



**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 # 06-24

Project Name:
Germantown Pike Twins

Address: 604, 606, 608 Germantown Pike
Lafayette Hill, PA 19444

Date: 10.15.24

Status: Under Review

Updates:

- Zoning Ordinance Compliance Review Letter- 11.20.24
- Montgomery Planning Commission Review- 11.26.24
- Township Engineer Review Letter- 12.2.24
- Fire Marshal Review Letter- 12.4.24



This Checklist and the following items **MUST** be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.

This checklist page must be filled out after printing the completed form starting on page 2 where applicable.

606 GERMANTOWN PIKE TENTATIVE SKETCH PLAN

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
<u>LPS</u>	Whitemarsh Township Checklist	_____
<u>LPS</u>	Whitemarsh Township Application (Signature <u>MUST</u> Be Original)	_____
<u>LPS</u>	Whitemarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
<u>N/A</u>	Whitemarsh Time Waiver Form (Signature <u>MUST</u> Be Original)	_____
<u>LPS</u>	Whitemarsh Township Escrow (Payable to Whitemarsh Township; credit card payment accepted in person)	_____
<u>LPS</u>	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
<u>N/A</u>	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
<u>N/A</u>	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
<u>N/A</u>	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
<u>N/A</u>	Supplemental Documents Applicable to a Specific Application	_____
<u>N/A</u>	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
<u>LPS</u>	Three (3) Complete Sets of All Application Materials	_____
<u>LPS</u>	PDF or Link to Digital File of Each Component of the Application	_____

RECEIVED
OCT 15 2024

**WHITEMARSH TOWNSHIP
ZONING & ENGINEERING**

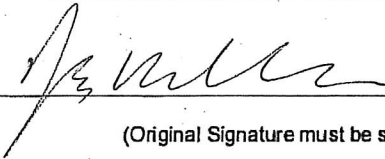
Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 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: 10-11-24

Signature: 
(Original Signature must be submitted)

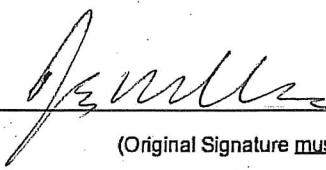
Printed Name: JB REIBSTEIN

I, (name) JB REIBSTEIN (title) MANAGING MEMBER of

(entity submitting application) 604-608 GERMANTOWN INVESTORS, LLC do hereby affirm.

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

Date: _____

Signature: 
(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP
REQUEST FOR MODIFICATION (WAIVER) OF
SUBDIVISION and/or LAND DEVELOPMENT ORDINANCE REQUIREMENTS**

Pursuant to § 512.1.(b) of the Pennsylvania Municipalities Planning Code, all requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

Check the appropriate line:

No modification (or waiver) of the Whitemarsh Township Subdivision and Land Development Ordinance is requested

I/we hereby request the following modification[s] (or waiver[s]) of the Whitemarsh Township Subdivision and Land Development Ordinance. (The request must identify the applicable Section[s] of the Ordinance, modification[s] requested, and facts of unreasonableness or hardship upon which the request is made; attach additional sheets if necessary).

1) SECTION 105-20.A(12) REQUIRING SIGNIFICANT MAN-MADE FEATURES WITHIN 500 FEET.

2) SECTION 105-20.A(20) REQUIRING PHYSICAL FEATURES WITHIN 200 FEET.

RECEIVED
OCT 15 2024

**WHITEMARSH TOWNSHIP
ZONING & ENGINEERING**

Name of Subdivision and/or Land Development: _____

Date: 10-11-24

Signature: _____

(Original Signature must be submitted)



Whitemarsh TOWNSHIP

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

BOARD of SUPERVISORS

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Craig T. McAnally
Township Manager

November 20, 2024

604-608 Germantown Investors, LLC
c/o JB Reibstein
446 Germantown Pike, P.O. Box 145
Lafayette Hill, PA 19444

**RE: SLD#06-24 / 604-608 Germantown Pike
Proposed 20-Unit Twin Home Development (Sketch Plan)
Zoning Ordinance Compliance Review Letter**

Dear Mr. Reibstein:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Sketch Plan submission, based on a single-sheet plan prepared by Site Engineering Concepts, LLC dated October 11, 2024, with no noted revisions.

While many comments in this review do not necessarily need to be addressed at the sketch plan level, they are included to indicate what must be addressed on future phases (preliminary and final plans). Additionally, it is noted that wherever a zoning deficiency is cited that cannot be corrected with future plan submissions, a variance must be sought and granted by the Zoning Hearing Board.

