



**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 # 02-24

Project Name:
Villanova Boathouse

Address: 601 Washington Street

Date: 2.12.2024

Status: Under Review

Updates:

Zoning Ordinance Compliance Review Letter- 3.6.2024

Fire Marshal Review Letter- 3.22.2024

Montgomery County Review Letter- 3.25.2024

Township Engineer Review- 4.26.24

Sketch Plan Withdrawal Letter- 5.2.24

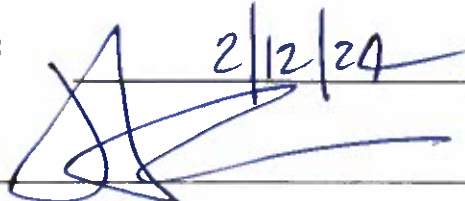
Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter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

Whitmarsh 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 Whitmarsh 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 Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission:

2/12/24


Signature:

(Original Signature must be submitted)

Printed Name:

JOHN CAMUSI

I, (name)

JOHN CAMUSI

(title)

SENIOR PROJECT MANAGER of

(entity submitting application)

Villanova University

do hereby affirm

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

Date:

2/12/24

Signature:


(Original Signature must be submitted)

ZONING COMPLIANCE SUMMARY TABLE			
ZONED: HEAVY INDUSTRIAL ZONING DISTRICT (HYI), FLOODPLAIN CONSERVATION OVERLAY DISTRICT, RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT (RCCD), RIVERFRONT DEVELOPMENT OVERLAY DISTRICT (RDO)			
DESCRIPTION	ALLOWABLE	EXISTING	PROPOSED
MINIMUM LOT SIZE	3 AC	9.03 AC	8.87 AC
BUILDING COVERAGE	40% TOTAL LOT AREA MAX	10.3%	3.2%
IMPERVIOUS COVERAGE	60% TOTAL LOT AREA MAX	47.4%	43.3%
MINIMUM LOT WIDTH	200 FT AT SETBACK LINE	704 FT	685 FT
FRONT YARD SETBACK	20 FT UP TO 4 STORIES 30 FT UP TO 5 STORIES 35 FT UP TO 6 STORIES	19.40 FT*	200.83 FT
SIDE YARD SETBACK	20 FT UP TO 4 STORIES 30 FT UP TO 5 STORIES 35 FT UP TO 6 STORIES	58 FT	119.32 FT
REAR YARD SETBACK	10 FT FROM RCCD OVERLAY DISTRICT BOUNDARY	105 FT	155.50 FT

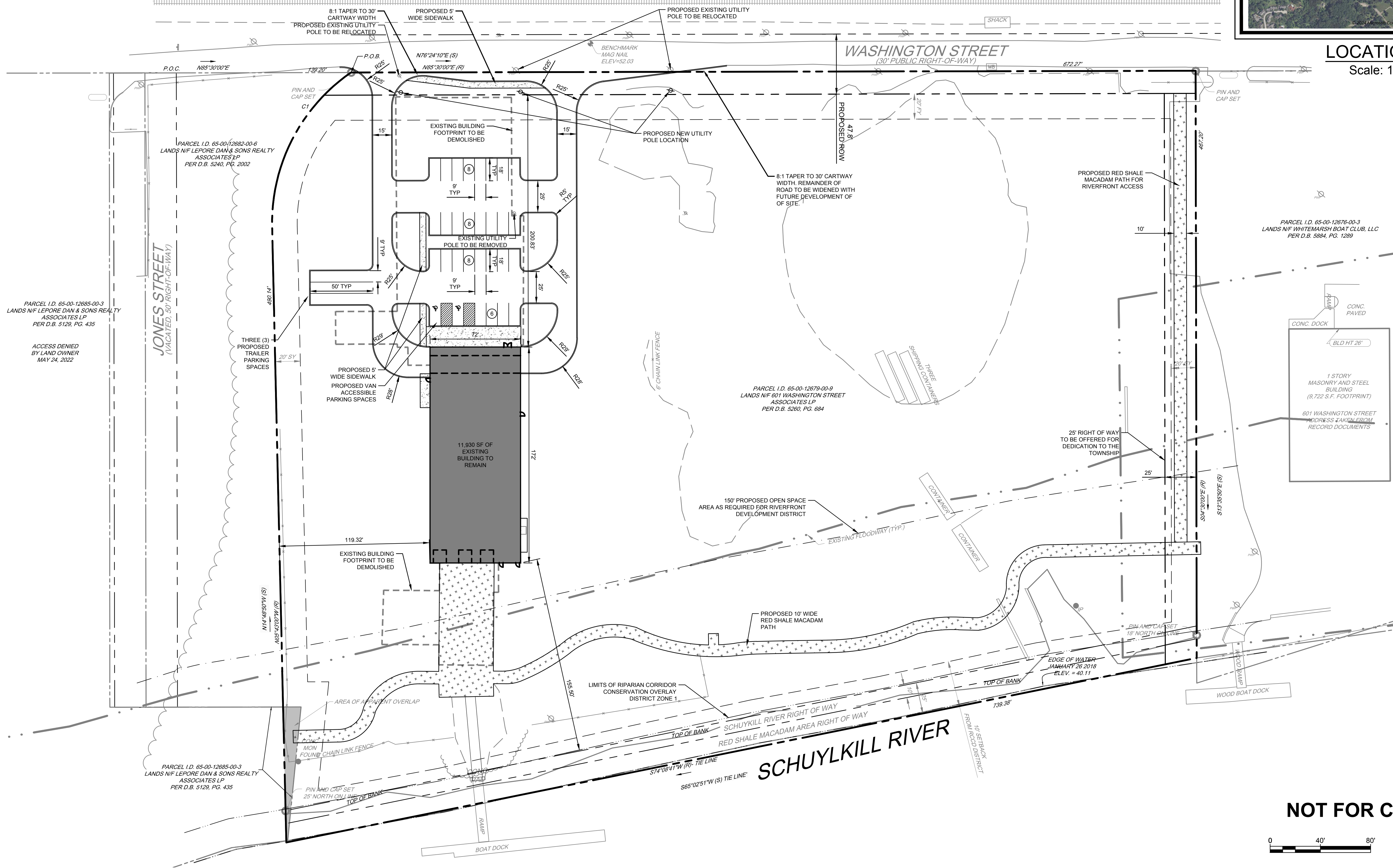
* - EXISTING NON-CONFORMING

STEEP SLOPES RATIO CALCULATION
 STEEP SLOPES AREA = 1.22 AC
 LOT AREA = 8.87 AC
 STEEP SLOPES RATIO = STEEP SLOPES AREA / LOT AREA
 = 1.22 / 8.87 = 13.8%

ZONING VARIANCES AND SPECIAL EXCEPTIONS SOUGHT
 • §116-166 - SPECIAL EXCEPTION FOR THE USE OF DOCKS IN FLOODPLAIN CONSERVATION OVERLAY DISTRICT
 • §116-280(F2) - CONDITIONAL USE APPROVAL FOR A BOATHOUSE IN THE RIVERFRONT DEVELOPMENT OVERLAY DISTRICT



