSHIP, BY RESOLUTION DULY ENACTED, APPROVED THE MINOR LAND DEVELOPMENT PLAN OF THE PROPERTY OF MONTGOMERY ANIMAL HOSPITAL AS SHOWN HEREON.

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

**MONTGOMERY COUNTY PLANNING COMMISSION**

MCP NO. \_\_\_\_\_  
 PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: \_\_\_\_\_

FOR THE DIRECTOR \_\_\_\_\_

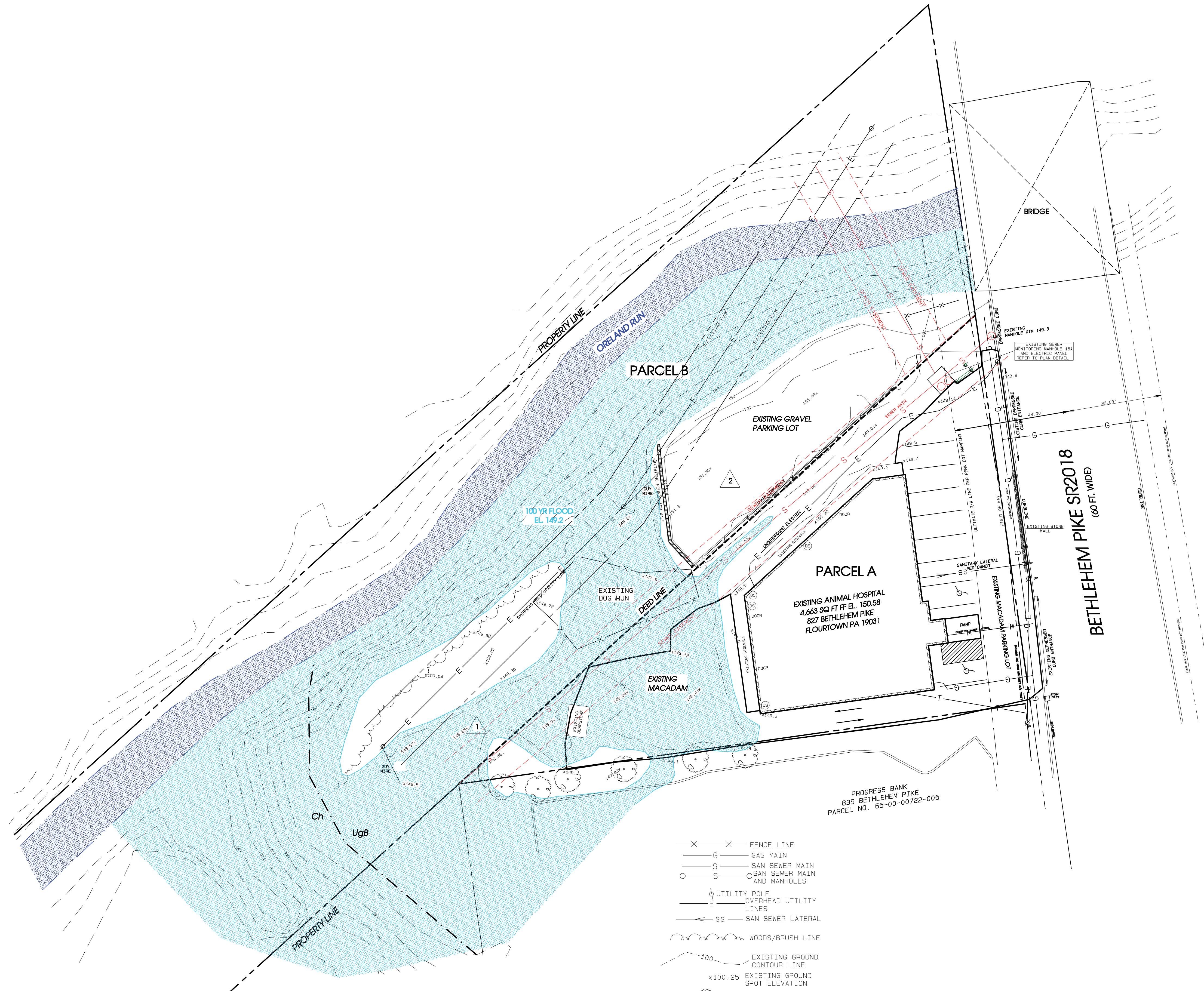
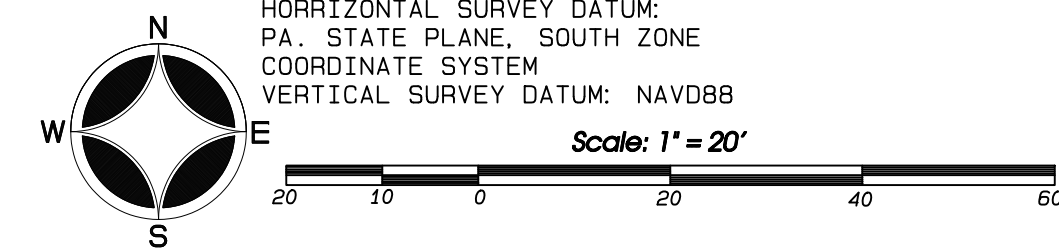
PAR ID: 65-00-00724-00-3  
 65-00-00727-00-9

**MONTGOMERY COUNTY RECORDER OF DEEDS**

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_

RECORDER \_\_\_\_\_





FEMA DETERMINED  
ZONE AE FLOOD PLAIN  
ELEVATION 149.2

EXISTING DRIVEWAY SIGHT DISTANCES:  
POSTED SPEED LIMIT: 35 MPH  
EXISTING ROAD GRADES: 1% (BOTH DIRECTIONS)  
DRIVE ENTRANCE (A): REOD. SIGHT DISTANCES: 245 FT. RIGHT, 252 FT. LEFT  
EXISTING SIGHT DISTANCES: 600 FT. + RIGHT, 600 FT. + LEFT  
DRIVE ENTRANCE (B): REOD. SIGHT DISTANCES: 245 FT. RIGHT, 252 FT. LEFT  
EXISTING SIGHT DISTANCES: 600 FT. + RIGHT, 600 FT. + LEFT

PROGRESS BANK  
835 BETHLEHEM PIKE  
PARCEL NO. 65-00-00722-005

- X—X— FENCE LINE
- G — GAS MAIN
- S — SAN SEWER MAIN
- — SAN SEWER MAIN AND MANHOLES
- ⊕ — UTILITY POLE OVERHEAD UTILITY LINES
- SS — SAN SEWER LATERAL
- ~~~~~ WOODS/BRUSH LINE
- - - - - 100' EXISTING GROUND CONTOUR LINE
- x100.25 EXISTING GROUND SPOT ELEVATION
- EXISTING DECIDUOUS TREE
- BKD SOIL MAPPING LIMIT
- BKC
- ▲ STORMWATER SOIL TEST PIT

**EXISTING SITE PLAN**

**MINOR LAND DEVELOPMENT PLAN  
FOR PARKING LOT EXPANSION  
PREPARED FOR  
MONTGOMERY ANIMAL HOSPITAL**  
*Situate In:*  
*The Township of Whitmarsh  
Montgomery County, Pennsylvania*

REVISIONS
MUN. REVIEW 06/13/2023

**OTM LLC** © 2022 OTM, LLC  
 SURVEYING, LAND PLANNING  
 & DESIGN SERVICES  
 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610  
 (484) 336-6454 www.otm-surveying.com

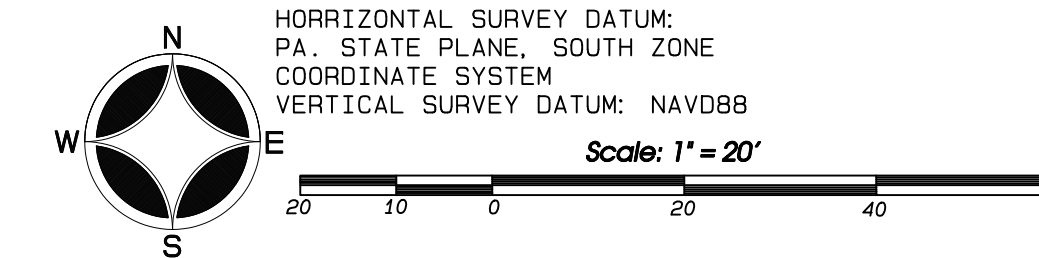
DRAWN: BR GRUDEL, PLS 08/26/2022  
 CHECK: \_\_\_\_\_  
 SCALE: 1" = 20'  
 PROJECT NO. 21-173  
 SHEET 3 OF 7

STANDARD ERS PLAN NOTES

- 1) ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING, AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT (E/S) PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE BERKS COUNTY CONSERVATION DISTRICT) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- 2) AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 3) CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL E/S BEST MANAGEMENT PRACTICES (BMPs) SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E/S PLAN.
- 4) AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- 5) IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BMPs TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE BERKS COUNTY CONSERVATION DISTRICT AND/OR THE SOUTH-CENTRAL REGIONAL OFFICE OF DEP.
- 6) ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED ON THIS PLAN. OVER UN-DISTURBED VEGETATED AREAS. DISCHARGE POINTS SHOULD BE ESTABLISHED TO PROVIDE FOR MAXIMUM DISTANCE TO ACTIVE WATERWAYS.
- 7) UNTIL THE SITE IS STABILIZED, ALL E/S BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL E/S BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADES, RESEEDING, REMULCHING AND RETENING MUST BE PERFORMED IMMEDIATELY. IF E/S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- 8) A LOG SHOWING DATES THAT E/S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- 9) SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 10) ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 11) ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT THAT CAN BE EXCAVATED, INSTALLED, BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED ON THE UPSLOPE SIDE OF THE TRENCH.
- 12) CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUND WATER SYSTEMS.
- 13) SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 14) FAILURE TO CORRECTLY INSTALL E/S BMPs, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E/S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000.00 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

IMPORTING AND PLACEMENT OF CLEAN FILL  
 CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES ROCK, STONE, DREGGED MATERIAL, USED ASPHALT AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM USED ASPHALT DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE)  
 FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFY AS CLEAN FILL PROVIDED THAT TESTING RESULTS REVEAL THAT THE FILL MATERIALS CONTAIN CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FB-1B FOUND IN THE DEPARTMENT'S POLICY ENTITLED MANAGEMENT OF FILL.  
 PLACEMENT OF ANY FILL AFFECTED BY A PREVIOUS SPILL OR RELEASE OF SAID SUBSTANCES SHALL INCLUDE THE COMPLETION OF PA, DEP FORM FP-001 BY THE SITE OPERATOR WITH A COPY OF SAME BEING PROVIDED TO THE PROPERTY OWNER.

RECYCLING AND DISPOSAL METHODS  
 THE SITE CONTRACTOR/OWNER SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH PA, DEP SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. 271.1 AND 287.1 ET. SEQ. WITH THE BURIAL, DUMPING OR DISCHARGING OF ANY BUILDING MATERIALS OR WASTES ON SITE BEING STRICTLY PROHIBITED.



CONSTRUCTION SEQUENCE NOTES:

1. THE OPERATOR OR CONTRACTOR SHALL ENSURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED AND MAINTAIN A COPY OF THE APPROVED PLAN ON SITE AT ALL TIMES DURING EARTH MOVING ACTIVITIES.
2. ALL OFF-SITE BORROW OR SPOIL SITES SHALL HAVE AN APPROVED, CURRENT SEDIMENT EROSION CONTROL PLAN IN PLACE AND FUNCTIONING.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE WITH EACH STAGE BEING COMPLETED PRIOR TO THE INITIATION OF THE FOLLOWING STAGE. CLEARING OF BRUSH AND TREE REMOVAL SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
4. EROSION AND SEDIMENT BMP'S SHALL BE INSTALLED, STABILIZED AND FUNCTIONAL PRIOR TO ANY EARTH DISTURBANCE TRIBUTARY TO A BMP.
5. PRIOR TO INITIATING ANY REVISIONS TO THE APPROVED SEDIMENT EROSION CONTROL PLAN OR REVISIONS TO ANY SUPPLEMENTAL PLANS THERETO WHICH WOULD AFFECT THE SEDIMENT EROSION CONTROL FACILITIES, THE OWNER, OPERATOR OR CONTRACTOR SHALL SUBMIT SUCH CHANGES TO THE APPROPRIATE REVIEW AGENCY (EITHER MUNICIPALITY OR CONSERVATION DISTRICT) FOR APPROVALS OF SAID REVISIONS.
6. (PRE-CONSTRUCTION MEETING) IF REQUIRED BY EITHER THE CONSERVATION DISTRICT OR MUNICIPALITY, THE SITE CONTRACTOR, OWNER OR OPERATOR SHALL BE REQUIRED TO NOTIFY THE REVIEWING AGENCY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION TO ARRANGE (IF REQUIRED) A SITE MEETING WITH THE REVIEWING ENTITY, THE SITE CONTRACTOR AND THE PLAN DESIGNER.
7. THE SITE CONTRACTOR, OWNER OR OPERATOR IS RESPONSIBLE TO CONTACT THE PA. ONE CALL SYSTEM A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF CONSTRUCTION TO HAVE ALL UNDERGROUND UTILITY LINES LOCATED AND MARKED.
8. FOLLOWING FINAL SITE STABILIZATION (DEFINED AS UNIFORM 70% PERMANENT VEGETATIVE OR OTHER PERMANENT GROUND COVER OVER ALL DISTURBED AREAS) ANY REMAINING SEDIMENT EROSION CONTROL BMPs SHALL BE REMOVED INCLUDING ANY REMAINING TRAPPED SEDIMENT WHICH SHALL BE UTILIZED INTO FINAL GRADING OR REMOVED FROM THE SITE. ALL AREAS DISTURBED DURING THE REMOVAL PROCESS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED.

CONSTRUCTION SEQUENCE:

- 1) INSTALL THE COMPOST FILTER SOCKS AS INDICATED.
- 2) STRIP EXISTING SITE MATERIAL TO SUBGRADE LEVEL AND INSTALL STONE BASE REMOVING ANY EXCESS EXCAVATED MATERIAL FROM THE SITE.
- 3) INSTALL LIGHTING AND LANDSCAPING.
- 4) PLACE MACADAM SURFACING, FINAL GRADE AND STABILIZE ANY ADDITIONAL EARTHEN DISTURBED AREAS.
- 5) INSTALL LINE STRIPING ON PARKING SPACES.
- 6) ONCE ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED, REMOVE THE COMPOST FILTER SOCK.

WEST PARKING LOT

- 1) INSTALL THE COMPOST FILTER SOCK AS INDICATED
- 2) EXCAVATE THE PARKING LOT TO SUBGRADE LEVEL, REMOVING ALL EXCESS EXCAVATED MATERIAL FROM THE SITE.
- 3) CONSTRUCT AND INSTALL THE DUMPSTER PAD
- 4) SCARIFY THE SUBGRADE TO A DEPTH OF 6 INCHES, INSTALL THE GEOTEXTILE FABRIC, THE AASHTO NO. 1 ROCK BED AND THE AASHTO NO. 57 STONE.
- 5) INSTALL THE LIGHTING FIXTURE AND LANDSCAPING FOLLOWED BY STABILIZATION OF ANY ADDITIONAL EARTHEN DISTURBED AREAS WITH SEEDING AND MULCHING.
- 6) INSTALL PERVIOUS PAVING FOLLOWED BY LINE STRIPING.