1. §116-11. Section 105-29(C) of the Subdivision and Land Development Ordinance classifies Germantown Pike (S.R. 3053) as an arterial, having an Ultimate Right-of-way as recommended by the Pennsylvania Department of Transportation. The plans show a “dedicated right-of-way line” offset forty feet from the road centerline, presumably indicating an 80 foot wide Ultimate Right-of-Way; this is consistent with other recent development plans along this roadway. We note that this line has been used to determine the front yard setback along Germantown Pike.
2. §116-11. The definition of ‘parking space’ in this section specifies a minimum width of 9 feet and a minimum area of 162 square feet for each parking space. The ‘Overflow’ parking spaces outside of all of the units (with the exception of those to the rear of the four units fronting onto Germantown Pike) are dimensioned as 16 feet wide for two spaces, or 8’ wide for each space. We are unsure as to the parking space size within the garage of all of the units; these spaces must also adhere to the size requirements. (Please see Comment #16 under ‘Additional Comments’, concerning the overflow spaces.)
3. §116-22. Future plans must include a note which states that the permanent removal of topsoil from land within the Township is prohibited.
4. §116-28.A.(2) Along with any 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.

5. §116-29. The applicant must obtain the approval of the Whitemarsh Township Authority with regard to the sanitary sewage needs for the project.
6. §116-57. The Plan shows the zoning district boundary between the VC-1 District and the B – Residential District in compliance with the Township Zoning Map where the existing 608 Germantown Pike lot is split. The B – Residential District requirements must be listed on the plan, and a notation that no improvements are being proposed within said district.
7. §116-184.F. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as acted and amended. The applicant must obtain approval from the Whitemarsh Township Fire Marshal. Please note that a separate review of the Sketch Plan will be transmitted from the Township Fire Marshal.
8. §116-288.3. D. This section requires Electric Vehicle Charging Stations in addition to the required number of parking spaces for the use(s) on the site. Subsection D.(1) states that this requirement applies “...even if parking areas are broken into smaller facilities within the larger development parcel.”
9. §116-291.A.(2) All utility lines serving all uses shall be placed underground from the edge of the right-of-way to the place of service.
10. §116-291.B.,C.,& D. Future plans must demonstrate compliance with all of the applicable requirements in each of these sections concerning: Building design; Buffering and landscaping; and Lighting.
11. §116-293.A.(1)(a) This section states that, “The proposed development shall retain and use the existing principal building(s) and barn(s), or portions thereof, built before 1940 on the lot...” None of the three existing buildings are being retained; we are not aware of all of the construction dates but we are aware that at least one (on 608 Germantown Pike) was built before 1940. Construction dates for all of the buildings must be documented.
12. §116-295. Since setbacks and other provisions of this district vary with adjacent uses and/or districts, the uses of all adjacent lots should be shown on the plan.
13. §116-295. This section states that for lots less than 2 acres, a minimum of 50% and a maximum of 90% the building façade shall be located 10 feet from the ultimate right-of-way, with the remaining façade setback further. For the four units (two buildings) fronting on Germantown Pike, the entire width of the front façades are located 10’ back from the ultimate right-of-way. There appear to be porches/entryways projecting several feet further forward, but no portion of the front façades are shown further back than the 10-foot setback behind the ultimate right-of-way.
14. §116-205.
§116-207.1.
§116-208.
§116-209.
§116-210.
§116-298. These sections of the ordinance describe signs which are permitted in the districts on which the subject property is located. The plans must be revised to include details for all proposed signs to be installed as part of the development (if any), in order to demonstrate compliance with these sections of the ordinance. Alternatively, any signs may be approved via appropriate permits subsequent to subdivision and land development approval.

Additional Comments

15. This application proposes the consolidation of 604, 606 and 608 Germantown Pike in order to facilitate the development of the proposed 10 twin dwelling buildings. Without the consolidation, the existing intervening lot line creates dimensional issues which have not been considered. It is therefore imperative that a lot consolidation plan be recorded simultaneously with the land development plan.
16. The overflow parking spaces for all of the dwellings (except the four fronting onto Germantown Pike), are located outside the two-car garages. While these may technically comply with the requirements for overflow parking, we question their usefulness as such. It is not uncommon for garages to be used for purposes other than parking vehicles, and even if garages are used for such overnight, they are often not used when occupants are coming and going several times during a single day. As a result, the overflow parking may not be available when it is actually needed. Additionally, overflow parking will not be available for visitors to a specific unit when its overflow spaces are being occupied by that unit's occupants. For these reasons, overflow parking is typically placed in common areas available to any resident or visitor (as the four overflow spaces behind the two buildings fronting onto Germantown Pike). We recommend considering alternative parking arrangements for this project.
17. We have concerns about the termination design of the common driveway. It does not appear to provide ample room for vehicles to turn around, even passenger vehicles, let alone any emergency vehicles, particularly if vehicles are parked outside the garages of the dwellings adjacent to the turnaround. We recommend alternative designs be considered. While this may not technically be a zoning ordinance issue, we anticipate that the Township Engineer and the Fire Marshal will have additional comments concerning this design feature in their reviews as it relates to safety and compliance with other applicable ordinances.