LOCATION MAP
 Scale: 1" = 800'



Pennoni
PENNONI ASSOCIATES, INC.
 158 W Gay Street, Suite 300
 West Chester, PA 19382
 T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 GEORGE MICHAEL BETH
 PE#2231

VILLANOVA BOATHOUSE
 601 WASHINGTON STREET
 CONSHOHOCKEN, PA 19428

SITE PLAN

VILLANOVA UNIVERSITY
 800 LANCASTER AVE
 VILLANOVA, PA 19085

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

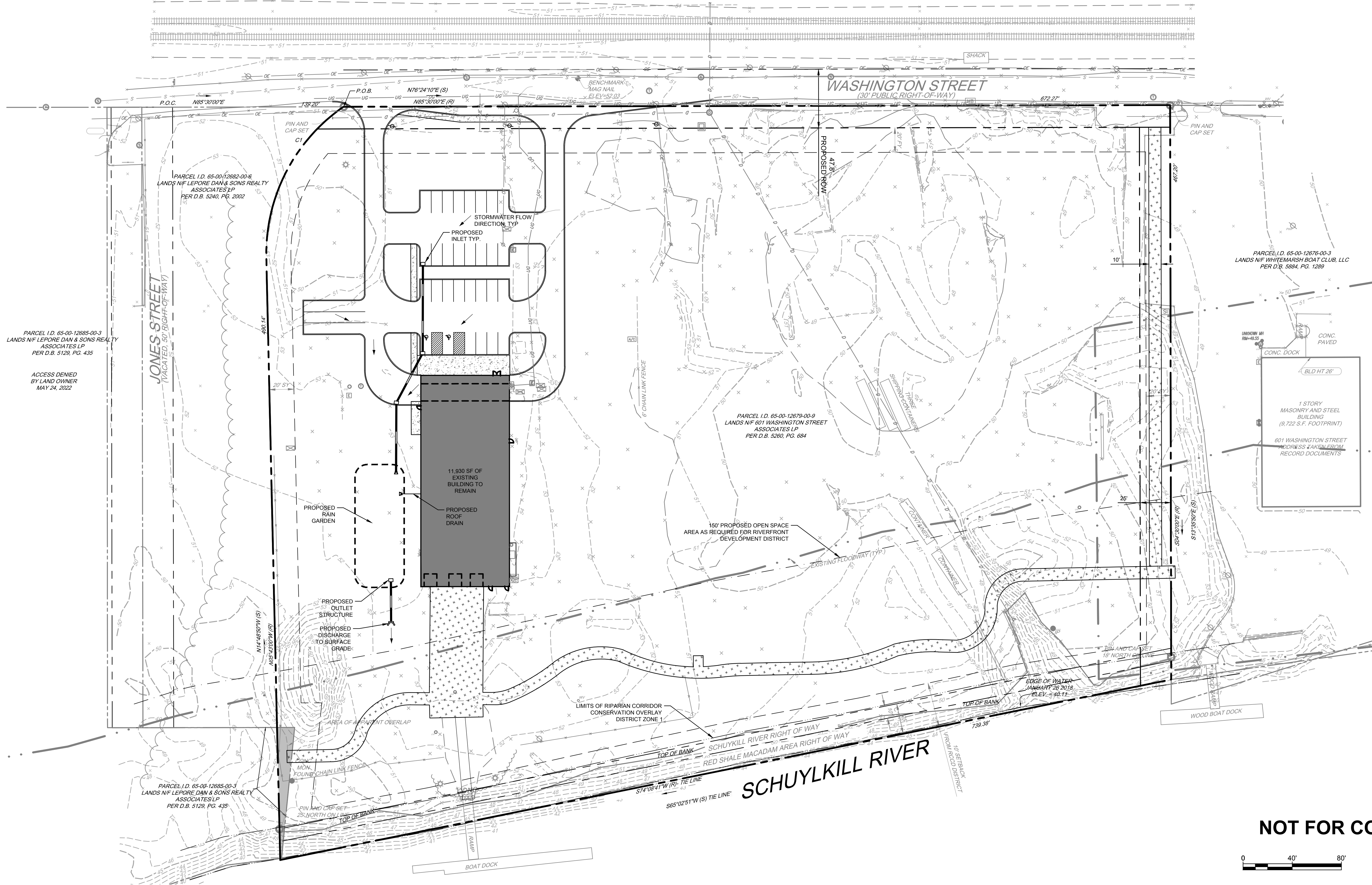
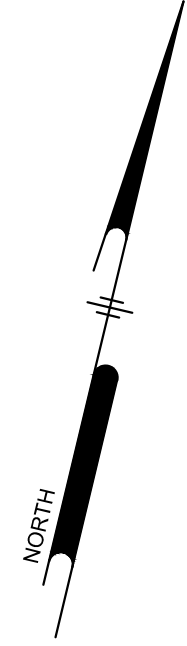
PROJECT: **VILUX23005**
 DATE: 2024-02-12
 DRAWING SCALE: 1" = 40'
 DRAWN BY: CW
 APPROVED BY: MR

SK-1
 SHEET 1 OF 3

NOT FOR CONSTRUCTION

0 40' 80'

U:\Account\BIL\BIL\23005 - Villanova Boathouse - REVISIONS.dwg
 PLOT DATE: 2/12/2024 10:09 AM BY: Cameron Williams
 PLOT STYLE: Pennoni VLS.dwt



PARCEL I.D. 65-00-12855-00-3
LANDS NF LEPORE DAN & SONS REALTY
ASSOCIATES LP
PER D.B. 5129, PG. 435

ACCESS DENIED
BY LAND OWNER
MAY 24, 2022

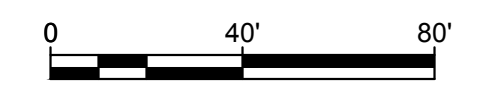
PARCEL I.D. 65-00-12852-00-6
LANDS NF LEPORE DAN & SONS REALTY
ASSOCIATES LP
PER D.B. 5240, PG. 2002

PARCEL I.D. 65-00-12679-00-9
LANDS NF 601 WASHINGTON STREET
ASSOCIATES LP
PER D.B. 5280, PG. 684

PARCEL I.D. 65-00-12676-00-3
LANDS NF WHITE MARSH BOAT CLUB, LLC
PER D.B. 5884, PG. 1289

PARCEL I.D. 65-00-12855-00-3
LANDS NF LEPORE DAN & SONS REALTY
ASSOCIATES LP
PER D.B. 5129, PG. 435

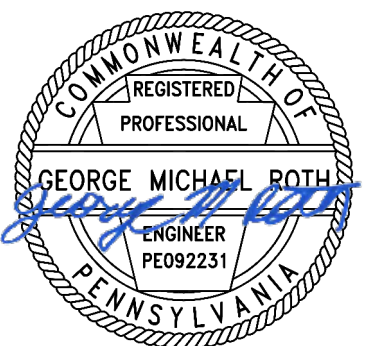
NOT FOR CONSTRUCTION



U:\Account\BLANK\2025 - Villanova Boathouse - PENNONI Associates, Inc. - 11/20/2024 2:54 PM (P) (C) Cameron Williams - PLOTSTYLE Pennoni V25-04