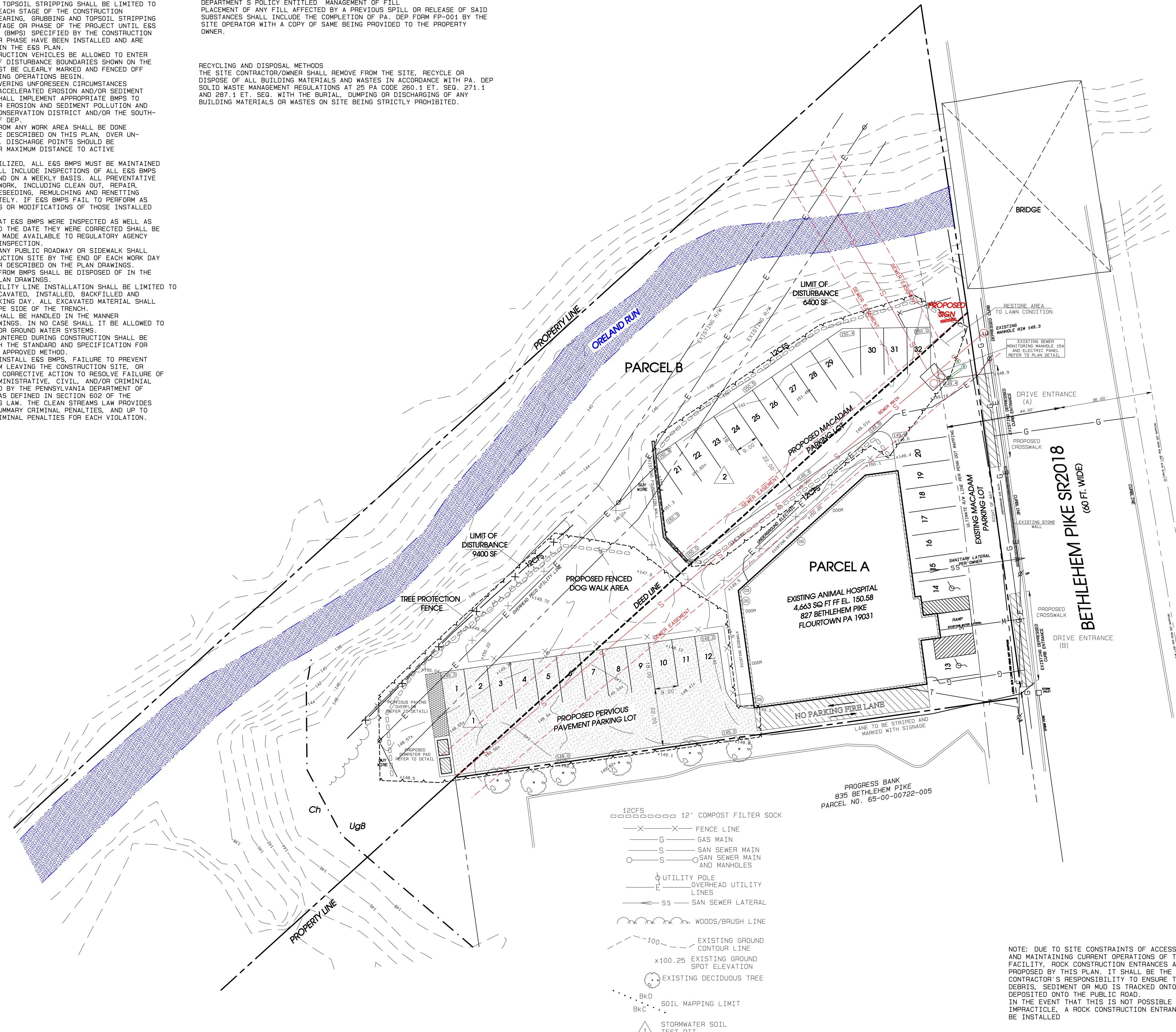
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT MEASURES FOR DUST CONTROL DURING CONSTRUCTION.

**SEDIMENT EROSION CONTROL PLAN**

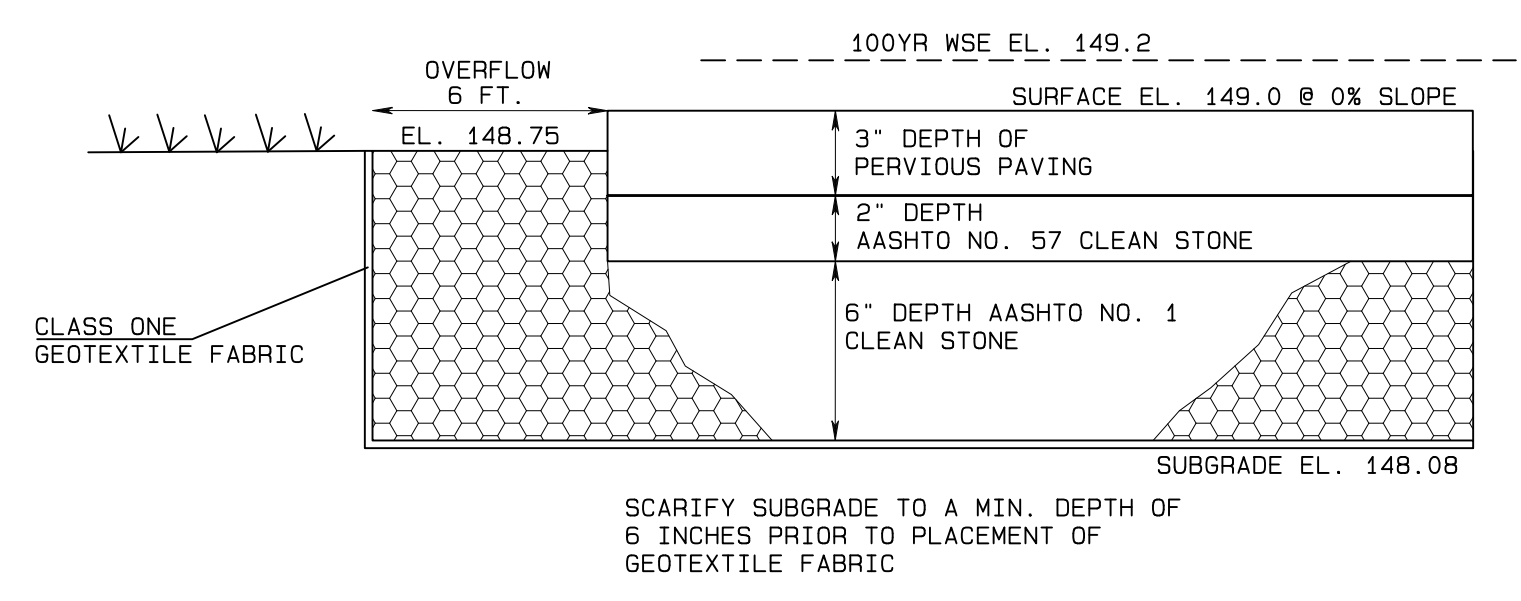
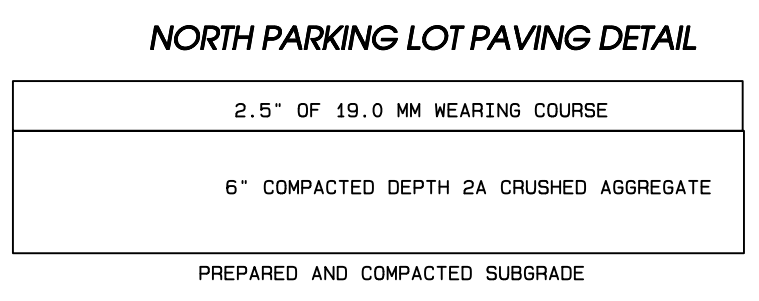
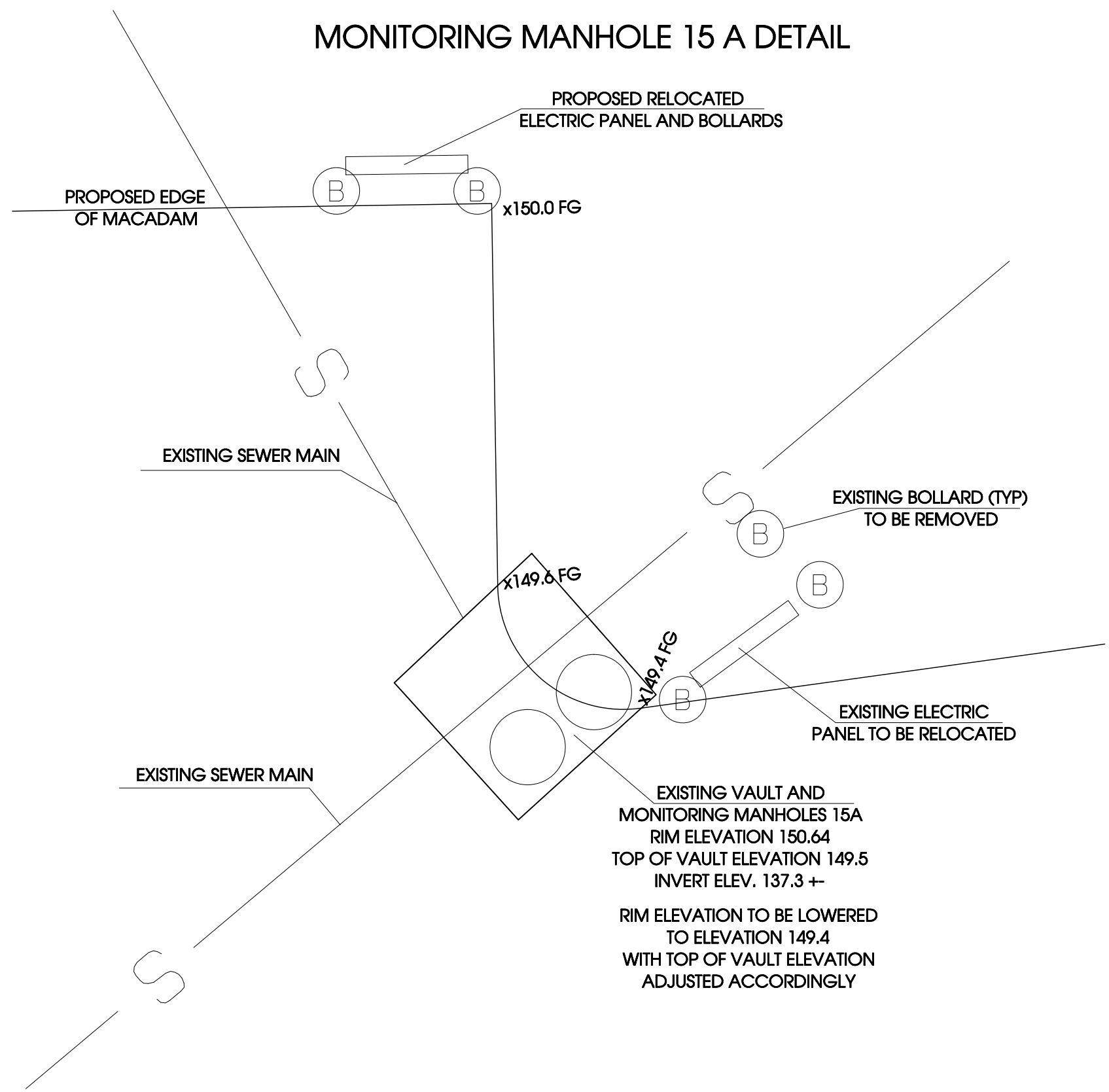
**MINOR LAND DEVELOPMENT PLAN  
 FOR PARKING LOT EXPANSION  
 PREPARED FOR  
 MONTGOMERY ANIMAL HOSPITAL  
*Situate In:*  
*The Township of Whitmarsh  
 Montgomery County, Pennsylvania***

REVISIONS		<b>OTM LLC</b> SURVEYING, LAND PLANNING & DESIGN SERVICES 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610 (484) 336-6454 www.otm-surveying.com	SCALE 1" = 20' PROJECT NO. 21-173 SHEET 4 of 7
MUN. REVIEW	06/13/2023		
DRAWN	BR GRUWEL PLS	CHECK	08/26/2022

NOTE: DUE TO SITE CONSTRAINTS OF ACCESS TO AND MAINTAINING CURRENT OPERATIONS OF THE FACILITY, ROCK CONSTRUCTION ENTRANCES ARE NOT PROPOSED BY THIS PLAN. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO DEBRIS, SEDIMENT OR MUD IS TRACKED ONTO OR DEPOSITED ONTO THE PUBLIC ROAD. IN THE EVENT THAT THIS IS NOT POSSIBLE OR IMPRACTICABLE, A ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED

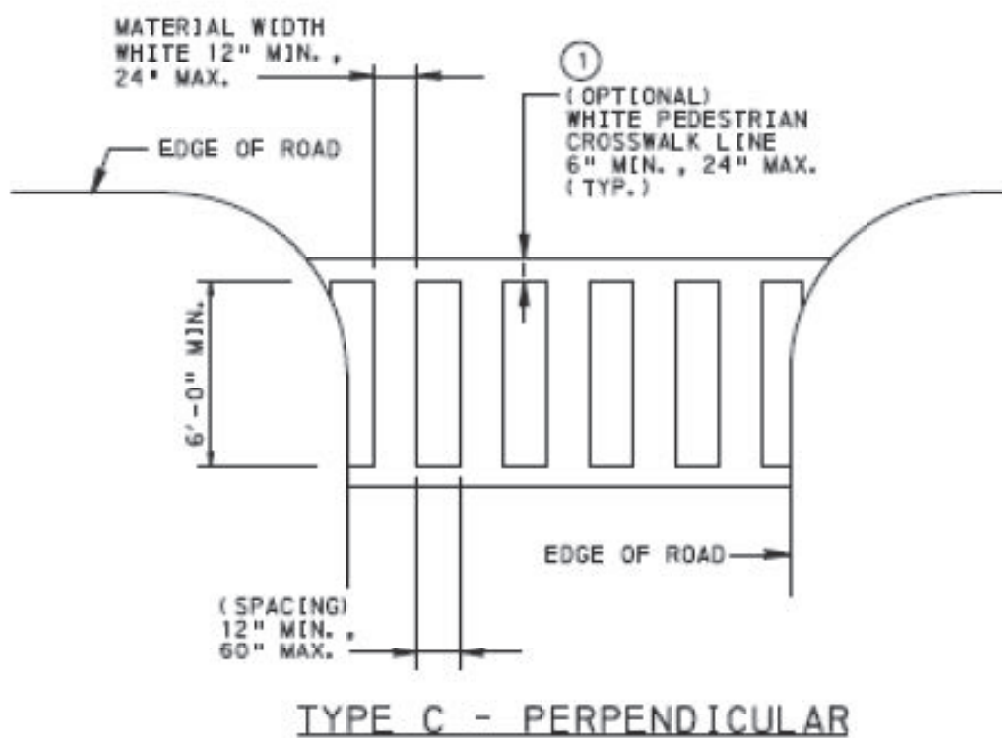


PROGRESS BANK  
 835 BETHLEHEM PIKE  
 PARCEL NO. 65-00-00722-005

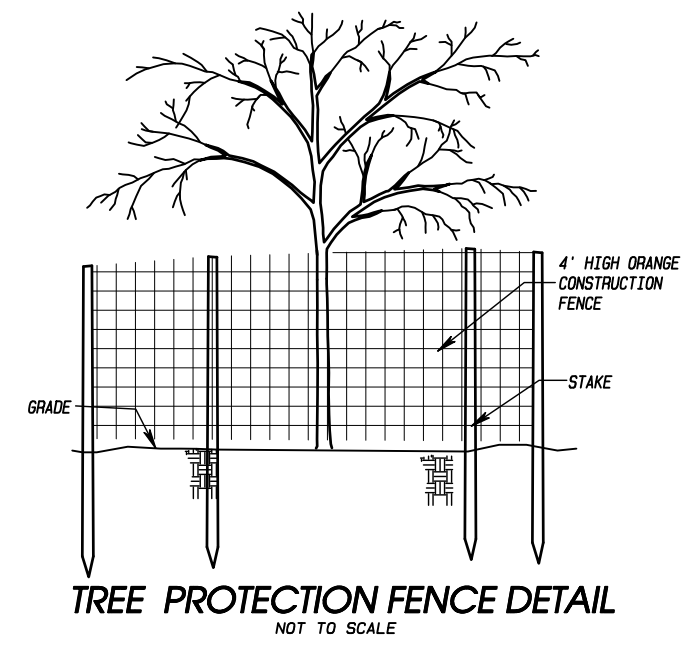


OPERATIONS AND MAINTENANCE OF PERVIOUS PAVEMENT STORMWATER MANAGEMENT FACILITY.