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
Patrick Spellman, P.E., Site Engineering Concepts, LLC, Applicant's Engineer

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 26, 2024

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

Re: MCPC # 21-0192-002
Plan Name: 604/608 Germantown Twins
Situate: Germantown Pike at Westaway Drive
3 lots / 20 du's/ comprising +/- 1.63 acres
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced sketch plan as you requested on October 22, 2024 in an electronic submission to this office. We forward this letter as a report of our review.

BACKGROUND

The applicant, 604-608 Germantown Investors, LLC has submitted a sketch plan that proposes the construction of twenty (20) semi-detached dwelling units (twins) arranged along a street with access opposite the intersection of Germantown Pike and Westaway Drive. The development tract includes three lots and tax parcels: 604 Germantown Pike, (Tax Parcel #65-000458-50-03, ca. 1847); 606 Germantown Pike, (Tax Parcel #65-000458-20-06, ca. 1900) and 608 Germantown Pike, (Tax Parcel # 65-000457-90-09, ca. 1860). The majority of the 1.63 acre development tract lies within the township's VC-1 Village Commercial District (VC) and the rear portion of 608 Germantown lies in the B-Residential District. The sketch plan proposes consolidating the three lots.

The two lots of the development tract were the subject of a preliminary land development plan reviewed by the planning commission in a letter dated August 5, 2021. The plan proposed a seven unit apartment building addition to the circa 1860 3-story masonry building at 608 Germantown, and it preserved the circa 1900 3-story, wood-frame building at 606 Germantown.



CONSISTENCY WITH COUNTY AND MUNICIPAL PLANS

The proposal for the small twin residential community as shown by the sketch plan appears consistent with the *Montco 2040: A Shared Vision*, Montgomery County Comprehensive Plan, 2015. The county's plan recommends that the future land use for the applicant's site and surrounding neighborhood should support 'Suburban-Residential' land uses. The proposal is consistent with the 2028 Future Land Use Plan recommendations contained in the Whitemarsh Township Selective Comprehensive Plan Update, Nov. 2020. The future land use vision for this area recommended by the plan is for an area designated as a 'Mixed-Use Corridor' Character Area. The future land use envisioned for this character area includes a small scale mixed-use development, with an emphasis on connectivity and walkability.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's sketch plan, however in reviewing this proposal we identified several concerns that we believe merit the township's consideration. Several areas have been identified in the sketch plan where the site's redevelopment plan falls short in addressing the primary goals and design intentions of the VC-Village Commercial District. We recommend the township consider these concerns and ensure that the applicant's residential development is both compatible with its surroundings and is an improvement for the Lafayette Hill community.

COMMENTS

1. VC-Village Commercial District Intent & Proposed Architecture

a. Section 116-228.F.- Legislative Intent

The development plan proposes the demolition of three buildings which, according to the Board of Assessment website, are historic structures that date from 1847 to 1900. As referenced above, we reviewed a redevelopment proposal in 2021 in which two of these buildings— 606 & 608 Germantown Pike – were preserved, and one structure was repurposed as part of an apartment development plan. The VC District- Legislative intent states, “. . . Encourage the retention, rehabilitation, and reuse of existing historic structures or buildings built prior to 1940.” The 608 Germantown Pike structure, a former dentist office, appears on the verge of being demolished, according to Google Street view. We recommend the township and applicant explore how one or more of the surviving structures could be repurposed into this plan and assist the township in maintaining some of the pre-1900 village character and appearance of Lafayette Hill. These two structures are part of diminishing number of buildings which contribute to character and unique identity of the Lafayette Hill corridor. We recommend the applicant explore how one or both of these buildings could be repurposed into the site plan, to avoid the diminishment of the remaining number of Lafayette Hill historic structures.

b. Proposed architecture and outdoor space-

- The applicant should provide architectural renderings to the township so that an evaluation can be made regarding how the new twin structures address several requirements of Section 116-288.B & G. It requires that , “. . . new building(s) should have a scale and character commensurate with the existing pre-1940 architecture of the area.” An appropriate treatment of the façade, roof design, and other architectural elements is essential to in evaluating the compatibility of the new construction with the district requirements.
- The plan does indicate how the rear yards and spaces immediately behind the residences will be used or accessed. Are decks or patios being considered for residents to access and enjoy the outdoor environment? The township should inquire if either decks or patios are proposed and how they are arranged in relation to the setbacks are proposed for the houses. None are shown in the sketch plan.