Pennoni
PENNONI ASSOCIATES, INC.
 158 W Gay Street, Suite 300
 West Chester, PA 19382
 T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



VILLANOVA BOATHOUSE
 601 WASHINGTON STREET
 CONSHOHOCKEN, PA 19428

VILLANOVA UNIVERSITY
 800 LANCASTER AVE
 VILLANOVA, PA 19085

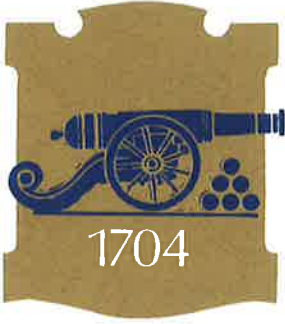
**CONCEPTUAL GRADING -
 STORMWATER MANAGEMENT PLAN**

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: VILUX23005
 DATE: 2024-02-12
 DRAWING SCALE: 1" = 40'
 DRAWN BY: CW
 APPROVED BY: MR

SK-3
 SHEET 3 OF 3



Whitemarsh TOWNSHIP

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

BOARD of SUPERVISORS

Fran McCusker – Chair
Jacy Toll – Vice Chair
Vincent Manuele
Elizabeth Moy
Patrice Turenne

Craig T. McAnally
Township Manager

March 6, 2024

John Camusi, Senior Project Manager
Villanova University
800 Lancaster Avenue
Villanova, PA 19085

**RE: SLD#02-24: Villanova Boathouse at 601 Washington Street
Sketch Plan / Land Development of Boathouse Modification and Parking Improvements
Zoning Ordinance Compliance Review Letter**

Dear Mr. Camusi:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Land Development Sketch Plan, based on a three-sheet plan set prepared by Pennoni Associates, Inc., dated February 12, 2024, with no noted revisions.

The following are the Zoning Ordinance compliance issues noted concerning the Sketch Plan. If compliance cannot be shown for any of these provisions, a modification to the plan must be made or a variance from the Zoning Hearing Board would have to be secured.

1. §116-11. Building setback lines must be measured from the ultimate rights-of-way of streets. As defined by Section 105-30. of the Township Code (Subdivision and Land Development), Washington Street is a Local Street with a required ultimate right-of-way of 56 feet. We note a ‘Proposed ROW’ of 47.8 feet; the derivation of this dimension must be provided. Based upon the 56-foot ultimate right-of-way, the ultimate right-of-way on the side of Washington Street along this property’s frontage, would be 28 feet from centerline.
2. §116-28.A.(2) For any future Preliminary Plan, the applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.
3. §116-29. For any future Preliminary Plan, the applicant must obtain the approval of the Whitemarsh Township Authority with regard to any proposed sanitary sewer facilities.
4. §116-33.2.
§116-258.D.
§116-279. In those areas of Whitemarsh Township where an overlay district applies, should the use of an underlying district be utilized, underlying requirements shall apply. For overlay uses, the requirements of the overlay district shall apply, and in the event of a conflict, the overlay district requirements take precedence over those of the underlying zoning district(s). In the case of multiple overlay districts, unless otherwise stated, the most restrictive overlay district requirements apply.

In those areas of Whitemarsh Township where the RDD applies, the requirements of the RDD shall be additive to the requirements of the underlying zoning district(s) and in the event of a conflict, it takes precedence over the underlying zoning district(s).

Where a conflict between the Riverfront Development District regulations, Riparian Corridor Conservation District regulations, and the Floodplain Conservation District regulations (Article XXII), the stricter regulation shall apply. Also, please see related Comment #17.

For the purposes of this review, the requirements of the Riverfront Development Overlay District Subdistrict 1 (RDD-1) were utilized, as well as the Floodplain and Riparian Corridor Conservation Overlay Districts.

5. §116-161.A. A note must be added to the plans which indicates that the entire property is located within the Floodplain Conservation Overlay District.
6. §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. Additionally, compliance is required with Chapter 101 of the Whitemarsh Township Code, 'Floodplain Management'.
7. §116-165.B. This section allows certain uses in the Floodplain Conservation District [including public and private recreational uses and activities in §116-165.B.(2)] provided they are in compliance with the provisions of the underlying district and not prohibited by another ordinance and provided they do not require structures. Since the boathouse and other proposed improvements are structures, a variance from this section is required.
8. §116-166.A.(1) Special exceptions may be granted for water-related uses and activities in the floodway, such as marinas, docks, wharves and piers. A portion of the paved access from the boathouse to the boat ramp, the boat ramp, and the dock are all in the floodway and would require a special exception. In addition, portions of the boat ramp and the entire dock appear to be off the property and in the river. Allowance for these would require coordination with the PA Dept. of Environmental Protection Southeast Regional Office, Bureau of Waterways Engineering and Wetlands. They could advise if they have sole jurisdiction or if the U.S. Army Corps of Engineers would also be involved for the structures within the river.
9. §116-166.B. This section allows special exceptions to be granted for certain uses and activities within the floodway fringe. It appears that special exceptions under several of the subsections of this section would be required: for the portion of the paved area leading from the boathouse to the boat ramp [under §116-166.B.(1)]; utilities and public facilities and improvements, which would include, parking areas and accessways, curbs, sidewalks, or other structural improvements [under §116-166.B.(3)]; and storage of boats and other required equipment [meeting the

requirements under §116-166.B.(5)].

10. §116-166.C. Any new construction, development or substantial improvements should be in full compliance with 44 CFR 60.3(a) through (d) of the National Flood Insurance Program regulations.
11. §116-184.A. The applicant must indicate what specific use in the list within this section, was used as the basis to determine the required number of parking spaces. Based on said use, the number of spaces required, and the number proposed, must both be indicated on the plan.
12. §116-184.F. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as enacted and amended. The applicant must obtain approval from the Whitemarsh Township Fire Marshal. (A separate review will be provided.)
13. §116-187. Any future preliminary plan shall include adequate space, if required, for off-street loading.
14. §116-188.1.B. The plan shall include electric vehicle charging stations as required by this section. The Township requires the installation of electric vehicle charging stations, as regulated in §116-188.3, within all new, expanded or reconstructed parking areas. The specific number required is based upon §116-188.3.D.(1)(b), which in this case would be two; note that these spaces are in addition to the number of otherwise required spaces.
15. §116-204.B. The modification, alteration, repair, reconstruction or improvements of any kind to a structure and/or use within the Floodplain Conservation District to an extent or amount of 50% or more of its market value shall be undertaken only in full compliance with the provisions of this chapter and any other applicable ordinance, which shall include Chapter 110, Floodplain Management.
16. §116-258. Any future preliminary plans shall indicate that the entire site is located within the Riparian Corridor Conservation District. As such, the Riparian Corridor Conservation District shall serve as a supplement to the underlying district provisions. Also, see related comment #17.
17. §116-259.
§116-260.
§116-279.B.(3) The proposed use(s) of the subject property are not permitted within the Riparian Corridor Conservation District as defined in these sections of the ordinance. For structures that are otherwise permitted by virtue of the requirements of the Riverfront Development District, relief from the Zoning Hearing Board from the provisions of Article XXXV-Riparian Corridor Conservation District shall not be required, provided approval is recommended to the Board of Supervisors by the Township Engineer. Note that on this site, the Riparian Corridor is coterminous with the 100-year Floodplain boundary.
18. §116-264.A. Re-establishment of forest cover and woodland habitat within the Riparian Corridor shall be required consistent with the requirements of the landscape

regulation within the Township Subdivision and Land Development Ordinance. Also, see related Comment #17.