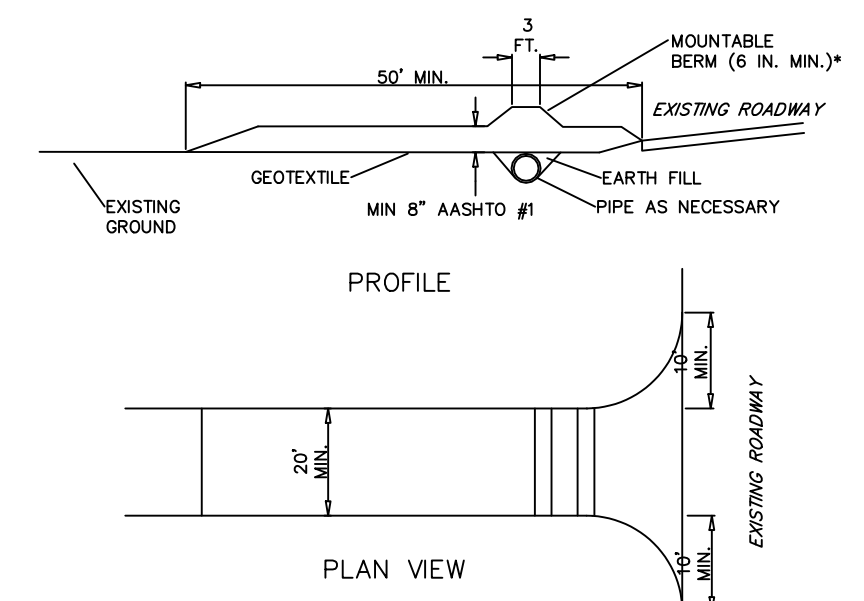
1. THE SURFACE OF THE FACILITY SHALL BE VACUUMED AT A MINIMUM OF TWICE PER YEAR TO REMOVE PARTICULATES AND ACCUMULATED DEBRIS. VACUUMING IS RECOMMENDED TO BE DONE IN THE SPRING FOLLOWING SNOW MELT AND AGAIN IN THE FALL AFTER LEAF DROP.
2. LIMIT THE USE OF SALT, SAND OR OTHER DEICERS
3. MAINTAIN ADJACENT VEGETATED AREAS (LAWN/LANDSCAPING) IN A WELL VEGETATED CONDITION TO LIMIT OR ELIMINATE SEDIMENT FLOWING ONTO THE PARKING SURFACE.



TYPE C - PERPENDICULAR CROSS WALK LINE STRIPING DETAIL PER PENNDOT PUB. 111

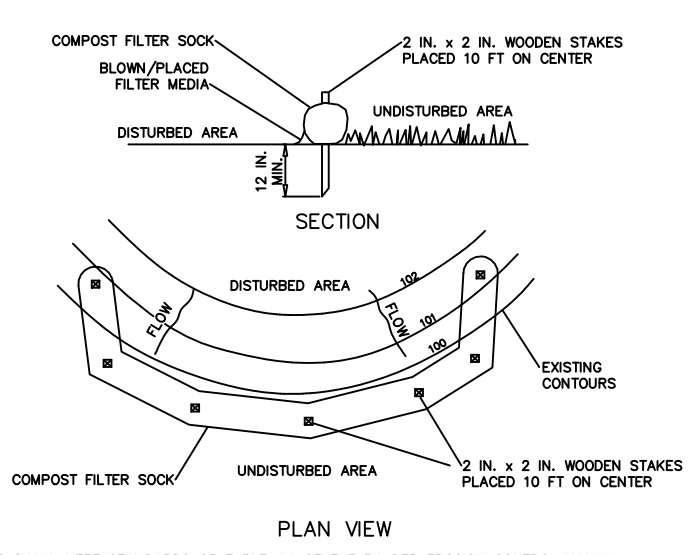


PROTECTIVE FENCING SHALL BE PLACED AROUND TREES ON THE PROPERTY PRIOR TO CONSTRUCTION IN THOSE AREAS WHERE TREES WILL BE AFFECTED BY GRADING. STREET TREES AND OTHER REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING OF THE LAND DEVELOPMENT HAS BEEN COMPLETED.



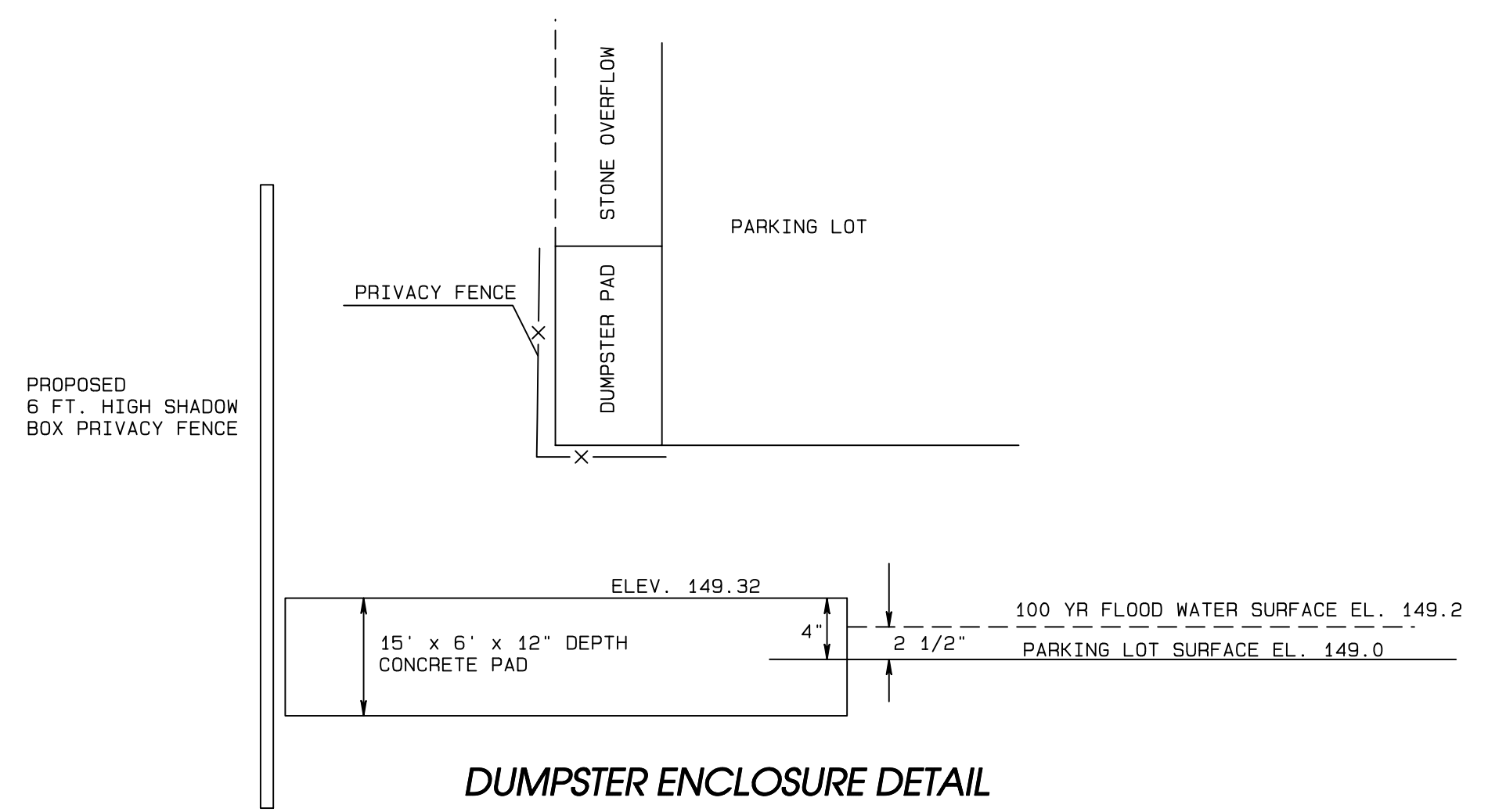
NOTES:  
 REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.  
 RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.  
 MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.  
 MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE NOT TO SCALE



NOTES:  
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE BARRIERS ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND ITS SLOPE OF ITS TRIBUTARY AREA. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.  
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DEPOSITED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.  
 COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATION.  
 SOIL STABILIZATION OF THE AREA IMMEDIATELY ADJACENT TO THE SOCK SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND REUSED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL

CONSTRUCTION DETAILS

MINOR LAND DEVELOPMENT PLAN FOR PARKING LOT EXPANSION PREPARED FOR MONTGOMERY ANIMAL HOSPITAL Situate In: The Township of Whitemarsh Montgomery County, Pennsylvania

REVISIONS		OTM LLC	© 2022 OTM, LLC
MUN. REVIEW	06/13/2023		
		200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610	
		(484) 336-6454 www.otm-surveying.com	
DRAWN	BR GRAMMEL, PLS	CHECK	SCALE PROJECT NO. 21-173
	08/26/2022		1"=20' SHEET 6 of 7







**200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610**  
*(484) 336-6454; www.otm-surveying.com*

June 14, 2023

Whitemarsh Township  
Mr. Richard L. Mellor, Jr. Manager  
616 Germantown Pike  
Lafayette Hill, Pa. 19444

Re: Response to plan reviews  
Montgomery Animal Hospital Land Development project  
827 Bethlehem Pike

Dear Mr. Mellor,

Based on the plan review dated October 26, 2002 prepared by Gilmore & Associates, Inc. I have revised the plans accordingly and offer the following responses/comments for the Township's consideration.

Respectfully and considering the amount of time that has now elapsed between the initial review and this response, I also offer the following:

- a) Since the initial reviews, the applicant has appeared before the Township's Zoning Hearing Board and received the necessary zoning relief relative to the project.
- b) The applicant has also appeared before the Township planning commission to review the project and at such time of the meeting was referred to the Shade Tree Commission for reviews and recommendations regarding several waivers of the Township Subdivision and Land Development ordinance.
- c) The applicant's representatives did meet on May 2nd with the Township Shade Tree Commission and the requested waivers received approvals of the Commission.

**Plan review responses:**

Subdivision and Land Development Ordinance:

- 1) Location Map: A location map has been added at a scale of 1"=600 ft. A waiver of the 1"=800 ft. is being requested.
- 2) Graphic scales have been added to each plan as requested.
- 3) A partial waiver of this requirement is being requested.
- 4) The soils delineation lines and descriptions have been added as requested. I note that this information is based on NRCS mapping as the County Conservation District no longer recognizes the 1967 mapping as being accurate or in use.

5) The signature block for the Planning Commission has been removed as requested.

6) The signature block for the Township Engineer has been added as requested.

7) The signature block for the Board of Supervisors has been revised as requested.

I also note that this project involves no work within the existing PennDOT right of way of Bethlehem Pike.

8) I note that the rights of way associated with Bethlehem Pike remain existing rights of way under the jurisdiction of the Commonwealth and that there are no proposed improvements by this project that infringe upon these rights of way. Any and all waivers of the Saldo requirements for municipal improvements either, within, or outside of the Commonwealth of Pennsylvania Jurisdiction are being requested and further outlined in the request of waivers letter attached to this letter.

9) I note that the subject wall is an existing site feature that was previously granted approval by the Township in 2018. Recognizing that the proposed new signage requires approval to be within the road right of way, the applicant will enter into a "hold harmless agreement" with the Township. I also note that the Township has viewed and approved the location of the proposed sign.

10) Information has been added to sheet no. 3 in regard to sight distances of the existing driveways and note that both driveways conform to current PennDOT regulations.

11) A waiver of the driveway aisle width in the parking lots is being requested and I note that the existing accessible parking spot (13) complies with the current ADA requirements.

13) A waiver of this requirement is being requested based on the premise that this is an existing facility requiring no large or heavy truck traffic/deliveries.

14) A waiver of this requirement is being requested.

15) A waiver of this requirement is being requested.

16) A waiver of this requirement is being requested.

17) The locations of the doors in the existing building have been added as requested.

18) A lighting design plan is provided as requested.

19) A lighting design plan is provided as requested.

*June 15, 2023*

*Page 3*

- 20) A waiver of this requirement is being requested.
- 21) A waiver of this requirement is being requested.
- 22) A waiver of this requirement is being requested.
- 23) The requested information has been included with this submission and I await review by the Township Engineer.
- 24) The requested information has been included with this submission and I await review by the Township Engineer.
- 25) The subject easement has been depicted as requested.
- 26) Should the Township find the need to have access easements between family members necessary then these documents will be prepared and filed.
- 27) I note that the current sewer mains are owned and maintained by the Bucks County Sewer and Water Authority. As such the owner(s) are currently in negotiations with this entity regarding the improvements.
- 28) A waiver of this requirement is being requested
- 29) A waiver of this requirement is being requested
- 30) A waiver of this requirement is being requested
- 31) A waiver of this requirement is being requested, however I note that based on previous conversations with the planning commission that the owner has agreed to delineate pedestrian crosswalks at each of the existing entrances to the site.
- 32) A waiver of this requirement is being requested
- 33) A waiver of this requirement is being requested
- 34) A waiver of this requirement is being requested
- 35) The refuse collection area has been designed and a detail of same has been added to the plan as requested.
- 36) A waiver of this requirement is being requested
- 37) A waiver of this requirement is being requested
- 38) The owner is agreeable to pay the fee for recreation

*June 15, 2023*

*Page 4*

- 39) A waiver of this requirement is being requested
- 40) A waiver of this requirement is being requested
- 41) The owners are agreeable to providing line striping of crosswalks on the existing macadam at each of the two driveway entrances.
- 42) A waiver of this requirement is being requested
- 43) A waiver of this requirement is being requested
- 44) A waiver of this requirement is being requested
- 45) A waiver of this requirement is being requested
- 46) I am in receipt of the review by the Township Fire Marshal and his comments/concerns have been added to the plan as requested.
- 47) A waiver of this requirement is being requested
- 48) Any required improvement agreements required by the Township will be entered into by the owners.
- 49) A detail of the existing/proposed dumpsters has been added to the plan as requested.
- 50) Notation regarding the style, type and installation of the fencing has been added as requested.
- 51) The plan has been updated to depict the total area of disturbance of 15,800 square feet
- 52) Plan details have been added as requested.
- 53) Unfortunately a construction schedule cannot be provided at this time until receiving approvals from the Municipality
- 54) A sediment erosion control plan has been prepared and submitted with this response.
- 55) A stormwater management design report is submitted with this response.
  
- 56) The requested landowner statement has been added to the plan as requested.
- 57) A blanket easement has been added to the plan as requested.

*June 15, 2023*

*Page 5*

- 58) BMP Operation and Maintenance notes have been added
- 59) The owners will enter into the Operations and Maintenance agreement with the Township.
- 60) The notation regarding keeping plans on site during construction has been added
- 61) The existing downspouts have been depicted.
- 62) Sediment erosion controls have been added to the plan
- 63) A stormwater management design report is submitted with this response.
- 64) Notation regarding dust control has been added to the plan
- 65) Due to the limited space of construction rock construction entrances have not been depicted. Notation has been added instructing the contractor to maintain the public road in a debris free condition.
- 66) We do not anticipate any off-site construction.
- 67) We believe that the water quality concern has been addressed by this design
- 68) A stormwater management design report is submitted with this response.
- 69) A stormwater management design report is submitted with this response.
- 70) A stormwater management design report is submitted with this response.
- 71) The requested notation regarding limestone has been added.
- 72) Detailed soils testing has been completed and included within the stormwater design report.
- 73) The shade tree commission has reviewed and approved the landscape plan at their May 2<sup>nd</sup> meeting.
- 74) The shade tree commission has reviewed and approved the landscape plan at their May 2<sup>nd</sup> meeting.
- 75) Tree protection and the detail has been added to the plan
- 76) The shade tree commission has determined that a pre-construction conference is not necessary for this site.
- 77) In regard to the minor encroachment of the access drive onto the adjoining property, I note that this is a pre-existing condition that has been in place since 1979 and exceeds the 21 year statute of possession. This plan proposes no further expansion of this condition nor removal.

*June 15, 2023*

*Page 6*

78) We are currently working with the Bucks County Water and Sewer Authority regarding modifying the existing pump station facility to match the proposed grading.

Thank you for the Township's kind consideration of this project.  
Should you have any questions or need any further information, please do not hesitate to contact my office.

Respectfully,

*Bradford R. Gravel, PLS*

Owner/President

OTM, LLC

Cc w/encl:

Mr. Charles Guttenplan, AICP, Director of Planning & Zoning

Ms. Krista Heinrich, PE, Township Engineer

Ms. Rebecca Padro, Owner

Attorney George Ozorowski, Hughes, Kalkbrenner & Ozorowski

**200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610**  
*(484) 336-6454; www.otm-surveying.com*

Thursday, June 15, 2023

Whitemarsh Township  
Planning Commission  
Board of Supervisors  
616 Germantown Pike  
Lafayette Hill, Pa. 19444

Re: Montgomery Animal Hospital Parking Lot expansion project  
Request for waivers of SALDO

Dear Township Officials,

On behalf of the owner of the Montgomery County Animal Hospital and applicant, we respectfully request the following waivers of the Whitemarsh Township Subdivision and Land Development ordinance as they relate to this project.

1) Section 105-23(B)(1)(e): Location map scale.

*A waiver of this section is requested to permit a location map scale of 1"=600 ft. vs. the required scale of 1"= 800 ft. Please note that the location map at the current scale depicts all of the required information and that reducing the scale to the required scale would result in the map being illegible.*

2) Section 105-23(B)(1)(l): Survey locations of all improvements within 500 ft. of the property.

*A waiver of this section is requested to permit the use of aerial imagery to depict improvements in the general area of the site.*

3) Section 105-30: required right of way width of 60 ft.; installation of curbing; installation of sidewalks and Tree Zone.

*Please note that the existing legal right of way width is currently greater than the requirement and that curbing currently exists along the frontage of the property. As such a waiver of this section is being requested to not require the installation of sidewalks or a tree zone as the installation of these items would eliminate the current existing 8 parking spaces in the front of the building on parcel A and the installation of these improvements along the frontage of parcel B is made impossible by the existing bridge over Oreland Run.*

June 15, 2023

Page 2

4) Section 105-28(K): Installation of improvements within road right of way (existing wall and proposed sign)

*Please note that the existing wall received approvals by the Township as part of a zoning hearing application in 2017 and a hold harmless agreement with the Township was entered into at that time.*

*The proposed sign location has been reviewed by the Township police department and found to be satisfactory from a sight distance standpoint.*

*As such, a waiver of this requirement is respectfully requested.*

5) Section 105-38(A): Parking stall sizing and aisle widths

*Please note that the current aisle width for the 8 parking spaces in front of the building is currently only 20 ft. in width and is an existing condition. Widening this aisle width to the 24 ft. would eliminate the existing parking along the front of the building and as such exasperating the current lack of adequate parking for the property use.*

*I also note that the proposed parking spaces have been designed to conform to the required dimensions of 9'x18'.*

*Relative to the aisle widths for spaces 1 through 12 and 21 through 32, these aisles have been designed to a width of 22 ft. in order to minimize the amount of impervious surfacing. I also note that based on the current trend of vehicle sizing (avg. 16 ft. in length and 6 ft. in width) I respectfully submit that 22 ft. remains more than adequate for maneuverability in this instance.*

6) Section 105-38(C) Truck turning movements:

*Respectfully, I submit that the current site conditions do not adequately provide for movements of "trucks or fire vehicles" and due to the site constraints, there remains no possibility to correct this situation. I note that the building is located only 40 ft. from Bethlehem Pike and would assume that in the case of a fire or emergency situation that the emergency vehicles would be staged along Bethlehem Pike. Relative to the pickup and disposal of refuse, this service is contracted by the owners and pickup is scheduled during times of low or no usage of the parking lot, permitting adequate area for the refuse truck to maneuver.*

7) Section 105-38(F) Installation of curbing within parking lots

*A waiver of this section of the ordinance is requested due to the parking lots being both private in nature and installation of curbing will only serve to impede the proposed design of storm water management.*

8) Section 105-38(H) Parking area setbacks of 15 ft. from property lines and rights of way

*Respectfully, while acknowledging this requirement, I note that both Mrs. Schrader and her husband John are technically the owners of both parcels A and B and while the parcels not being joined in a common deed, that they have raised no objections to the proposed parking layout. Additionally, I note the existing non-conformity of the current parking lot and that the parking lot on Parcel B is designed to not encroach within the current road right of way.*

June 15, 2023

Page 3

9) Section 105-39(A) Installation of one 3" caliper tree per every two parking spaces  
*Respectfully, I submit that adherence to this requirement would require the planting of 16 trees which is simply not possible given the current available development area of the site.*

10) Section 105-39(C) 10% landscaping of parking lots over 2,000 square feet  
*Respectfully, I submit that the parking lots as proposed are private parking lots designated specifically for the current use and not for public parking.  
Imposition of this requirement would severely reduce the number of parking spaces available for both employee and patron use.*

11) Section 105-40(A) Provision of off-street loading facilities  
*Respectfully, I submit that the current use of a veterinary clinic and hospital does not require large scale deliveries of material that would require an off-street loading/parking space.*

12) Section 105-46: Installation of curbing  
*A waiver of this section of the ordinance is requested due to the parking lots being both private in nature and installation of curbing will only serve to impede the proposed design of storm water management.*

13) Section 105-46: Replacement of existing curb depression  
*Respectfully, I submit that the subject depressed curb is proposed to not be used as access to the site. As removal of this portion of curbing would entail extensive repairs/replacement of macadam surfacing along Bethlehem Pike, I suggest that in lieu of replacement that a suitable barrier (fencing, etc.) subject to approval by the Township Engineer may be considered.*

14) Section 105-47(A): Installation of sidewalks  
*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk. The owner/applicants are amenable to installing cross walks at each driveway entrance*

15) Section 105-48: Installation of Street Trees  
*Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.*

16) Section 105-48(E): Installation of Street Trees  
*Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further*

June 15, 2023

Page 4

*exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.*

17) Section 105-51(G): Visible seclusion of parking areas

*Respectfully I submit that the existing parking area in front of the building is an existing condition. The expansion of the parking lot to the rear of the building is only visible to the existing commercial bank parking lot to the South and the proposed parking lot on Parcel B is only visible from Bethlehem Pike for a short distance of less than 100 ft.*

18) Section 105-52: Buffer Yards between developments and existing streets

*Respectfully I submit that this site remains an existing condition and that imposition of this requirement cannot be achieved without abandonment of the current use.*

19) Section 105-52(B)(2): Required Buffer widths of 50 ft.

*Respectfully, I submit that no additional landscape buffers should be required in this instance due to the existing conditions whereas there are currently no "buffers" to the South between this property and the Bank property and the site is "buffered" to the North by the existence of the Oreland Run Creek and heavy vegetation.*

20) Section 105.56.1(C): Provision of future access to adjoining properties.

*Respectfully, I submit that this project represents merely an expansion of parking facilities on an existing property with an existing use and should not be subject to this requirement.*

21) Section 105-56.1: Provision of sidewalks

*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk.*

22) Section 105-56.1(l): Installation of street lighting poles and fixtures

*Respectfully, a waiver of this requirement is being requested until such time as a more comprehensive plan for the overall neighborhood has been developed, funded and implemented for this section of the municipality.*

23) Section 105-73: Installation of sidewalk

*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk.*

24) Section 105-74: Installation of curbing

*Respectfully, I submit that the entire frontage of the property is current curbed*

June 15, 2023

Page 5

25) Section 105-83: Street trees and required plantings

*Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.*

*Respectfully, I submit that no additional landscape buffers should be required in this instance due to the existing conditions whereas there are currently no "buffers" to the South between this property and the Bank property and the site is "buffered" to the North by the existence of the Oreland Run Creek and heavy vegetation.*

On behalf of my clients, thank you for the Township's kind attention to both the project and these requests.

Should you have any questions or need any further information, please do not hesitate to contact me directly at (484) 638-0206 or via email at [bradgr.otm@gmail.com](mailto:bradgr.otm@gmail.com).

Sincerely,

*Bradford R. Grauel, PLS*

Owner/President

OTM, LLC

Cc:

Mr. Charles Guttenplan, AICP, Whitemarsh Township

Ms. Krista Heinrich, PE Gilmore and Associates (via email)

Mr. Sean Kilkenny, Esq. Whitemarsh Township solicitor (via email)

Dr. Rebecca S. Padro, Owner/applicant (via email)

Mr. George Ozorowski, Esq. (via email)

**POST CONSTRUCTION STORMWATER  
MANAGEMENT REPORT  
FOR THE  
MONTGOMERY ANIMAL  
HOSPITAL**

**LOCATED IN**

**WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**JANUARY 17, 2023**



**PROJECT NUMBER: 0504157 (O457a)  
COPYRIGHT (2023) KRAFT MUNICIPAL GROUP**



POST CONSTRUCTION STORMWATER MANAGEMENT REPORT

**MONTGOMERY ANIMAL HOSPITAL**

WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

TABLE OF CONTENTS

	<u>Page</u>
GENERAL STATEMENT OF PROJECT	1
PREPARER'S QUALIFICATIONS	1
STORM DRAINAGE AND RUNOFF	1
SOILS CHARACTERISTICS	2

APPENDICES

Appendix A - Location Map

Appendix B - Soils Map and Descriptions

Appendix C - Stormwater Design Calculations

---

POST CONSTRUCTION STORMWATER MANAGEMENT REPORT

**MONTGOMERY ANIMAL HOSPITAL**

WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

GENERAL STATEMENT OF PROJECT

The site Owners and Developers, John R. Schrader, III and Karen P. Schrader trading as Montgomery Animal Hospital, are proposing to upgrade and expand two parking areas at their existing facility at 827 Bethlehem Pike in Flourtown, PA. The site presently contains an animal hospital and three parking areas – a paved are in the front which will not be modified, a paved lot in the rear which will be reconfigured and expanded and a gravel lot to the north which will be reconfigured and paved. Proposed improvements include the repaving and related stormwater improvements.

The Applicant's address is:       Montgomery Animal Hospital  
  c/o Dr. Rebecca S. Padro and Karen P. Schrader  
  827 Bethlehem Pike  
  Flourtown PA 19031  
  (215) 233-3958

PREPARER'S QUALIFICATIONS

Name of Preparer:       Gary D. Kraft, PE

Contact Information:   Kraft Municipal Group  
  6525 Shillington Plaza  
  Shillington PA 19607  
  610 / 777 - 1311

Education:                      1976 Bachelor of Science, Civil Engineering, Lehigh University  
         Professional Engineer in Pennsylvania, 1980

Employment:                  Kraft Municipal Group (formerly Kraft Engineering): March 1994 to Present  
         SSM/Spotts, Stevens and McCoy, Inc: June 1971 to February 1994

Stormwater Management / Erosion and Sediment Control Plans Experience:

Kraft has designed, reviewed and supervised staff preparing Stormwater Management and Erosion and Sedimentation Control Plans since 1979. During that time, he was responsible for numerous projects ranging from municipal improvements projects to private land developments.

STORM DRAINAGE AND RUNOFF

Stormwater design calculations are provided in Appendix C.

There are two areas where the proposed construction will be completed. These are in the areas of the north existing gravel parking lot and in the rear (west) where an existing paved lot will be reconfigured. Soils testing results (included in Appendix B) indicate that the soils at the north lot are unsuitable for infiltration and the soils at the rear lot are suitable. On this basis and based upon zoning requirements, the rear lot is proposed to be constructed of pervious paving with underground storage. The configuration of the pervious paving lot is sufficient to manage rate control, water quality requirements and groundwater recharge

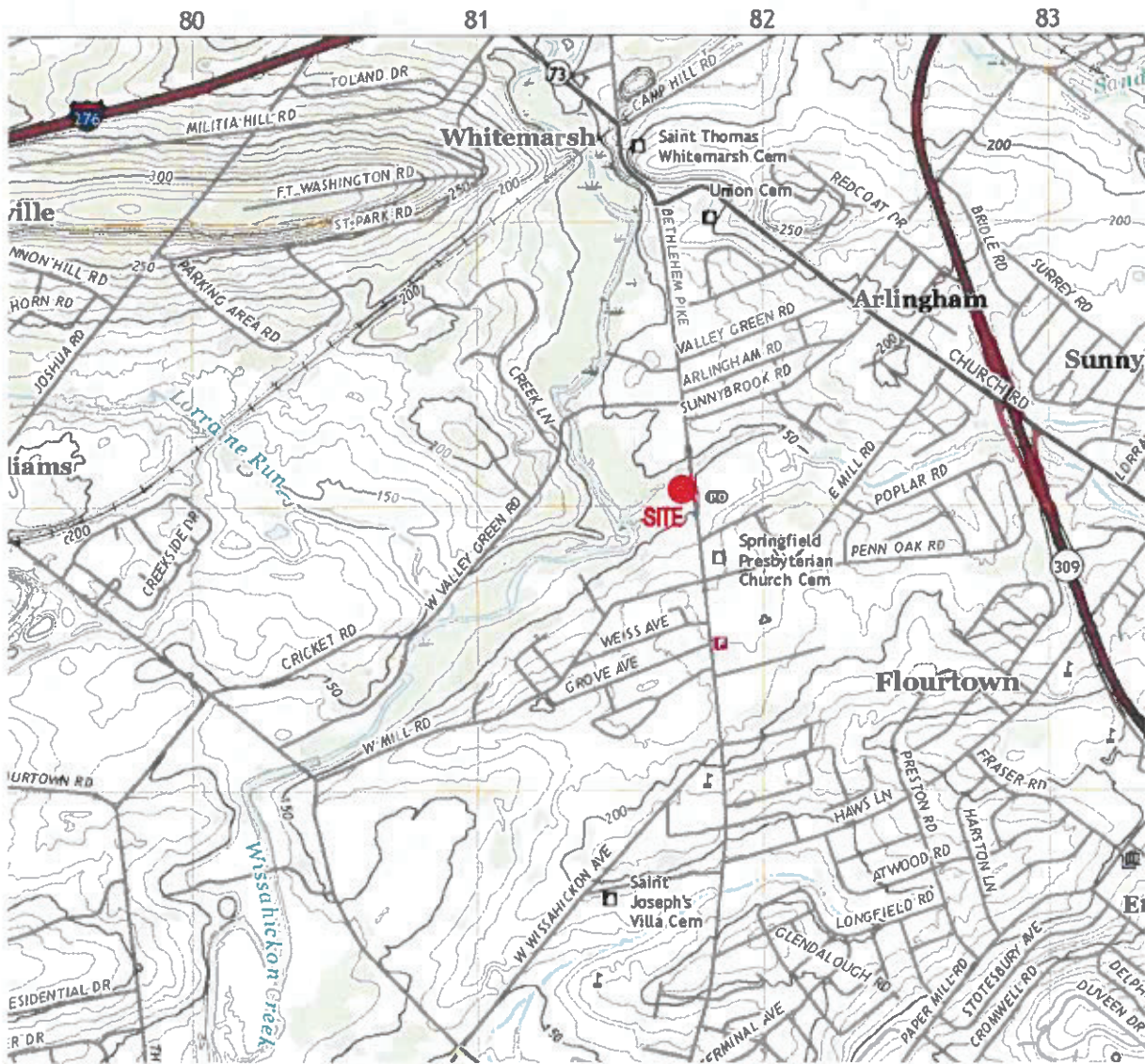
requirements. No structural BMP's are proposed for the north lot; however, water quality concerns are being addressed by configuring the lot to sheet flow to surrounding vegetated areas.