19. §116-280.F.(2) The boathouse and river-oriented recreation require conditional use approval from the Board of Supervisors. It should be noted that for any conditional use, testimony must be provided to allow the Board of Supervisors to make determinations as required in §116-37.F.(1)-(8) of the ordinance.
20. §116-281.A.(3)(a) This section requires that the minimum building setback from the ultimate right-of-way (of Washington Street) be 10 feet with an average of 20 feet. As proposed, the location of the reduced-scale boathouse will not meet these requirements, thereby requiring a variance from this section. Also as noted in Comment #1, the proposed (ultimate?) right-of-way dimension of 47.8 feet is unclear.
21. §116-281.A.(9) This section requires the building and impervious coverage calculations to exclude the riverfront open space (of 150 feet). It is unclear if the calculations in the Zoning Compliance Summary Table are done on this basis or on the entire tract area. Clarification must be provided.
22. §116-283.A.(2) This section contains permitted dominant building materials which are applicable to the new front façade of the boathouse (once the existing front portion is removed) and to all other façades whose exterior appearance will be modified.
23. §116-283.B. Public amenities, if provided, must be in accordance with the requirements of this section of the ordinance.
24. §116-283.C. The preliminary plans must demonstrate compliance with the landscaping and screening requirements described in this section of the ordinance.
25. §116-283.D. For all developments in RDD, the following elements shall be included to create a pedestrian oriented development:
 - (a) Lighting along all street frontages with lighting fixtures to be of a style as approved by the Board of Supervisors.
 - (b) Benches, trash receptacles, bicycle racks and other street furniture in a style approved by the Board of Supervisors.
 - (c) Wide sidewalks and other pedestrian amenities, landscaping, shade trees.
 - (d) A variety of pavement materials for street surfaces and sidewalks.
 - (e) Planting strips, located between the curb and sidewalk.
26. §116-284.A. While the 150-foot open space area along the riverfront required by this section is shown on the plan, it appears to be measured from the property line along the river. It is required to be measured from “the mean water elevation of the Rivers of the United States/Pennsylvania”. This area must be offered for dedication to the Township and if not accepted, an easement for public use along with maintenance agreements must be provided, in forms acceptable to the Township.

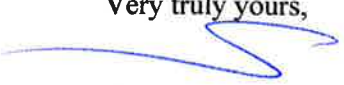
27. §116-284.A.(1)-(5) These sections detail required improvements in the 150-foot open space area along the riverfront. While the red shale macadam trail is shown [§116-284.A.(1)], the other improvements [§116-284.A.(2)-(5)] must also be shown on any preliminary plan.
28. §116-284.D. Public Waterfront Access is required in accordance with Chapter 105, Subdivision and Land Development, Section 105-47(K).
29. §116-286. Any proposed signage shall be included on any future preliminary plan and shall be consistent with this section of the ordinance.
30. §116-287.B.(1)-(4) Any future preliminary plan shall include all applicable information as required by these sections.
31. §116-287.B.(5) This section requires the submission of a Traffic Impact Study (TIS) for all developments in the RDD-1 subdistrict. The TIS must be submitted with the preliminary plan.

Additional Comment

32. There are a few notes along the river that require some clarification. We are not certain what is meant by “Schuylkill River Right Of Way” and don’t understand why the “Red Shale Macadam Area Right Of Way” is down along the river when the red shale macadam trail is located further inland. Finally, the “10’ Setback from RCCD District” seems misplaced since the entire site is within the Riparian Corridor Conservation District.

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

cc: Craig T. McAnally, Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Andrew Thomas, Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Michael Roth, P.E., Applicant’s Engineer

WHITEMARSH TOWNSHIP

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

From: Andrew G. Thomas, Fire Marshal



Subject: SLD#02-24 VILLANOVA BOATHOUSE
(SKETCH PLAN)
601 WASHINGTON STREET
CONSHOHOCKEN, PA 19428

Date: March 22, 2024

After reviewing the Sketch Plan for the Villanova Boathouse, the following items must be addressed.

1. Fire department connections shall be installed within 100' of the approved hydrants in approved locations. (this is if the building is being sprinklered)
2. The building will need an NFPA 72 compliant fire alarm system.
3. An emergency entry key box will be needed for the facility in accordance with Whitemarsh Township Ordinance 1036 accepted on March 14, 2024
4. The plan must be in accordance with Whitemarsh Township Ordinance 1012 accepted on April 14, 2022, Section 503.2.1 Dimensions and International Fire Code Section 5031.1 Buildings and facilities.
 - a. Dimensions. Fire Apparatus access roads shall have an unobstructed width of 24 feet, exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 14 feet. No access driveway shall be located closer than five feet to a structure.
 - b. 503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.
5. There must be an Emergency Action Plan in place since the building is in a known flooding area and shall be updated annually.
 - a. Emergency Contacts shall be updated annually
 - b. The facility will register with ReadyMontCo
<https://www.montcopa.org/3311/ReadyMontco>

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

- c. Provide Emergency Evacuation Routes/Shelter in place plans.
- d. Provide Procedures for accounting for coaches, staff, and students/athletes after evacuation.
- e. Provide Means of notifying occupants during an emergency
- f. Provide Site plans with evacuation points, hydrants, and fire department access.
- g. Provide Floor Plans
- h. Provide Locations for coaches, staff, and students/athletes to move their cars in the event of a potential flood.

Additional Comments:

- 6. Will the fire hydrant be moved? It is noted that utility relocation will be done with the movement of telephone poles for the driveways.
- 7. Will the proposed trail be able to support emergency vehicles in the event of an incident?
- 8. Will the current containers shown on the sketch plan remain on site or are they being removed with the project?
- 9. Will the other boat access by the containers remain or is that being removed? If the other boat access is staying, will it be made accessible to first responders?
- 10. Can impervious surface be added to access the above-mentioned boat access so emergency responders can maneuver vehicles to that point.
- 11. Access will be needed from the front driveway to the back of the boat house for emergency responders in the event of a fire, medical or police incident.
- 12. No parking fire lane signage will need to be provided along the driveways.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 25, 2024

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

Re: MCPC # 19-0018-003
Plan Name: Villanova University Boathouse
1 lot /11,930 sq. ft. comprising +/- 9.02 acres
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 14, 2024 in an electronic submission to this office. We forward this letter as a report of our review.