#### SOILS CHARACTERISTICS (URBAN / CODORUS)

A copy of the Soils Map is provided in Appendix B. The development area of the site is characterized primarily by Urban land (UgB) with Codorus silt loam (Ch) in the rear of the property. With limited characterization provided for Urban lands, the design is based upon the characteristics of the Codorus silt loam and the on-site soils testing. Based upon PA DEP's E & SPC Program Manual, Codorus soils have potential limitations related to the following:

- Cutbanks cave
- Corrosiveness to concrete and steel
- Flooding
- Depth to saturated zone-water table
- Hydric intrusions
- Low strength
- Slow percolation
- Piping
- Frost action
- Wetness

**APPENDIX A**  
**LOCATION MAP**



GERMANTOWN, PA. QUADRANGLE

**APPENDIX B**  
**SOILS MAP AND DESCRIPTIONS**

Soil Map—Montgomery County, Pennsylvania



Map Scale: 1:1,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

## MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI)
  - Soils
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point Features
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania  
 Survey Area Data: Version 17, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ch	Codorus silt loam	0.1	8.1%
UgB	Urban land, 0 to 8 percent slopes	0.8	91.9%
<b>Totals for Area of Interest</b>		<b>0.9</b>	<b>100.0%</b>



443 West 1st Avenue  
 Parkersburg, Pa 19365  
 610-582-0605  
 www.edsoilconsulting.com



**Stormwater Soil Evaluation Form**

PIT NUMBER: TP-1		DATE: 11/4/2022	PERMIT #:					
PROJECT: Montgomery Animal Hospital		COUNTY: Montgomery	GEOMORPHIC					
CLIENT: OTM Surveying		TOWNSHIP: Whitemarsh	POSITION: fill					
200 Spring Ridge Dr, Suite 201		grass/gravel						
Wyomissing, PA 19610		DEVELOPMENT: Revised Parking Lot	WEATHER: fog-65					
LOCATION: 827 Bethlehem Pike		SOIL SCIENTIST: Ross Wolford						
		Redox						
		Features						
Horizon	Depth	Color	Texture	%CF's	Abundance	Soil Mottling	Structure	Consistency
	Upper					Contrast		
	Lower							
A-fill	0	9	10yr3/4	channery silt loam	15%		2 m gr	loose
B-fill	9	26	variagated	stony silt loam	25%		2 m pl	very firm
C-fill	26	72	10yr4/4	very stony loam	70%		1 m sbk	very friable
Bt1	72	84	10yr5/4	silt loam	<15%		1 m pl	friable

Comments: slabs of broken concrete

Soil Type-UgB Urban Land		Soil Drainage Class:	
LIMITING ZONE:		Excessively Drained	
none to 84"		Well Drained	
		Moderately Well Drained	
		Somewhat Poorly Drained	
		Poorly Drained	
		Very Poorly Drained	
SIGNATURES:		SOIL SCIENTIST:	
		<i>Ross J. Wolford</i>	

443 West 1st Avenue  
 Parkesburg, Pa 19365  
 610-582-0605  
 www.edsoilconsulting.com



**Stormwater Soil Evaluation Form**

PIT NUMBER: <b>TP-2</b>		DATE: 11/4/2022	PERMIT #:					
PROJECT: Montgomery Animal Hospital		COUNTY: Montgomery	GEOMORPHIC					
CLIENT: OTM Surveying		TOWNSHIP: Whitmarsh	POSITION: fill					
200 Spring Ridge Dr, Suite 201		grass/gravel						
Wyomissing, PA 19610		WEATHER: fog-65						
LOCATION: 827 Bethlehem Pike		SOIL SCIENTIST: Ross Wolford						
		Redox						
		Features						
Horizon	Depth	Texture	%CF's	Abundance	Soil Mottling	Structure	Consistency	
	Upper				Contrast			
	Lower							
A-fill	0	9	10yr2/2	gravel	90%		2 m gr	loose
C-fill	9	62	10yr6/6	concrete and silt loam	80%	common	2 m pl	very firm
C-fill	62	90	10yr5/6	stony silt loam	60%	many	2 m sbk	very firm
Bt	90	102	7.5yr6/6	silt loam	<15%	common	1 m pl	friable

Comments: slabs of broken concrete in C horizons

Soil Type-UgB Urban Land		Soil Drainage Class:	
LIMITING ZONE:		Excessively Drained	
none to 9":		Well Drained	
Redoximorphic features-mottles		Moderately Well Drained	
		Somewhat Poorly Drained	
		Poorly Drained	
		Very Poorly Drained	
SIGNATURES:		SOIL SCIENTIST:	
		<i>Ross J. Wolford</i>	

# Montgomery Animal Hospital

## Storm Water Test Locations





## Montgomery County, Pennsylvania

### UgB—Urban land, 0 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2dtyq  
*Elevation:* 800 to 1,500 feet  
*Mean annual precipitation:* 36 to 46 inches  
*Mean annual air temperature:* 41 to 62 degrees F  
*Frost-free period:* 130 to 170 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Urban land:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Urban Land

##### Setting

*Parent material:* Pavement, buildings and other artificially covered areas human transported material

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8s  
*Hydric soil rating:* No

#### Minor Components

##### Udorthents, unstable fill

*Percent of map unit:* 10 percent  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Montgomery County, Pennsylvania  
Survey Area Data: Version 17, Sep 6, 2022

## Montgomery County, Pennsylvania

### Ch—Codorus silt loam

#### Map Unit Setting

*National map unit symbol:* 153x  
*Elevation:* 200 to 2,000 feet  
*Mean annual precipitation:* 35 to 50 inches  
*Mean annual air temperature:* 45 to 57 degrees F  
*Frost-free period:* 120 to 220 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Codorus and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Codorus

##### Setting

*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from gneiss and/or alluvium derived from mica schist

##### Typical profile

*Ap - 0 to 12 inches:* silt loam  
*Bw - 12 to 48 inches:* silt loam  
*C - 48 to 60 inches:* silt loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 72 to 99 inches to lithic bedrock  
*Drainage class:* Moderately well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* About 18 to 36 inches  
*Frequency of flooding:* OccasionalNone  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 8.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C

*Ecological site:* F148XY027PA - Moist, Piedmont - felsic, Riparian  
Zone, Ecotonal Meadow-Shrub-Forest  
*Hydric soil rating:* No

### Minor Components

#### Hatboro

*Percent of map unit:* 8 percent  
*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* Yes

#### Glenville

*Percent of map unit:* 4 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Backslope, footslope  
*Landform position (three-dimensional):* Head slope, side slope  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Linear, concave  
*Hydric soil rating:* No

#### Baile

*Percent of map unit:* 3 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: Montgomery County, Pennsylvania  
Survey Area Data: Version 17, Sep 6, 2022

**APPENDIX C**

**STORMWATER DESIGN CALCULATIONS**

## STORMWATER DESIGN CALCULATIONS

The following is a listing of the information included in this section:

Flow Summaries .....	2
Cover Conditions & Areas .....	3
Coefficient Table .....	4
Drainage Area Plans .....	5 to 6
Rainfall Intensities (excerpt from Resolution 2004-8) .....	6
Water Quality / Groundwater Recharge .....	7
Rainfall Intensities .....	8
Adjusted Predevelopment Flow .....	9
Bypass Flow .....	10
Basin Analysis .....	11 to 14
Pervious Paving Bed Details .....	15
Upper Parking Lot Water Quality .....	16

## FLOW SUMMARIES

2

STORM FREQUENCY	A Adjusted Pre-Dev. Flow (cfs)	B Bypass Flow (cfs)	C Permitted Total Basin Outflow (cfs)	D Basin Outflow (cfs)	E Net Flow Under Ordinance (cfs)
1	0.634	0.460	0.174	0.000	0.174
2	0.870	0.616	0.254	0.000	0.254
5	1.282	0.883	0.399	0.000	0.399
10	1.621	1.101	0.520	0.000	0.520
25	1.923	1.294	0.629	0.000	0.629
50	2.227	1.487	0.740	0.000	0.740
100	2.534	1.682	0.852	0.000	0.852
<b>Reference:</b>	Pg. 9	Pg. 10	A - B	Pg. 14	C - D

## COVER CONDITIONS & AREAS

3

### [NRCS METHOD]

"CN" Values shown are recommended for HSG - C Soils

[ Note that HSG-C soils are used for this analysis because the mapped soils on the site are a mix of unrated Urban and C. No other rated soils are present off-site in the immediate area.]

Area	Lawn	Impervious	Total Area	CN x A	Weighted "CN"
"CN" ---->	77	98			
<b>Predevelopment Conditions</b>					
Total	0.120	0.168	0.288	25.704	89
Adjusted	0.154	0.134	0.288	24.998	87
<b>Post Development Conditions</b>					
Pervious Paving Area		0.108	0.108	10.584	98
Bypass Area	0.071	0.109	0.180	16.149	90
Total	0.071	0.217	0.288	26.733	93

Study Area = 6,701 SF

Predevelopment Impervious Area = 7,318 SF

Adjusted Predev. Impervious Area = 5,854 SF

Post Development Impervious Area = 9,453 SF

**Runoff Curve Numbers  
(From NRCS (SCS) TR-55)**

LAND USE DESCRIPTION		HYDROLOGIC SOIL GROUP			
		A	B	C	D
Open Space		44	65	77	82
Meadow / Orchard		30	58	71	78
Agricultural		59	71	79	83
Forest		36	60	73	79
Commercial	(85% Impervious)	89	92	94	95
Industrial	(72% Impervious)	81	88	91	93
Institutional	(50% Impervious)	71	82	88	90
Residential					
Average Lot Size	% impervious				
1/8 acre or less*	65	77	85	90	92
1/8 - 1/3 acre	34	59	74	82	87
1/3 - 1 acre	23	53	69	80	85
1 - 4 acres	12	46	66	78	82
Farmstead		59	74	82	86
Smooth Surfaces (Concrete, Asphalt, Gravel or Bare Compacted Soil)		98	98	98	98
Water		98	98	98	98
Mining/Newly Graded Areas (Pervious Areas Only)		77	86	91	94

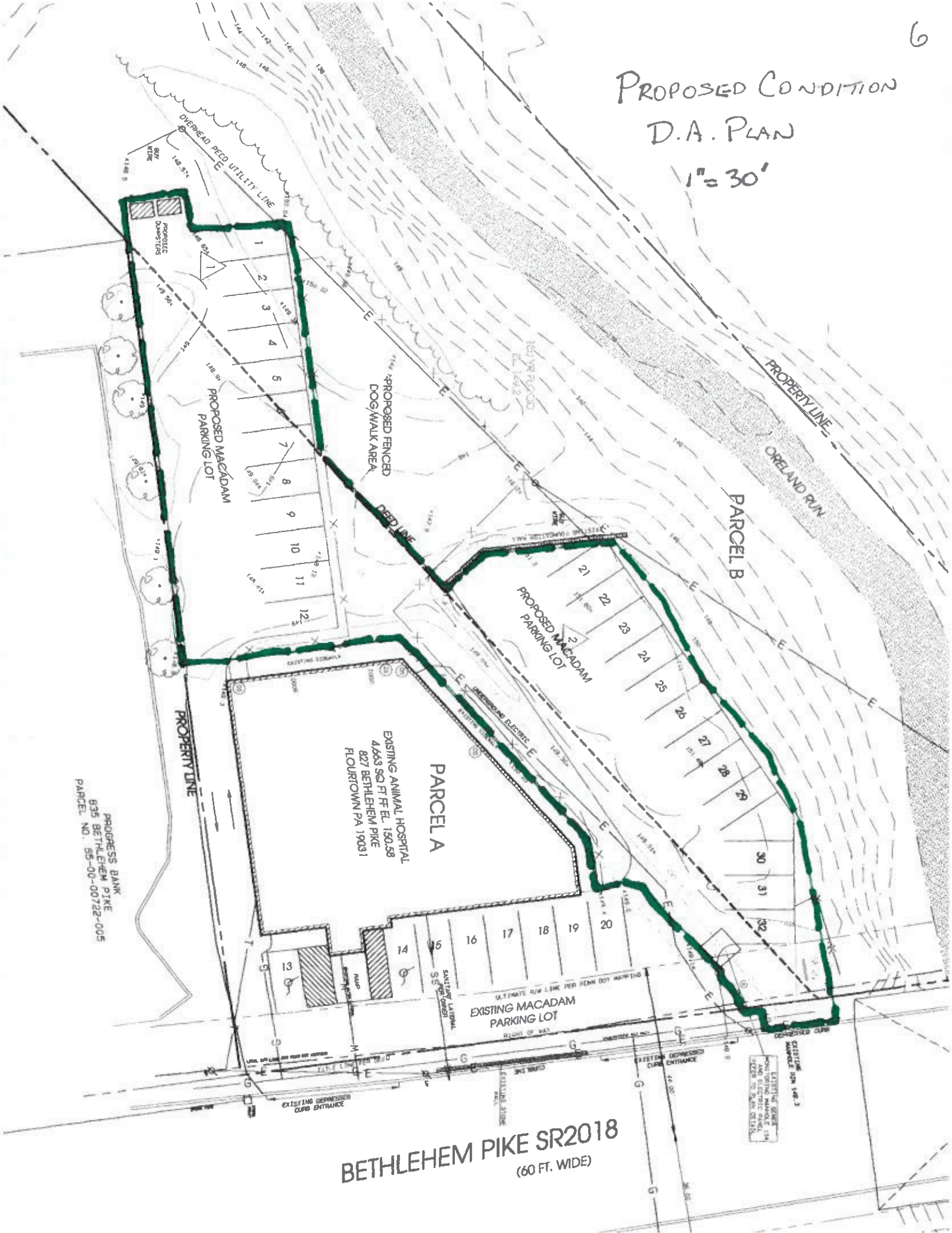
\* Includes Multi-Family Housing unless justified lower density can be provided.

**Note:** Existing site conditions of bare earth or fallow ground shall be considered as meadow when choosing a CN value.



# PROPOSED CONDITION D.A. PLAN

1" = 30'



PROGRESS BANK  
 835 BETHLEHEM PIKE  
 PARCEL NO. 55-00-00722-005

**PARCEL A**  
 EXISTING ANIMAL HOSPITAL  
 4,663 SQ. FT. FL. 150.58  
 827 BETHLEHEM PIKE  
 FLOURTOWN PA 19031

**BETHLEHEM PIKE SR2018**  
 (60 FT. WIDE)

**Section II.F.3.c.1.: Water Quality Requirements**

$$WQ_v \text{ (in acre-ft)} = [(0.17) * (R_v) * (A)] / 12$$

Where:  $A = 0.288$  acres

$$I = [(Impervious Area / Total Area) * 100] = 75\%$$

$$R_v = (0.05) + (0.009) * I = 0.73$$

Therefore:  $WQ_v = [(0.17) * (0.73) * (0.288)] / 12$   
 $= 0.00298$  acre-ft  
 $= 130$  C.F.

**Section II.F.3.d.4.a.: Ground Water Recharge**

$$Re_v = [(S) * (R_v) * (A)] / 12$$

Where:  $S = 0.13$

Therefore:  $Re_v = [(0.13) * (0.73) * (0.288)] / 12$   
 $= 0.00228$  acre-ft  
 $= 99$  C.F.

The rear parking area will be constructed of Pervious Paving with an aggregate thickness of 8". The area of the Pervious Paving is 4,704 S.F. With a void ratio of 40%, the total storage volume is 1,261 C.F.; therefore, the Water Quality and Groundwater Recharge volume requirements are met.

**Pervious Paving Bed Dewatering**

$$\text{Perc Rate} = [(5.50) + (0.50) + (2.00)] / 3 / 2 = 1.33 \text{ "/hr}$$

$$Q_{SEEP} = \frac{(4,704 \text{ SF}) * (1.33 \text{ "/hr})}{(12) * (3,600)} = 0.145 \text{ CFS}$$

$$t_{DEWATER} = [1,881 \text{ CF} / 0.145 \text{ CFS}] / 3,600 = 3.6 \text{ hrs}$$

Hydrology National Engineering Handbook, Section 4, both U. S. Department of Agriculture, Soil Conservation Service.

The Township Engineer may permit the use of the rational method for calculation of runoff on earth disturbance sites of five (5) acres or less, and for the design of storm sewers.

(4) Stormwater shall not be transferred from one watershed to another unless:

- (a) The watersheds are subwatersheds of a common watershed which joins together within the perimeter of the site;
- (b) The effect of transfer does not alter the peak discharge onto adjacent lands; or
- (c) Easements from the affected landowners are provided.

(5) The following rainfall intensity shall be used for the twenty-four (24) hour Type II distribution form with average antecedent moisture conditions for the frequencies shown:



- (a) One-Year - 2.6 inches
- (b) Two-Years - 3.2 inches
- (c) Five-Years - 4.2 inches
- (d) Ten-Years - 5.0 inches
- (e) Twenty-five Years - 5.7 inches
- (f) Fifty-Years - 6.4 inches
- (g) One-Hundred Years - 7.1 inches

(6) All stormwater collection pipes, inlets, and swales shall be designed to handle the peak flow rate for the one hundred (100) year storm. An inlet/outlet control evaluation shall be utilized to determine all pipe sizes in accordance with the method outlined in Hydraulic Design of Highway Culverts, Federal Highway Administration, (latest edition).

**SCS TR-55 TABULAR HYDROGRAPH PEAK RESULTS**

FOR JOB : O457A - MONTCO ANIMAL HOSP.  
COMPUTED ON 1/16/2023 AT 4:28:23 PM  
IDENTIFIED AS : ADJUSTED PREDEV. FLOW

INITIAL DATE OF STORM : 01-16-2023  
DISTRIBUTION TYPE : II

9

STORM FREQUENCIES : 1 2 5 10 25 50 100 YEARS

FILE CREATED : PRETOT.E0

**SYMMARY OF BASIC HYDROGRAPH PARAMETERS**

Sub Area Number	Area Acres	Am Miles <sup>2</sup>	Tc Minutes	Tc Hours	dTt Minutes	dTt Hours	CN Runof
01	0.29	0.000	0005.00	0.08	0000.00	0.00	87

**PEAK FLOWS:**

Storm Event	Storm Date	Peak Time Minutes	Peak Time Hours	P In / Hr	Peak Flow CFS
1 Year	01-16-2023	0726.00	12.10	2.60	0.634
2 Year	01-16-2023	0726.00	12.10	3.20	0.870
5 Year	01-16-2023	0726.00	12.10	4.20	1.282
10 Year	01-16-2023	0726.00	12.10	5.00	1.621
25 Year	01-16-2023	0726.00	12.10	5.70	1.923
50 Year	01-16-2023	0726.00	12.10	6.40	2.227
100 Year	01-16-2023	0726.00	12.10	7.10	2.534

**SCS TR-55 TABULAR HYDROGRAPH PEAK RESULTS**

FOR JOB : O457A - MONTCO ANIMAL HOSP.  
COMPUTED ON 1/16/2023 AT 4:29:21 PM  
IDENTIFIED AS : BYPASS AREA

INITIAL DATE OF STORM : 01-16-2023  
DISTRIBUTION TYPE : II

10

STORM FREQUENCIES : 1 2 5 10 25 50 100 YEARS

FILE CREATED : BYPASS.E0

**SYMMARY OF BASIC HYDROGRAPH PARAMETERS**

Sub Area Number	Area Acres	Am Miles <sup>2</sup>	Tc Minutes	Tc Hours	dTt Minutes	dTt Hours	CN Runof
01	0.18	0.000	0005.00	0.08	0000.00	0.00	90

**PEAK FLOWS:**

Storm Event	Storm Date	Peak Time Minutes	Peak Time Hours	P In / Hr	Peak Flow CFS
1 Year	01-16-2023	0726.00	12.10	2.60	0.460
2 Year	01-16-2023	0726.00	12.10	3.20	0.616
5 Year	01-16-2023	0726.00	12.10	4.20	0.883
10 Year	01-16-2023	0726.00	12.10	5.00	1.101
25 Year	01-16-2023	0726.00	12.10	5.70	1.294
50 Year	01-16-2023	0726.00	12.10	6.40	1.487
100 Year	01-16-2023	0726.00	12.10	7.10	1.682

**SCS TR-55 TABULAR HYDROGRAPH PEAK RESULTS**

FOR JOB : O457A - MONTCO ANIMAL HOSP.  
COMPUTED ON 1/16/2023 AT 4:30:29 PM  
IDENTIFIED AS : PERVIOUS PAVEMENT INFLOW

INITIAL DATE OF STORM : 01-16-2023  
DISTRIBUTION TYPE : II

//

STORM FREQUENCIES : 1 2 5 10 25 50 100 YEARS

FILE CREATED : INFLO.E0

**SYMMARY OF BASIC HYDROGRAPH PARAMETERS**

Sub Area Number	Area Acres	Am Miles <sup>2</sup>	Tc Minutes	Tc Hours	dTt Minutes	dTt Hours	CN Runof
01	0.11	0.000	0005.00	0.08	0000.00	0.00	98

**PEAK FLOWS:**

Storm Event	Storm Date	Peak Time Minutes	Peak Time Hours	P In / Hr	Peak Flow CFS
1 Year	01-16-2023	0726.00	12.10	2.60	0.404
2 Year	01-16-2023	0726.00	12.10	3.20	0.506
5 Year	01-16-2023	0726.00	12.10	4.20	0.676
10 Year	01-16-2023	0726.00	12.10	5.00	0.812
25 Year	01-16-2023	0726.00	12.10	5.70	0.931
50 Year	01-16-2023	0726.00	12.10	6.40	1.050
100 Year	01-16-2023	0726.00	12.10	7.10	1.169

**BASIN ELEVATION VS. STORAGE MATRIX**

12

FOR JOB O457A - MONTCO ANIMAL HOSP.  
 COMPUTED ON 1/17/2023 AT 10:45:10 AM

IDENTIFIED AS PERVIOUS PAVING BASE STAGE / STORAGE

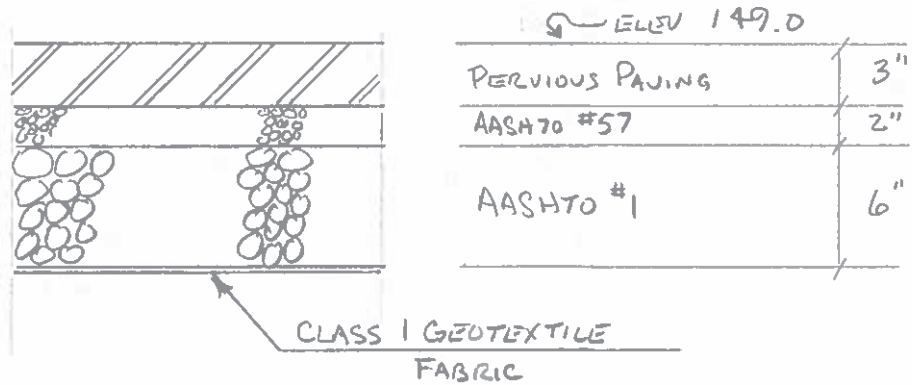
FILE CREATED: PAVE.ES

Elevation ft above MSL	Area FT <sup>2</sup>	Average area		Incremental Storage Volume	Total Storage Volume	
		FT <sup>2</sup>	Elevation difference		Cubic feet	Acre feet
148.08	1882				0	0.00000
		1883	0.67	1261		
148.75	1883				1261	0.02895
		1884	0.25	471		
149.00	1884				1732	0.03976

**PERVIOUS PAVEMENT STAGE / STORAGE**

ELEV	AREA
148.08	1882
148.75	1883
149.00	1884

← 40% of 4,704 SF



**OUTLET DISCHARGE CURVE - PAGE 1 OF 2**

13

FOR JOB : O457A - MONTCO ANIMAL HOSP.  
COMPUTED ON 1/17/2023 AT 10:45:44 AM  
NUMBER OF RATING POINTS : 19  
IDENTIFIED AS : PERVIOUS PAVING STAGE / DISCHARGE

MINIMUM ELEVATION RATED, FEET ABOVE MSL : 148.08  
MAXIMUM ELEVATION RATED, FEET ABOVE MSL : 149.00  
INCREMENTAL ELEVATION STEP, FEET : 0.05  
FILE CREATED : PAVE EO

Basin Water Elevation Ft above MSL	Riser Box Water Elevation Ft above MSL	Tail Water Water Elevation Ft above MSL	Primary Discharge CFS	Secondary Discharge CFS	Total Discharge CFS	Primary Discharge Control
148.08	0.00	N/A	0.000	N/A	0.000	N/A
148.13	0.00	N/A	0.000	N/A	0.000	N/A
148.18	0.00	N/A	0.000	N/A	0.000	N/A
148.23	0.00	N/A	0.000	N/A	0.000	N/A
148.28	0.00	N/A	0.000	N/A	0.000	N/A
148.33	0.00	N/A	0.000	N/A	0.000	N/A
148.38	0.00	N/A	0.000	N/A	0.000	N/A
148.43	0.00	N/A	0.000	N/A	0.000	N/A
148.48	0.00	N/A	0.000	N/A	0.000	N/A
148.53	0.00	N/A	0.000	N/A	0.000	N/A
148.58	0.00	N/A	0.000	N/A	0.000	N/A
148.63	0.00	N/A	0.000	N/A	0.000	N/A
148.68	0.00	N/A	0.000	N/A	0.000	N/A
148.73	0.00	N/A	0.000	N/A	0.000	N/A
148.78	0.00	N/A	0.251	N/A	0.251	N/A
148.83	0.00	N/A	1.103	N/A	1.103	N/A
148.88	0.00	N/A	2.306	N/A	2.306	N/A
148.93	0.00	N/A	3.791	N/A	3.791	N/A
148.98	0.00	N/A	5.525	N/A	5.525	N/A

**OUTLET STRUCTURE GEOMETRY - PAGE 2 OF 2**

FOR JOB : O457A - MONTCO ANIMAL HOSP.  
COMPUTED ON 1/17/2023 AT 10:45:44 AM  
IDENTIFIED AS : PERVIOUS PAVING STAGE / DISCHARGE

NUMBER OF PRIMARY OUTLET CONTROLS : 1  
NUMBER OF SECONDARY OUTLET CONTROLS : 0  
FILE CREATED : PAVE EO

**PRIMARY CONTROL #01 : TRAPIZOIDAL WEIR**

Invert Elevation, Ft Above MSL : 148.75    Crest Length, Ft    16.00    R Slope, \_H/1V : 3.000    L Slope, \_H/1V : 3.000  
Discharge Coefficient : 3.000

**BASIN ROUTING PEAK RESULTS**

FOR JOB : 0457A - MONTCO ANIMAL HOSP.  
 COMPUTED ON 1/17/2023 AT 10:47:17 AM  
 IDENTIFIED AS : PERVIOUS PAVING ROUTING

BASIN INFLOW HYDROGRAPH DATA : INFLOXX.HYD SCS TR-55 TABULAR  
 BASIN ELEVATION VS. STORAGE MATRIX DATA : PAVE.ES MANUAL ENTRY  
 BASIN OUTLET STRUCTURE DATA : PAVE.EO CALCULATED

STORM FREQUENCIES : 1 2 5 10 25 50 100 YEARS

FILE CREATED : PAVEXX.HYD

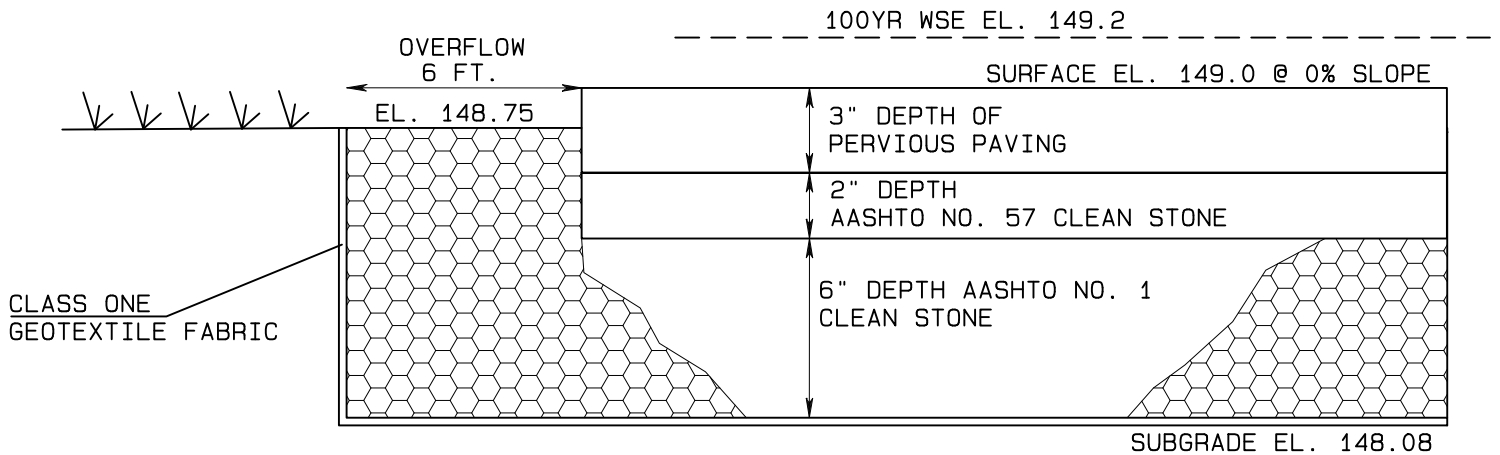
BASIN INVERT ELEVATION : 148.08 FT ABOVE MSL  
 BASIN TOP OF BERM ELEVATION : 149.00 FT ABOVE MSL

INITIAL POOL ELEVATION : 148.08 FT ABOVE MSL  
 ROUTING TIME INTERVAL : 5.00 MINS

BASIN BYPASS = 0.14 CFS

**PEAK RESULTS:**

Storm Frequency	Peak Date	Peak Time Minutes	Peak Elevation Ft Above MSL	Peak Storage Acre Feet	Peak Outflow CFS
1 Year			148.17	0.00372	0.000
2 Year			148.22	0.00590	0.000
5 Year			148.30	0.00967	0.000
10 Year			148.38	0.01291	0.000
25 Year			148.45	0.01583	0.000
50 Year			148.52	0.01891	0.000
100 Year			148.59	0.02207	0.000



SCARIFY SUBGRADE TO A MIN. DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC

OPERATIONS AND MAINTENANCE OF PERVIOUS PAVEMENT STORMWATER MANAGEMENT FACILITY.