BACKGROUND

The applicant, Villanova University has submitted a sketch plan proposing the redevelopment of a former industrial property as a recreational boating facility, utilizing its location adjacent to the Schuylkill River for boating. According to the application, the applicant intends to renovate a portion of an existing building; approximately 3.0 acres of the 9.8 acre tract will be impacted by the development. The property at 601 Washington Street is Tax Parcel # #65-00-12679-00-9, which lies in the township's Heavy Industrial District (HVY); the Riverfront Development District (RDD-1), and the Floodplain Conservation Overlay District. As it pertains to the site's zoning, the township regulations for the Riverfront Development Overlay District are additive to the requirements of the underlying district(s), and in the event of a conflict, take precedence over the underlying zoning district(s). The submitted application indicates that relief from the township's Zoning Code will be sought, including:

Zoning- Variances/Relief:

- A Special Exception- Required for the use of a boating dock in the Floodplain Conservation Overlay District. Section 116-166. Special Exception.



- Conditional Use Approval- needed for a Boathouse in the Riverfront Development Overlay District. Sec. 116-280.F.(2.)

The sketch plan shows the demolition of the majority of the 42,484 sq. ft. industrial building, the re-purposing of approximately 11,930 sq. ft. of the footprint area, and the construction of a facility using this pad. In a letter dated April 20, 2022, The Montgomery County Planning Commission (MCPC) reviewed a land development plan submitted by 601 Washington St. Associates, LP, the developer, proposing the construction of a 4-story, 227 unit apartment for this site. The property was transferred to the applicant in an April 3, 2003 transaction for \$11,500,000.

The property has an Environmental Covenant which was recorded with the Montgomery County Recorder of Deeds on April 3, 2023. The Covenant states that the site has a history of industrial operations which consisted of the manufacture of pressure and storage tanks for water, oil and gas. As part of these activities, welding and metal fabrication took place between 1926 and 1967. Currently, the site is primarily vacant, with a portion of it being used for the storage and sale of landscape materials, as well as the storage of boats used by local rowing teams.

COMPREHENSIVE PLAN COMPLIANCE

Consistency with *Montco 2040- A Shared Vision*

The plan for the redevelopment of this site as a recreational use is consistent with the future land use vision and stated goals of *Montco 2040: A Shared Vision*, the comprehensive plan and future land use vision for the county. The Future Land Use Map of the plan designates the land use vision for the site as part of a larger 'Regional Mixed-Use Center' (RMUC) that extends from the Schuylkill Riverfront to Spring Mill East Elm Street.

["https://www.montcopa.org/1579/Montco-2040-Comprehensive-Plan\)](https://www.montcopa.org/1579/Montco-2040-Comprehensive-Plan).

Consistency with the *Whitemarsh Township Selective Comprehensive Plan Update, 2020 & The Spring Mill Multi-Modal and Land Use Study, March 2022*

The redevelopment proposal for this property appears compatible with the township's future land use vision for this area as a 'Waterfront District Character Area', as recommended by the Whitemarsh Township Selective Comprehensive Plan Update, 2020 and specifically in the plan's Chapter Four-Future Land Use Plan. The future land use goal for this character area is to support high-density development and quality public spaces along the riverfront. The redevelopment proposal supports the goals of creating green space along the Schuylkill River and ensuring recreational access and enjoyment of the river.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified several concerns which we believe should be addressed by the township in its assessment of the submission. The future redevelopment of the remaining portion of the 9.8 acre site that is not being developed is an issue that should be addressed. The Washington Streetscape improvements are needed to ensure that this redevelopment is consistent with other adjacent or nearby land developments, and that they will contribute to making Washington Street the type of street the township envisions. Adequate sidewalk design, placement and width along the street, and how public access to the Schuylkill Riverfront is provided and the perpetual access easement for this route are relevant considerations. We recommend the applicant and the township consider these issues as the preliminary plans are developed. Our comments are as follows:

COMMENTS

1. Future Site Development & Environmental Issues

The applicant is only developing approximately a third (3 acres) of the 9.8 acre site. The applicant should provide additional information to the township as to how the remaining 6.0 acres of the site might be redeveloped. We note that the property has a history of industrial activity, and that environmental investigations were conducted at the property as documented by the recorded Environmental Covenant of April 2023. The Covenant states that a determination was made regarding the presence of hazardous contaminants in the soil and groundwater. As a result, activity and uses are limited at the site, as outlined in the environmental covenant recorded in April, 2023. Approval of any development/activity for the site needs to consider the limitations and restrictions outlined in the environmental covenant.

2. Washington Street Streetscape-Improvements

The sketch plan does not address the needed improvements to Washington Street along the applicant's parcel frontage. The various amenities and streetscape improvements needed will ensure a pedestrian-friendly streetscape on Washington Street as required by Section 116-283.D.- Design Standards. The Township's requirement for pedestrian-oriented development, §116-283 D.1- requires a number of pedestrian oriented elements, including: pedestrian lighting, benches, wide sidewalks, pavement variety, and a planting strip between the curb and sidewalk. The applicant should ensure that a unified streetscape is in place, with a sidewalk along the entire frontage of the applicant's parcel that meets the township's district requirements. The preliminary plan submission should be coordinated with the improvements planned at other related land developments proposed along Washington Street.

3. Redevelopment Within the Schuylkill River's 100-Year Floodplain

The development tract lies within the Schuylkill River's 100-year floodplain, and residential developments along Washington Street are experiencing increasingly frequent and

sometimes disastrous impacts. Most recently, the street was partially inundated by flood waters on January 10, 2024 and experienced a disastrous event with Hurricane Ida on September 1-2, 2021. Several hundred cars were damaged and many were a total loss caused by the impacts of the hurricane. Our concern is that the redevelopment of a recreational center may place additional burdens on local and county emergency services responding to Schuylkill River flooding events and rescues at this site, and on the neighboring properties. The applicant should work with Whitmarsh Township to ensure that an effective evacuation plan for any outdoor boats and vehicles is in place for flooding events.

4. Schuylkill Riverfront – RDD Requirements

a. Section 116-283- Design Standards

The sketch plan does not address a number of township's regulations in Section 116-283. A.; B.; and C. These include various requirements for: A. Architectural standards; B. Public Amenities and C. Landscape and Screening. These improvements are essential to ensure that the township's vision for the Waterfront Character Area are realized, and the applicant should ensure these regulations are addressed in the preliminary plan.

b. Section 116-284. – Riverfront Access & Open Space

The sketch plan proposes the required perpendicular public access to the riverfront to be provided, as required by Section 116-284. The applicant should ensure that the requirements for public amenities and related improvements of dedicated open space parallel to the Schuylkill River and the pedestrian riverfront trail are addressed in the preliminary plan submission.

5. Site Improvements

a. Landscape Plan

A significant portion of the applicant's parcel will not be developed as shown in the sketch plan. In light of our prior comments above concerning the remainder of the redevelopment tract and how it may be envisioned for boating or other recreational uses, we believe the vacant areas of the tract should receive attention. We recommend the applicant undertake a robust landscape restoration of the areas currently used for outdoor storage of various materials. Restoration could include more extensive riparian forest plantings, the removal of invasive vegetation, and establishment of meadow areas. We recommend the applicant consider these measures in their future landscape plans.

b. Debris and Industrial Storage Containers

Recent aerial photographs of the site show various areas of scattered debris and other objects, and what appear to be metal containers. We recommend that a condition of approval for the site's redevelopment include a clean-up of the remnants of the previous activities and any debris from previous industrial land activities.