1. THE SURFACE OF THE FACILITY SHALL BE VACUUMED AT A MINIMUM OF TWICE PER YEAR TO REMOVE PARTICULATES AND ACCUMULATED DEBRIS. VACUUMING IS RECOMMENDED TO BE DONE IN THE SPRING FOLLOWING SNOW MELT AND AGAIN IN THE FALL AFTER LEAF DROP.
2. LIMIT THE USE OF SALT, SAND OR OTHER DEICERS
3. MAINTAIN ADJACENT VEGETATED AREAS (LAWN/LANDSCAPING) IN A WELL VEGETATED CONDITION TO LIMIT OR ELIMINATE SEDIMENT FLOWING ONTO THE PARKING SURFACE.

### Upper Parking Lot Water Quality

As documented on Page 7 of this Appendix, the design exceeds the Ordinance requirements relative to Water Quality and Groundwater recharge. That said, the upper (northern) parking lot does not include any structural BMP related to Water Quality. It was previously considered that this lot would be graded to collect flow at a central point and convey the collected flow to the west end of the lot. In consideration of the Water Quality impacts of such an approach, the design has been modified such that runoff from the proposed paving will discharge by sheet flow into the vegetated area surrounding the lot with no concentrated collection. This approach is consistent with Ordinance §II.F.3.c.4. which encourages disconnection of non-roofed impervious surfaces.

REBECCA PADRO - DIRECT

58

1  
2 already has tight parking and leaving  
3 their car there all day to charge. That's  
4 my concern.

5 Q. And you heard the concerns with  
6 parking. Let's talk about how many  
7 employees do you have, why do you need  
8 this extra parking over above what the  
9 code requires?

10 A. Well, I mean, we're kind of --  
11 we're definitely more than maxed out on  
12 the parking we have now. I would say we  
13 can have up to 15, maybe 17 employees at a  
14 crossover time, just employees in the  
15 building, each with their own car. And  
16 then we have three doctors at one time  
17 maybe seeing appointments. So that's  
18 three more cars, maybe six more if you  
19 have someone that's in there and then the  
20 next appointment's coming and parking and,  
21 you know, getting ready to come in. We  
22 have a boarding facility so we have people  
23 coming in and out to drop off their pets.  
24 We have medications that people are coming  
25 in to pick up, people that are coming in

1  
2 for a quick nurse appointment, to get a  
3 vaccine or blood. So by the time you add  
4 all that up, it's actually not that  
5 excessive. I feel that we probably need  
6 to get as much parking out of this site  
7 space as we can in order to be able to  
8 continue to be in that area to use this  
9 property. Because we're definitely tight  
10 on the parking.

11 THE CHAIRMAN: So that's the  
12 reason why you bought the lot was to get  
13 the additional parking?

14 THE WITNESS: We only bought  
15 the lot for additional parking, yes. Well,  
16 and to have the back dog walk area as well,  
17 yeah.

18 (Zoning application for 827  
19 Bethlehem Pike marked Applicant's  
20 Exhibit A-1 for identification.)

21 (Recorded Deed for Parcel A  
22 marked Applicant's Exhibit A-2 for  
23 identification.)

24 (Recorded Deed for Parcel B  
25 marked Applicant's Exhibit A-3 for

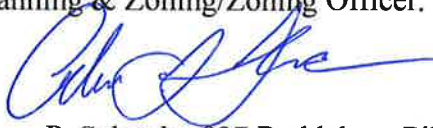
---

**WHITEMARSH TOWNSHIP**

---

**To:** Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer.

**From:** Andrew G. Thomas, Fire Marshal



**Subject:** SLD#10-22 Rebecca S. Padro & Karen P. Schrader 827 Bethlehem Pike

**Date:** 07/03/2023

---

**This application is approved with the following notes being clarified:**

1. The roadway between the building and southern property line shall be marked as a fire line. The pavement shall be striped with "NO PARKING FIRE LANE" and signs posted every 50 feet. **The submitted revised plans only show the fire lane information on pages two (2) and four (4), it is not mentioned anywhere else. Is this information going to be on the recorded plan? Please clarify.**
  
2. The existing parking spaces and proposed new parking spaces can be flooded. The applicant shall register for the emergency alert system, ReadyMontco, and have means to block off the rear parking area if flooding occurs. **No information was noted on the plans regarding this or any supplemental information provided.**

**Andrew G. Thomas**  
**Fire Marshal, Emergency Management Coordinator**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [athomas@whitemarshwp.org](mailto:athomas@whitemarshwp.org)



*Whitemarsh* TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
www.whitemarshtwp.org

**BOARD of SUPERVISORS**

Fran McCusker – Chair  
Jacy Toll – Vice Chair  
Vincent Manuele  
Laura Boyle Nester  
Patrice Turenne

Richard L. Mellor, Jr.  
Township Manager

July 12, 2023

Dr. Rebecca S. Padro and Ms. Karen Schrader  
Montgomery Animal Hospital  
827 Bethlehem Pike  
Flourtown, PA 19031

**RE: SLD#10-22, Montgomery Animal Hospital, 827 Bethlehem Pike  
Preliminary/Final Minor Land Development Plan  
Zoning Ordinance Compliance Review Letter, Second Submission  
Application of Schrader/Montgomery Animal Hospital, No. 2022-55**

Dear Dr. Padro and Ms. Schrader:

Please accept this as a reply to OTM, LLC's response letter (dated June 21, 2023) to our original Zoning Hearing Board compliance letter of October 12, 2022. This reply is also based on plan revised June 13, 2023. The decision for Zoning Hearing Board #2022-55 on January 11, 2023 has been taken into account as well.

The majority of our previous comments have been satisfactorily addressed. This letter contains both the comments addressed and sections that require further attention. For convenience, the comment numbers used herein are the same as in our previous zoning compliance letter dated October 12, 2022. We have included our original comment, the reply from OTM, LLC's June 21<sup>st</sup> letter, and our current comment.

1. §116-24. **Original Comment:** This section describes accessory uses and their regulation. Parking is an accessory use and is only permitted if there is a principal use on the same lot. On Parcel B, a parking lot is shown without a principal use. The plans note that a variance from this section will be requested. The applicant should note that the incorrect section number (§116-33.D.) is included when referring to the relief to be requested (See related comment #8).

**Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023.

**Current Comment:** Original comment satisfied.

2. §116-33.D. **Original Comment:** This section prohibits structures within the ultimate right-of-way. The applicant has a Hold Harmless Agreement for the current sign in the ultimate right-of-way. A new sign is shown on the plan. The new sign may require a revised Hold Harmless Agreement. New signs must also meet standards defined in Section 116-207.1.

**Reply:** Please note that the owners have agreed to enter into the required Hold Harmless Agreement with the Township and that per on-site observations by the Township that the sign poses no impediment to sight distances of the existing driveways.

**Current Comment:** The applicants originally requested a variance for this section, but withdrew the request because they will be processing a Hold Harmless Agreement for the sign.

3. §116-164.C.

**Original Comment:** In the Floodplain Conservation District, no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate local, state, and federal authorities as required. The majority of the rear parking lot is located in the floodplain district. The applicant must show that the improvements and grading associated with the parking lot will not affect flood heights.

**Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023 with conditions that have been addressed on this latest plan submission.

**Current Comment:** Original comment satisfied.

4. §116-165.

**Original Comment:** This section restricts development in the floodplain. A fence is proposed in the Floodplain Conservation District in the rear of the dog walking area. The plans note that a variance from this section will be requested.

**Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023 with conditions that have been addressed on this latest plan submission.

**Current Comment:** Original comment satisfied.

5. §116-165.B.4.

**Original Comment:** This section allows pervious parking and loading areas in the floodplain. Impervious parking areas are not allowed. The plans show impervious parking located in the floodplain. The plans note that a variance from this section will be requested.

**Reply:** Please note that the subject parking lot within the floodplain has been designed to be pervious, thus negating the need for relief.

**Current Comment:** Subject to approval by the Township Engineer of the proposed pervious surface, our original comment is satisfied.

6. §116-166.B.5. **Original Comment:** This section requires a special exception for the storage of materials and equipment in the floodplain. The plan shows two proposed dumpsters located in the floodplain behind the rear parking lot. A special exception should be requested unless a non-floodplain location can be found.

**Reply:** Please note that a special exception of this section was granted by the Zoning Hearing Board on January 11, 2023 with conditions that have been addressed on this latest plan submission.

**Current Comment:** Subject to review and approved by the Township Engineer based upon condition #6 of the Zoning Hearing Board decision, our original comment is satisfied.

7. §116-184.B. **Original Comment:** This section limits the amount of parking to 110% of the required minimum parking based on the size and use specified in §116-184.A. 24 spaces is the minimum required number of spaces. 32 are proposed. This is 133% of the required minimum parking. A variance should be requested.

**Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023.

**Current Comment:** Original comment satisfied.

8. §116-185. **Original Comment:** This section describes conditions for off-site parking. A special exception meeting a number of conditions, is required for parking located on a separate lot from that which it serves.

**Reply:** Please note that a special exception of this section was granted by the Zoning Hearing Board on January 11, 2023.

**Current Comment:** Original comment satisfied.

9. §116-188.3. **Original Comment:** This section requires the installation of two electric vehicle charging stations in addition to the required parking. There are location, design, accessibility, and spacing requirements required as part of this section. An updated plan should demonstrate compliance with these requirements. It's worth noting that the inclusion of these two spaces will reduce the parking surplus issue described in Section 116-184.B (Comment #7).

**Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023.

**Current Comment:** Original comment satisfied.

10. §116-258.A. **Original Comment:** This section describes areas included in the Riparian Corridor Conservation District (RCCD) and restricts disturbances and modifications to these areas. There is a portion of this district along Oreland Run. The boundaries of this district should be clearly labeled on updated site plans.
- Reply:** The limits of the Riparian corridor district have errantly been left off of this latest plan revision and will be added on final plans.
- Current Comment:** We will confirm the appropriate boundaries at the time of final plan submission.
11. §116-260.E. **Original Comment:** This section specifically prohibits parking lots in the Riparian Corridor Conservation District. It appears portions of the parking lots on both Parcel A and B are in Zone 2 of this district. A variance for this section will be requested as per a note in the plan. However, the note in the plan references the wrong section number (§116-165.4).
- Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023.
- Current Comment:** Original comment satisfied.
12. §116-260.F. **Original Comment:** This section specifically prohibits fences in the Riparian Corridor Conservation District. It appears portions of the dog walk area fence are in Zone 2 of this district. A variance from this section should be requested.
- Reply:** Please note that a special exception of this section was granted by the Zoning Hearing Board on January 11, 2023 with conditions that have been addressed on this latest plan submission.
- Current Comment:** Original comment satisfied.
13. §116-294.7. **Original Comment:** This section regulates impervious ground cover in VC districts. Based on the nonresidential use in a VC-3 district, both parcels are subject to a 65% coverage limit. On Parcel A the impervious ground coverage will be increased to 86.2%. The plan notes that a variance from this section will be requested.
- Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023.
- Current Comment:** Original comment satisfied.
14. §116-294.9. **Original Comment:** This section requires 50% vegetated open space, trees, or landscaping in VC districts. 13.8% open space is proposed on lot A. The plan notes that a variance from this section will be requested.

**Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023.

**Current Comment:** Original comment satisfied.

15. §116-296.C.

**Original Comment:** This section requires parking to be setback ten feet from the ultimate right-of-way. Parking on Parcel B is shown abutting the ultimate right-of-way. The plan notes that a variance from this section will be requested.

**Reply:** Please note that a variance of this section was granted by the Zoning Hearing Board on January 11, 2023.

**Current Comment:** Original comment satisfied.

**Replies to Additional Comments in Zoning Compliance Review 10.12.22:**

1. **Comment:** Fire Marshal access and safety compliance review was completed September 23, 2022 and has been enclosed below.

**Reply:** The concerns of the Fire Marshal have been addressed on this latest plan submission.

**Current Comment:** The Fire Marshall has been asked to confirm compliance; his review was issued in a memo dated July 3, 2023 (enclosed).

2. **Comment:** §116-297.A. allows a 10% impervious coverage increase as a conditional use if the applicant creates and dedicates public space along a public right-of-way. The applicant should communicate with the Zoning Officer if they are interested in pursuing this option.

**Reply:** I believe that this issue remains to be discussed.

3. **Comment:** The plan shows modifications and improvements to portions of both lots that fall into a sewer easement. The applicant must obtain written permission of their plans from the owner of the easement; the Whitemarsh Authority.

**Reply:** We are currently working with the Bucks County Water and Sewer Authority on this matter.

**Current Comment:** Please provide once obtained.

4. **Comment:** The plan shows overhead electrical wires traversing the lot. If there is an easement associated with this electrical infrastructure it must be shown on the plans.

**Reply:** The electric transmission easement has been depicted on the plan.

**Current Comment:** Original comment satisfied.

**Additional Relief Granted by Zoning Hearing Board:**

The following sections were not included in the zoning compliance review, dated October 12, 2022, but were addressed in the Zoning Hearing Board meeting on January 11, 2023:

1. §116-194.A. A Variance from Section 116-194.A, so as to increase the nonconforming impervious coverage from 78% to 86.3%, was approved.
2. §116-194.C. A Variance from Section 116-194.C., so as to permit expansion of nonconforming structures within a floodplain without improvements to offset increased flood heights, was granted.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Charles L. Guttenplan, AICP  
Director of Planning and Zoning/Zoning Officer

Encls.: Fire Marshall Review Memo dated July 3, 2023.

cc: Richard L. Mellor, Jr., Township Manager  
Craig McAnally, Township Assistant Manager  
Robert A. Sztubinski, B.C.O., Director of Building and Codes  
Andrew G. Thomas, Fire Marshal  
Sean P. Kilkenny, Esq., Township Solicitor  
Krista Heinrich, P.E., Township Engineer  
Bradford R. Grauel, P.L.S., OTM Surveying, Land Planning, and Design Services LLC



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

August 1, 2023

File No. 2022-09085

Mr. Richard L. Mellor, Jr., Township Manager  
Whitemarsh Township Municipal Building  
616 Germantown Pike  
Lafayette Hill, PA 19444

Reference: Preliminary/Final Minor Land Development Plan Review  
827 Bethlehem Pike – Montgomery Animal Hospital  
Whitemarsh Township, Montgomery County, Pennsylvania  
SLD #10-22

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Preliminary/Final Minor Land Development Plan Submission consisting of a 7-Sheet “Minor Land Development Plan” prepared by OTM LLC, dated August 26, 2022, and last revised June 13, 2023. The following comments are offered for your consideration:

**SUMMARY OF REQUESTED WAIVERS:**

<u>Section</u>	<u>Description</u>
1. 105-23(B)(1)(e)	The applicant is requesting a waiver from the requirements of this section of the ordinance in order to allow the location map to be shown at a scale of one-inch equals 600 feet instead of one-inch equals 800 feet. We have no objection to the granting of this waiver.
2. 105-23(B)(1)(l)	The applicant is requesting a waiver from the requirements of this section of the ordinance to not require the plans to show existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site, including properties across streets. The granting of this waiver should be conditioned upon the inclusion of an aerial photo in the plan set which shows the required features.



	<u>Section</u>	<u>Description</u>
8.	105-38(H)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that all parking areas shall be set back from the right-of-way line and all property lines at least 15 feet, or as required by the applicable sections of the Zoning Ordinance, the greater provision to prevail. The distance between this required setback and the cartway shall be maintained as a planting strip or planting strip and sidewalk. It is our understanding that the lots are not proposed to be consolidated; and therefore at least 16 proposed and 8 existing parking spaces would be located within the required setback.
9.	105-38(O)	Parking areas shall be located at least 10 feet from any building or structure. The plans show 8 existing parking spaces as being less than 10 feet from the building, which must be revised, or a waiver must be obtained.
10.	105-39(A)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that all parking areas shall have at least one tree of three inches minimum caliper for every two parking spaces provided.
11.	105-39(C)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires a minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees.
12.	105-40(A)	The applicant is requesting a waiver from the requirements of this section of the ordinance which states that required off street loading facilities, if necessary, must be designed so that each space shall be no less than 14 feet wide, 50 feet long, and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. The applicant's engineer has indicated that off street loading is not anticipated.
13.	105-46	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires curbing to be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74. Additionally, existing depressed curbing along Bethlehem Pike not being utilized must be removed and replaced with full reveal concrete curbing. If granted, any waiver should be conditioned upon a suitable barrier being provided at the location of the existing curb depression, in lieu of concrete curbing.
14.	105-47(A)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that sidewalks shall be provided in all subdivisions and land developments in accordance with sections 105-30, 105-47 and 105-73 of the Whitmarsh Township Code.
15.	105-47(B)	The applicant should request a waiver from the requirements of this section of the ordinance which requires that the minimum width of all sidewalks and pedestrian paths shall be five feet.
16.	105-48	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires the installation of street trees along all streets where suitable trees do not exist.

<u>Section</u>	<u>Description</u>
17. 105-48(E)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of five feet in width from the planting edge of the curb to the planting edge of the sidewalk.
18. 105-51(G)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that parking areas shall be located and designed in such a manner that they are visibly secluded from eye level in the surrounding area.
19. 105-52	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires buffer yards to be provided between land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses.
20. 105-52(B)(2)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options.
21. 105-56.1(C)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires all developments in the Village Commercial District to provide for future access to adjacent properties within the District. Applicants shall seek agreements for shared vehicular access as the preferred means of reducing the total number of curb cuts within the district, as well as for traffic safety and congestion reasons.
22. 105-56.1(G)	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that sidewalks shall be provided along all street lines and shall be six feet in width and of material compatible with surrounding area. Materials other than concrete are encouraged (i.e., unit pavers, etc.), provided all such materials are ADA compliant. All driveways shall have concrete aprons to continue the sidewalks across the driveway onto a property.
23. 105-56.1(I)	The applicant is requesting a waiver from the requirements of this section of the ordinance which states that all Village Commercial subdistricts shall contain street lighting poles and fixtures as approved by the Board of Supervisors.
24. 105-73	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires sidewalks to be constructed as required by Sections 105-30 and 105-47, including the replacement of any sidewalk along the property frontage found to be in disrepair.
25. 105-74	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires curbs to be constructed as required by section 105-30, including the replacement of any curbing along the property frontage found to be in disrepair.
26. 105-83	The applicant is requesting a waiver from the requirements of this section of the ordinance which requires that street trees and other required plantings shall be in accordance with §§ 105-39, 105-48, 105-52 and Chapter 55.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

<u>Section</u>	<u>Description</u>
27. 105-45	It is our understanding that the lots are not proposed to be consolidated; therefore, access easements and maintenance agreements or other suitable legal mechanisms for shared driveway access should be established.
28. 105-45(C)	The plans show overhead PECO electrical wires traversing the lot. The applicant must obtain the approval of the utility with regard to the location of proposed improvements within a utility easement. Please note no structure requiring a building permit or plantings, except for a lawn, shall be set or put within the area of a utility easement without approval from the utility owner, and/or a waiver of damage rights. Please note that, typically, any materials placed within the boundaries of a utility easement are subject to damage and are not the responsibility of the utility owner.
29. 105-45(C)	The applicant must obtain the approval of the Bucks County Sewer and Water Authority (BCWSA) with regard to the location of proposed improvements within a sanitary sewage easement. Please note no structure requiring a building permit or plantings, except for a lawn, shall be set or put within the area of a utility easement without approval from the utility owner, the BCWSA, and/or a waiver of damage rights. Please note that, typically, any materials placed within the boundaries of a utility easement are subject to damage and are not the responsibility of the utility owner.
30. 105-53(D)	This section of the ordinance requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.
31. 105-56.1(H)	Crosswalks shall be provided at driveways and shall be differentiated to stand out from the vehicular cartway at all intersections by using a variety of materials, including stamped concrete, brick or Belgian block, colored asphalt or similar. The plans must be revised to show proposed striped crosswalks across the driveway entrances.
32. 105-72(A)	Monuments shall be placed at each change in direction of a boundary and at all property line corners.
33. 105-76	The applicant must obtain a letter of approval from the Township Fire Marshal in order to ensure that adequate fire protection is provided.
34. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

**GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:**

<u>Section</u>	<u>Description</u>
35. 58-4(B)(2)(o)	The pervious paving detail on Sheet 5 of 7 must be revised call for non-woven geotextile.
36. 58-4(B)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
37. 58-11(H)(1)	The property owner shall sign an operations and maintenance agreement with the Township addressing stormwater BMPs that are to be privately owned.

**RESOLUTION 2004-8:**

<u>Section</u>	<u>Description</u>
38. II(C)(8)(d)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is not underlain by limestone."</i>

**ADDITIONAL COMMENTS**

39. The plans show portions of the proposed two-way drive aisle leading to parking spaces 1-12 to be located outside of the boundary lines of the subject property, partially on the adjacent property at 835 Bethlehem Pike. The plans cannot be approved until all structures and/or uses for the lot(s) are located entirely within the property boundaries or easements or some other agreement is established to permit the encroachments.
40. The applicant must obtain the approval of the Bucks County Sewer and Water Authority (BCWSA) with regard to the alteration of an existing sewer monitoring manhole and electric panel.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.  
Township Engineer  
Gilmore & Associates, Inc.

KH/sl

cc: Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning  
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)  
Mr. Craig McAnally – Acting Assistant Township Manager  
Mr. Robert A. Sztubinski, B.C.O. – Director of Building & Codes (*via email*)  
Mr. Andrew Thomas - Fire Marshal/Emergency Management Coordinator  
Mr. Allen B. Mason, P.E., Carroll Engineering - Whitmarsh Township Authority Engineer  
Ms. Rebecca S. Padro– Owner/Applicant  
Ms. Karen P. Schrader– Owner/Applicant  
Mr. Bradford R. Grauel, PLS, Applicant's Surveyor

O:\MUNICIPAL\2022\2209085-WshT\_827 Bethlehem Pike\_S-LD 10-22\correspondence\Review #2.doc

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610  
(484) 336-6454; [www.otm-surveying.com](http://www.otm-surveying.com)

Wednesday, August 2, 2023

Whitemarsh Township  
Planning Commission  
Board of Supervisors  
616 Germantown Pike  
Lafayette Hill, Pa. 19444

Re: Montgomery Animal Hospital Parking Lot expansion project  
Request for waivers of SALDO

Dear Township Officials,

On behalf of the owner of the Montgomery County Animal Hospital and applicant, we respectfully request the following waivers of the Whitemarsh Township Subdivision and Land Development ordinance as they relate to this project.

1) Section 105-23(B)(1)(e): Location map scale.

*A waiver of this section is requested to permit a location map scale of 1"=600 ft. vs. the required scale of 1"= 800 ft. Please note that the location map at the current scale depicts all of the required information and that reducing the scale to the required scale would result in the map being illegible.*

2) Section 105-23(B)(1)(l): Survey locations of all improvements within 500 ft. of the property.  
*A waiver of this section is requested to permit the use of aerial imagery to depict improvements in the general area of the site.*

3) Section 105-30: required right of way width of 60 ft.; installation of curbing; installation of sidewalks and Tree Zone.

*Please note that the existing legal right of way width is currently greater than the requirement and that curbing currently exists along the frontage of the property. As such a waiver of this section is being requested to not require the installation of sidewalks or a tree zone as the installation of these items would eliminate the current existing 8 parking spaces in the front of the building on parcel A and the installation of these improvements along the frontage of parcel B is made impossible by the existing bridge over Oreland Run.*

***Please note that the Tree zone portion of this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023***

4) Section 105-38(A): Parking stall sizing and aisle widths

*Please note that the current aisle width for the 8 parking spaces in front of the building is currently only 20 ft. in width and is an existing condition. Widening this aisle width to the 24 ft. would eliminate the existing parking along the front of the building and as such exasperating the current lack of adequate parking for the property use.*

*I also note that the proposed parking spaces have been designed to conform to the required dimensions of 9'x18'.*

*Relative to the aisle widths for spaces 1 through 12 and 21 through 32, these aisles have been designed to a width of 22 ft. in order to minimize the amount of impervious surfacing. I also note that based on the current trend of vehicle sizing (avg. 16 ft. in length and 6 ft. in width) I respectfully submit that 22 ft. remains more than adequate for maneuverability in this instance.*

5) Section 105-38(C) Truck turning movements:

*Respectfully, I submit that the current site conditions do not adequately provide for movements of "trucks or fire vehicles" and due to the site constraints, there remains no possibility to correct this situation. I note that the building is located only 40 ft. from Bethlehem Pike and would assume that in the case of a fire or emergency situation that the emergency vehicles would be staged along Bethlehem Pike. Relative to the pickup and disposal of refuse, this service is contracted by the owners and pickup is scheduled during times of low or no usage of the parking lot, permitting adequate area for the refuse truck to maneuver.*

***The plan has been reviewed by the Township fire marshal with no objections subject to the delineation of the access drive to spaces 1 through 12 being marked and signage placed for a "no parking fire lane" of which the plans have been updated to reflect this condition***

6) Section 105-38(F) Installation of curbing within parking lots

*A waiver of this section of the ordinance is requested due to the parking lots being both private in nature and installation of curbing will only serve to impede the proposed design of storm water management.*

7) Section 105-38(H) Parking area setbacks of 15 ft. from property lines and rights of way

*Respectfully, while acknowledging this requirement, I note that both Mrs. Schrader and her husband John are technically the owners of both parcels A and B and while the parcels not being joined in a common deed, that they have raised no objections to the proposed parking layout. Additionally, I note the existing non-conformity of the current parking lot and that the parking lot on Parcel B is designed to not encroach within the current road right of way.*

8) Section 105-39(A) Installation of one 3" caliper tree per every two parking spaces  
*Respectfully, I submit that adherence to this requirement would require the planting of 16 trees which is simply not possible given the current available development area of the site.*

***Please note that this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023***

9) Section 105-39(C) 10% landscaping of parking lots over 2,000 square feet  
*Respectfully, I submit that the parking lots as proposed are private parking lots designated specifically for the current use and not for public parking.  
Imposition of this requirement would severely reduce the number of parking spaces available for both employee and patron use.*

***Please note that this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023***

10) Section 105-40(A) Provision of off-street loading facilities  
*Respectfully, I submit that the current use of a veterinary clinic and hospital does not require large scale deliveries of material that would require an off-street loading/parking space.*

11) Section 105-46: Installation of curbing  
*A waiver of this section of the ordinance is requested due to the parking lots being both private in nature and installation of curbing will only serve to impede the proposed design of storm water management.*

12) Section 105-46: Replacement of existing curb depression  
*Respectfully, I submit that the subject depressed curb is proposed to not be used as access to the site. As removal of this portion of curbing would entail extensive repairs/replacement of macadam surfacing along Bethlehem Pike, I suggest that in lieu of replacement that a suitable barrier (fencing, etc.) subject to approval by the Township Engineer may be considered.*

13) Section 105-47(A): Installation of sidewalks  
*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk. The owner/applicants are amenable to installing cross walks at each driveway entrance*

14) Section 105-48: Installation of Street Trees  
*Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further*

August 2, 2023

Page 4

exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.

**Please note that this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023**

15) Section 105-48(E): Installation of Street Trees

Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.

**Please note that this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023**

16) Section 105-51(G): Visible seclusion of parking areas

Respectfully I submit that the existing parking area in front of the building is an existing condition. The expansion of the parking lot to the rear of the building is only visible to the existing commercial bank parking lot to the South and the proposed parking lot on Parcel B is only visible from Bethlehem Pike for a short distance of less than 100 ft.

**Please note that this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023**

17) Section 105-52: Buffer Yards between developments and existing streets

Respectfully I submit that this site remains an existing condition and that imposition of this requirement cannot be achieved without abandonment of the current use.

**Please note that this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023**

18) Section 105-52(B)(2): Required Buffer widths of 50 ft.

Respectfully, I submit that no additional landscape buffers should be required in this instance due to the existing conditions whereas there are currently no "buffers" to the South between this property and the Bank property and the site is "buffered" to the North by the existence of the Oreland Run Creek and heavy vegetation.

**Please note that this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023**

19) Section 105.56.1(C): Provision of future access to adjoining properties.

Respectfully, I submit that this project represents merely an expansion of parking facilities on an existing property with an existing use and should not be subject to this requirement.

20) Section 105-56.1: Provision of sidewalks

August 2, 2023

Page 5

*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk.*

21) Section 105-56.1(l): Installation of street lighting poles and fixtures

*Respectfully, a waiver of this requirement is being requested until such time as a more comprehensive plan for the overall neighborhood has been developed, funded and implemented for this section of the municipality.*

22) Section 105-73: Installation of sidewalk

*Respectfully, I submit that the installation of sidewalks along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of sidewalk.*

23) Section 105-74: Installation of curbing

Respectfully, I submit that the entire frontage of the property is current curbed

24) Section 105-83: Street trees and required plantings

*Respectfully, I submit that the installation of street trees along the frontage of the property would eliminate the existing 8 parking spaces along the front of the building and would further exasperate the current parking situation. Additionally a majority of the frontage of Parcel B is encompassed by the current bridge over Oreland Run which inhibits the installation of street trees.*

*Respectfully, I submit that no additional landscape buffers should be required in this instance due to the existing conditions whereas there are currently no "buffers" to the South between this property and the Bank property and the site is "buffered" to the North by the existence of the Oreland Run Creek and heavy vegetation.*

***Please note that this waiver has been reviewed and recommended for approval by the Township Shade Tree commission at their meeting on 7/18/2023***

25) Section 105-72(A) Installation of monuments at property corners.

*Respectfully, I submit that this is an existing property with no proposed new lots, or changes in the current property boundaries. As such, appropriate property line markers will be installed if requested by the property owner.*

On behalf of my clients, thank you for the Township's kind attention to both the project and these requests.

August 2, 2023

Page 6

Should you have any questions or need any further information, please do not hesitate to contact me directly at (484) 638-0206 or via email at [bradgr.otm@gmail.com](mailto:bradgr.otm@gmail.com).

Sincerely,

*Bradford R. Grael, PLS*

Owner/President

OTM, LLC

Cc:

Mr. Charles Guttenplan, AICP, Whitmarsh Township (via email)

Ms. Krista Heinrich, PE Gilmore and Associates (via email)

Mr. Sean Kilkenny, Esq. Whitmarsh Township solicitor (via email)

Dr. Rebecca S. Padro, Owner/applicant (via email)

Mr. George Ozorowski, Esq. (via email)