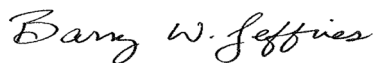
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's vision of riverfront redevelopment. We recommend the township address the sketch plan review comments to your satisfaction.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number # 19-0018-003.

Sincerely,



Barry W. Jeffries, ASLA, Senior Design Planner

Barry.Jeffries@montgomerycountypa.gov , 610.278.3444

c: John Camusi for Villanova University, Applicant
Michael Roth, Pennoni, Applicant's Representative
Aaron Kostyk, Chair, Whitmarsh Township Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



Copyright nearmap 2015

Villanova University Boathouse
MCPC#190018003

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 26, 2024

Craig T. McAnally - Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

RE: Sketch Plan Review
601 Washington Street
Whitemarsh Township, Montgomery County, PA
S/LD # 02-24
Our Project Number 2024-00243

Dear Mr. McAnally:

As requested, we have reviewed plans for the above referenced Sketch Plan Submission consisting of a 3-Sheet Plan prepared by Pennoni Associates, Inc. and dated February 12, 2024, with no noted revisions. Please note that we have incorporated select Preliminary Plan requirements into this review to provide the applicant guidance in the preparation of future plan submissions. The following comments are offered for your consideration:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

	<u>Section</u>	<u>Description</u>
1.	105-20(A)(4)	The Zoning Compliance Summary Table must be revised to indicate that the site is located within the RDD-1 (instead of RDD) Overlay District.
2.	105-20(A)(10)	The plans must be revised to show the boundaries of all adjoining properties with names of landowners, including those across Washington Street.
3.	105-20(A)(12)	The plans must be revised to show existing principal buildings (and their respective uses) and driveways on the 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.	105-20(A)(21), 105-21(B)(1)(n)	The plans must be revised to show topographic, physical, and cultural features including but not limited to fields, pastures, meadows, woodland, trees with a dbh of six inches or more, hedgerows and other significant vegetation, steep slopes, rock outcrops, soil types, ponds, ditches, drains, storage tanks, streams within 200 feet of the tract, and existing rights-of-way and easements, and historical and cultural features such as all structures, foundations, walls, wells, trails, and abandoned roads.
5.	105-20(A)(22), 105-21(B)(6)	The plans must be revised to include a general description of proposed method of water supply, and sewage disposal.

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

	<u>Section</u>	<u>Description</u>
6.	105-20(B)(1)	The plans must be revised to show proposed finished grades.
7.	105-21(B)(1)(l)	The plans indicate an “area of apparent overlap” at the Southwestern Corner of the site. Property Boundaries must be resolved and properly monumented prior to final plan approval.
8.	105-20(B)(2)	The plans must be revised to note the base flood elevation (BFE) consistent with FEMA Flood Insurance Maps and Surveys, which designate the base flood elevation as being at approximately elevation of 59.5.
9.	105-21(B)(2)(e)	The plans must indicate the lowest floor elevation and/or the elevation to which the structure would be floodproofed.
10.	105-21(B)(7)	The applicant must submit a Landscaping and grading plan, showing existing and proposed grades for the entire site, existing vegetation to be removed, existing vegetation to be preserved, and a proposed planting schedule indicating the locations, species and sizes of plantings as required by §§ 105-39, 105-48 and 105-52.
11.	105-21(B)(9) (c)[1]	The applicant is advised that the Township Planning Commission, at its discretion, may request the preparation of a traffic impact study for any land development.
12.	105-21(B)(10)(a), 105-78	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of public sanitary sewer facilities.
13.	105-21(B)(10)(b)	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of central water supply.
14.	105-21(B)(12)	The applicant is advised that a Site context map showing the location of the proposed subdivision within its neighborhood context will be required as part of any Preliminary Plan submission.
15.	105-21(B)(13)	The applicant is advised that an Existing Resources and Site Analysis Plan (ERSAP) will be required as part of any Preliminary Plan submission and shall provide a comprehensive analysis of existing conditions, both on the proposed development tract and within 500 feet of the tract boundaries. Conditions beyond the tract boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs.
16.	105-21(B) (13)[10]	There is an existing sign located at the front corner of the site, along Washington Street, for a former historic use of the site. The applicant should consider possible reuse/repurposing of the sign, if feasible.
17.	105-21(B)(15)	The applicant is advised that a Preliminary Resource Impact and Conservation Plan (the “Preliminary Impact Plan”) will be required as part of any Preliminary Plan submission to categorize the impacts of the proposed activities and physical alterations on those resources shown on the ERSAP. All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater management facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.

- | <u>Section</u> | <u>Description</u> | | | | | | | | | | | | | | |
|--------------------------|--|-------------------------|------------------------|-------------------------|------------------------|-----------|-----------|-----------|-------------------|--------------|---------|---------|----------|----------|----------|
| 18. 105-21.1(K)(2) | Within the South Transportation Service Area an impact fee in the amount of Two Thousand Five Hundred and Twenty-Nine Dollars (\$2,529.00) per anticipated peak hour trip must be provided by the applicant. | | | | | | | | | | | | | | |
| 19. 105-26(E) | The applicant must provide evidence in sufficient detail to demonstrate that there are no environmental concerns related to previous uses of the site. Additional information must be provided related to the site’s participation in the PADEP Act 2 Program, related to the former industrial uses. | | | | | | | | | | | | | | |
| 20. 105-27,
105-84 | Where a proposed park, playground, school or other public use shown in the Comprehensive Plan is located in whole or in part in a subdivision or land development, the Board of Supervisors may require the dedication or reservation of such area within the subdivision or land development, in those cases in which the Board of Supervisors deems such requirements to be necessary. Please note that both the Comprehensive Plan and the ‘Spring Mill Area Study’ ¹ call for amenities along the River in this location such as restrooms, fishing piers, non-motorized boat launches, and facilities for bike and boat rentals. | | | | | | | | | | | | | | |
| 21. 105-28(A) | The plans should be revised to provide a roadway cross section consistent with the recommendations on Page 49 of the ‘Spring Mill Area Study’. ¹ | | | | | | | | | | | | | | |
| 22. 105-30(A) | As defined by Section 105-29(C) and 105-30(A), streets adjacent to the site are subject to the following requirements: | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>Street Name</th> <th>Classification</th> <th>Required Ultimate R.O.W</th> <th>Required Cartway Width</th> <th>Curbs</th> <th>Sidewalks</th> <th>Tree Zone</th> </tr> </thead> <tbody> <tr> <td>Washington Street</td> <td>Local Street</td> <td>56 feet</td> <td>36 feet</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> </tbody> </table> | Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | Washington Street | Local Street | 56 feet | 36 feet | Required | Required | Required |
| Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | | | | | | | | | |
| Washington Street | Local Street | 56 feet | 36 feet | Required | Required | Required | | | | | | | | | |
| | The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance. It appears that the applicant is proposing to provide 28 feet of ultimate right-of-way width from the road centerline along the property frontage. This dimension should be labeled. The plans must also be revised to provide the required cartway width, curbing, sidewalks and tree zone or a waiver must be obtained to not require those features. | | | | | | | | | | | | | | |
| 23. 105-34,
105-35(A) | Proposed street grades must be shown in order to demonstrate compliance with the requirements of these sections of the ordinance. | | | | | | | | | | | | | | |
| 24. 105-36(B) | This section of the ordinance states that access to parking areas shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. The plans must be revised or a waiver must be obtained. | | | | | | | | | | | | | | |
| 25. 105-37 | The plans must be revised to demonstrate compliance with the sight distance requirements of this section of the ordinance and/or the required sight distances contained in the most current revision of Pennsylvania Code Title 67 Chapter 441, whichever is more restrictive. Available sight distance at intersections must be indicated. | | | | | | | | | | | | | | |

¹ <http://www.whitemarshwp.org/DocumentCenter/View/3323/Whitemarsh-Spring-Mill-Multi-Modal-and-Land-Use-Study--Final-Report>

	<u>Section</u>	<u>Description</u>
26.	105-38(C)	The applicant must obtain the approval of the Fire Marshal with regard to access for fire protection equipment.
27.	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.
28.	105-38(K)	This section of the ordinance requires that parking lots with less than 30 spaces not have a grade exceeding 5% and that parking lots with more than 30 spaces not have grades that exceed 3%. The plans must be revised to provide parking area grades in compliance with the requirements of this section of the ordinance.
29.	105-38(M), 105-70	Appropriate signage and paving markings must be provided at the driveway access points, in order to regulate the one-way traffic pattern.
30.	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.
31.	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.
32.	105-39(A)	This section of the ordinance requires that all parking areas shall have at least one tree of three inches minimum caliper for every two parking spaces provided. Calculations that demonstrate compliance with the shade tree requirements contained in this section of the ordinance must be added to the plans.
33.	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.
34.	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.
35.	105-40(D)	The plans must be revised in order to demonstrate that driveways and entranceways shall be graded, have a bituminous surface, and be drained to the satisfaction of the Township Engineer to the extent necessary to prevent nuisances of dust, erosion or excessive water flow across public streets or sidewalks.

<u>Section</u>	<u>Description</u>
36. 105-41(A)	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'.
37. 105-42(A), 105-21(B)(5)	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'.
38. 105-45	The plans must be revised to show all existing and proposed easements, in accordance with this section of the ordinance.
39. 105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74.
40. 105-47, 105-49	The plans must be revised to provide internal sidewalks, pedestrian paths and crosswalks to provide safe access around the site. A pedestrian walkway should be provided from the front door to Washington Street sidewalk.
41. 105-47(A)	Sidewalks shall be provided along Washington Street in accordance with sections 105-30, 105-47 and 105-73 of the Whitemarsh Township Code.
42. 105-47(B)	The minimum width of all sidewalks and pedestrian paths shall be five feet; in areas of higher pedestrian density, the minimum width of all sidewalks shall be eight feet.
43. 105-47(D)	Curb cuts shall be provided at all street crossings. The plans must be revised to provide curb cuts and ADA accessible ramps at all access drives.
44. 105-47(K)	In areas zoned Riverfront Development District, in the RDD-1 subdistrict, public riverfront access, <u>perpendicular</u> to the river, is required for all properties that have access to the river, and shall be subject to the following: 4) At least one seating area shall be provided along each access. 5) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Board of Supervisors. 6) The access shall contain appropriate signage to direct pedestrians to the river in accordance with Chapter 116, Zoning, § 116-286(B)(5).
45. 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 one or both sides of any existing street within the proposed land development. The plans must be revised to include a table detailing the number of street trees required and provided.
46. 105-51(G)	Parking areas shall be located and designed in such a manner that they are visibly secluded from eye level in the surrounding area. Grading to depress the parking area, raised berms, landscaping or fencing are satisfactory methods to create such seclusion.

<u>Section</u>	<u>Description</u>
47. 105-51(H)	Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. The plans must be revised to indicate the location of any outdoor collection stations, and adequate screening must be provided.
48. 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.
49. 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.
50. 105-52	The plans should be revised to provide a buffer between Washington Street and the SEPTA train tracks. Consideration must be given to restricting pedestrian access to the tracks by means of plantings, fencing, low walls or other safety measures. We recommend coordination with SEPTA with regard to safety along the tracks.
51. 105-52, 105-83	All landscaping plans are subject to the review and approval of the Shade Tree Commission.
52. 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.
53. 105-69(C)	Along the existing street on which a subdivision or land development abuts, improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the Township. The applicant is advised that the standard pavement restoration cross section for Township roads is 6" Base Course, 5" 25mm Superpave Binder Course, 2" 9.5mm Superpave wearing course.
54. 105-71	This section of the ordinance requires that, when appropriate, the developer shall install or cause to be installed at the developer's expense metal or fiberglass pole streetlights serviced by underground conduit. The Board of Supervisors may consider requiring the installation of streetlights along the property frontages.
55. 105-73	This section of the ordinance requires sidewalks to be constructed as required by 105-30 and 105-47. The plans must be revised to indicate the installation of sidewalks where required.
56. 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 installation of curbing where required.

	<u>Section</u>	<u>Description</u>
57.	105-75	The developer shall construct stormwater drainage facilities, including curbs, inlets, storm sewers, road swales, and other structures in order to prevent erosion, flooding and other hazards.
58.	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.
59.	105-81	All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such service. Final plans shall show locations of all utilities and shall be coordinated with landscaping.
60.	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>
61.	101-9(C)(3)	The plans must be revised to note the base flood elevation.
62.	101-9(B)(2), 101-23(C)	The plans must be revised in order to demonstrate that all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.
63.	101-9(C)(4)(e)	The applicant must provide documentation, certified by a registered professional engineer, to show that the cumulative effect of any proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation at any point within the community.
64.	101-9(C)(4)(f), 101-22(B), 101-22(C)	The applicant must provide a document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood. Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.
65.	101-9(C)(4)(g)	The applicant must indicate whether any materials or substances referred to in § 101-23F and §101-24 are intended to be used, produced, stored or otherwise maintained on site.

<u>Section</u>	<u>Description</u>
66. 101-17(A)(1)	The plans show proposed pathways within the floodway. This section of the ordinance states that no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted within the floodway area unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
67. 101-17(A)(1)	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 applicant must provide evidence in sufficient detail to demonstrate compliance with the requirements of this section of the ordinance, such as the inclusion of a cut/fill analysis plan demonstrating there will be no net fill.
68. 101-17(A)(2)	The plans show proposed pathways within the floodway. This section of the ordinance states that no new construction or development shall be allowed within the floodway area unless the appropriate approvals are obtained from the Army Corps of Engineers, Federal Emergency Management Agency, Pennsylvania Department of Environmental Protection and approved by the Township.
69. 101-23(H)	The plans must be revised to demonstrate that any structures, including fencing and trash enclosures, shall be adequately anchored to prevent flotation, collapse, or lateral movement.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
70. 55-4(A)	A Tree Survey Plan prepared in accordance with the requirements contained in this section of the ordinance must be submitted to the Township. The tree survey plan shall be reviewed by the Shade Tree Commission in a public meeting.
71. 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.
72. 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.
73. 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.

<u>Section</u>	<u>Description</u>
74. 55-4(B)(6)(a)	This section of the ordinance requires that every tree determined to be living and healthy, with a DBH of 6 inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new shade trees of a type approved by the Township with a trunk diameter of not less than 3 inches in caliper. The total caliper of replacement trees, measured at 6 inches above the ground line, shall equal or exceed the DBH of the tree removed. Calculations that indicate compliance with the tree replacement requirements contained in this section of the ordinance must be added to the plans.
75. 55-4(B)(6)(c)	Replacement trees shall be planted in addition to the trees required by planting requirements otherwise set forth in the Subdivision and Land Development Code.
76. 55-4(A)(7)	Heritage trees and boundary trees shall be individually noted on the tree survey plan.
77. 55-4(B)(6)(b)	This section of the ordinance requires specific approval from the Board of Supervisors prior to removal of any trees identified as Heritage Trees. The plans must be revised to clearly indicate the presence or absence of any Heritage Trees.

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 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>
78. 58-14	Water volume controls shall be implemented using the Design Storm Methods described in this section of the ordinance.
79. 58-15(A)(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.
80. 58-17(A)(2)(k)	The plans must be revised to show proposed finished grades.
81. 58-17(A)(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.
82. 58-17(A)(2)(o)	The plans must be revised to show the size, location and construction details of all existing and proposed impervious ground cover.

<u>Section</u>	<u>Description</u>
83. 58-17(A)(2)(p)	The plan must be revised to show the size, location and construction details of all existing and proposed storm drainage facilities. At a minimum, both existing and proposed pipe sizes, lengths, slopes and materials should be shown. Invert data, pipe slopes and related structure information must be provided for existing structures. The condition of any existing stormwater piping traversing the property must be assessed, and any deficiencies must be corrected.
84. 58-17(A)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
85. 58-17(A)(2)(t)	A statement, signed by the landowner, acknowledging that any stormwater BMPs are fixtures that can be altered or removed only after approval by the Township shall be added to the plans.
86. 58-17(A)(2)(s)	The following signature block must be added to the plans: “(Design Engineer)”, on this date (Signature, date), has reviewed and hereby certifies that the Stormwater Management Site Plan meets all design standards and criteria of Chapter 58, " Grading, Erosion Control, Stormwater Management and Best Management Practices"."
87. 58-17(A)(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.
88. 58-17(A)(4), 58-28(D)(7)	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. The applicant must submit plans and supporting calculations detailing proposed stormwater drainage and stormwater management systems required by regulations adopted pursuant to this chapter.
89. 58-17(A)(5)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
90. 58-17(A)(12)	The applicant must submit plans and supporting documentation verifying compliance with the tree preservation, protection and replacement requirements of the Whitemarsh Township Code.
91. 58-18(2)	Since the limit of disturbance appears to be greater than one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection. Once obtained, a copy must be submitted to the Township.
92. 58-23(A)	An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.

<u>Section</u>	<u>Description</u>
93. 58-24(K)(2)	<p>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:</p> <p><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 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></p>
94. 58-28(D)(14)	<p>A note must be added to the plans to address measures for dust control during grading.</p>
95. 58-29(E)	<p>Fills shall not encroach on natural watercourses, floodways, floodway fringes, constructed channels, or on wetlands unless permitted by the Army Corps of Engineers, Pennsylvania Department of Environmental Protection (PADEP) and approved by the Township.</p>
96. 58-30(A)(8)	<p>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.</p>
97. 58-30(A)(13)	<p>All Regulated Earth Disturbance Activities are required to have water quality protection measures after completion of the earth disturbance activities, and include operation and maintenance of the BMP.</p>
98. 58-31(A)(16)	<p>The applicant must submit legal descriptions for any proposed rights-of-way, easements, or lands to be offered for dedication.</p>
99. 58-32(A)(2)	<p>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.</p>
100. 58-32(A)(3)	<p>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.</p>
101. 58-34(B)(7)(d)	<p>This section of the ordinance requires that the minimum diameter of all storm drainage pipes is eighteen inches or equivalent thereto. Additionally, all storm pipes shall be reinforced concrete pipe.</p>

<u>Section</u>	<u>Description</u>
102. 58-35(C)(3)(e)	A detailed soils evaluation of the project site shall be performed to determine the suitability of 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.

ADDITIONAL COMMENTS

103. The proposed improvements may require the applicant to obtain a Chapter 105 General Permit, administered by the Pennsylvania Department of Environmental Protection (PADEP) Bureau of Waterways Engineering and Wetlands.

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, PE
Township Engineer

- c: Charles L. Guttenplan, AICP – Director of Planning and Zoning
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor
John Camusi – Applicant
Michael Roth, PE – Applicant's Engineer

HRMM&L

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC

www.HRMML.com
Lawyers@HRMML.com

J. Edmund Mullin
Steven H. Lupin
Douglas I Zeiders
Carl N. Weiner
Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Ethan R. O'Shea
Bernadette A. Kearney
Paul G. Mullin
John J. Iannozzi
William G. Roark
Lisa A. Shearman, LL.M.
Nathan M. Murawsky
Robert J. Iannozzi Jr.
Sean E. Cullen LL.M.
J. Kurtis Kline, LL.M.
Kevin M. McGrath
Kathleen A. Maloles
Steven J. English
Noah Marlier
Danielle M. Yacono
John F. McCaul
Zachary R. Morano
John S. Harris
Sara A. Mohamed
Celso L. Leite
J. Braun Taylor

OF COUNSEL:
Jonathan Samel, LL.M.
John C. Rafferty Jr. Senator

LANSDALE

1684 S. Broad Street
Suite 230
Post Office Box 1479
Lansdale, PA 19446-5422
Phone 215-661-0400
Fax 215-661-0315

33648-000

May 2, 2024

Charles L. Guttenplan, AICP
Director of Planning & Zoning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444-1821

**Re: SLD#02-24: Villanova Boathouse at 601 Washington Street
Sketch Plan/Land Development of Boathouse Modification ("Project")**

Dear Charlie

Villanova University has authorized the law firm of Hamburg, Rubin, Mullin, and Maxwell & Lupin to represent them in the Project. Please accept this letter as my client's formal withdrawal of the application which requested review of the sketch plan prepared by Pennoni Associates, Inc. dated February 12, 2024 for the Project ("Sketch Plan").

My client is in the process of revising the plans for the Project and anticipates filing a preliminary plan application to Whitemarsh Township in the near future. Upon receipt of this letter, please confirm in writing that the Sketch Plan has been withdrawn, and shall not be reviewed by the Whitemarsh Township Planning Commission on May 14, 2024.

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: _____

JOHN J. IANNOZZI



Cc: John Camusi, Villanova University
Michael Roth, PE, Pennoni Associates, Inc.