2. Transportation Issues

a. Misalignment of the Access Driveway with Westaway Drive

The proposed access street from Germantown Pike is misaligned with the opposing Westway Drive. This should be treated as a ‘full-intersection’ and the opposite street directly aligned to the greatest extent feasible with the development’s access street. It appears that a better alignment could be achieved by shifting both the proposed street access/curb cut’s centerline +/- 8-9 ft. southeastward and the two twins closest to the lot with the former bank building. This could be done without compromising the required 5 ft. side-yard setback with the commercial property.

b. Turn-Around Area

The site development has a single means of ingress/egress from Germantown Pike along a 24 ft. wide street (+/- 345 ft. in length), which ends in a short 7’ stub which is an inadequate configuration for a vehicular turn-around. The short stub is also placed at the ends of both driveways behind the twins that front Germantown Pike. The plan should provide a designated space for a vehicular turn-around in these locations that is an acceptable configuration to the township.

3. Village-Commercial Design Goals - Connectivity and Walkability

The applicant’s site lies in the heart of Lafayette Hill village and the VC- Village Commercial District. One of the VC-District’s Legislative Intent goals according to Section 116-228.H., states that “. . . (it should). . . Encourage bicycle and pedestrian accessible developments, reflecting a village center rather than (an) auto-oriented commercial site development.”

We recommend the township consider this district goal in its assessment of the applicant's redevelopment proposal in the following elements of the sketch plan.

a. *Connection and Walkability*

The sketch plan does not provide the needed sidewalks along the street to ensure that pedestrians have a safe, accessible route to Germantown Pike from the interior of the development. Walkability and connectivity in the redevelopment of this area are important considerations and are identified as goals in the township's *Selective Comprehensive Plan Update, Nov. 2020* and in the *VC- District's Legislative Intent*(Section 116-288.H.).

b. *Sidewalks- Interior*

The proposed street is 24 ft. wide and will not provide adequate space for a pedestrian and two cars in the street. One of the goals of VC-District's legislative goals according to Section 116-228.H, " (is to) . . . Encourage bicycle and pedestrian accessible development, reflecting a village center rather than (an) auto-oriented commercial site development ". We recommend the applicant provide safe accessible space for pedestrians to walk in the development. If an increase in impervious coverage is a concern, we recommend that Flexi-Pave pervious paving be considered as a sidewalk material.

c. *Pedestrian Amenities- Lighting*

The redevelopment of the site should include other pedestrian amenities such as benches, interior pedestrian scale lighting and street lighting along Germantown Pike that addresses the requirements of Section 116-291. D.- Conditions of Approval for all Uses.

d. *Crosswalks - Additional Design Standards for VC-1 District. – Section 105-56.1*

The applicant's plan does not show the required crosswalk improvements on both the north and south side of the intersection at Germantown Pike and Westway Drive. We believe that cross-walks should be provided at this location. The need for crosswalks in the VC-1 District is further demonstrated by the township's *Selective Comprehensive Plan Update, 2020* which advocates for the township to "develop and implement a 'Complete Streets' policy" for the township. (Policy #2).

4. Open Space- Dimensional & Coverage Standards

The sketch plan does not illustrate where on the site the minimum vegetated open space area is provided and how the required *Minimum Vegetated Open Space* is addressed. (§ 116-294.9). We recommend the township evaluate the sketch plan's green area and encourage the applicant to include a designated area for outdoor enjoyment and potential passive recreation for the residents.

5. Stormwater Management

The submitted sketch plan does not indicate where the stormwater management facilities will be located within the development tract. The township should ensure that this area is shown and discussed, and ensure this is an effective solution for stormwater management.

6. Germantown Pike- A PennDOT Roadway

The applicant's site development proposes an expansion of a narrow driveway to a 25 ft. wide access driveway/curb cut at Germantown Pike, which is a PennDOT roadway. A Highway Occupancy Permit (HOP) will be needed for the new driveway and the township should ensure the applicant has begun or will begin its coordination with the PENNDOT District 6 offices to address the requirements for the HOP.

<https://www.penndot.gov/Doing-Business/Permits/HighwayOccupancyPermits/Pages/default.aspx>

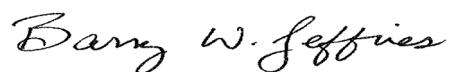
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, however we recommend the township assess to its satisfaction, our concerns and comments regarding how this site's redevelopment can assist in accomplishing the goals of the Village Commercial District.

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 # 21-0192-002.

Sincerely,



Barry W. Jeffries, ASLA , Senior Design Planner

Barry.Jeffries@montgomerycountypa.gov , 610.278.3444

c: 604-608 Germantown Investors, LLC, Applicant
J. B. Reibstein, Applicant's Representative
Patrick Spellman, P.E., Site Engineering Concepts, LLC
Aaron Kostyk, Chair, Whitmarsh Township Municipal Planning Commission
District 6- PennDOT- HOP Coordinator

Attachment A: Aerial Image of Site

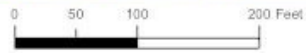
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

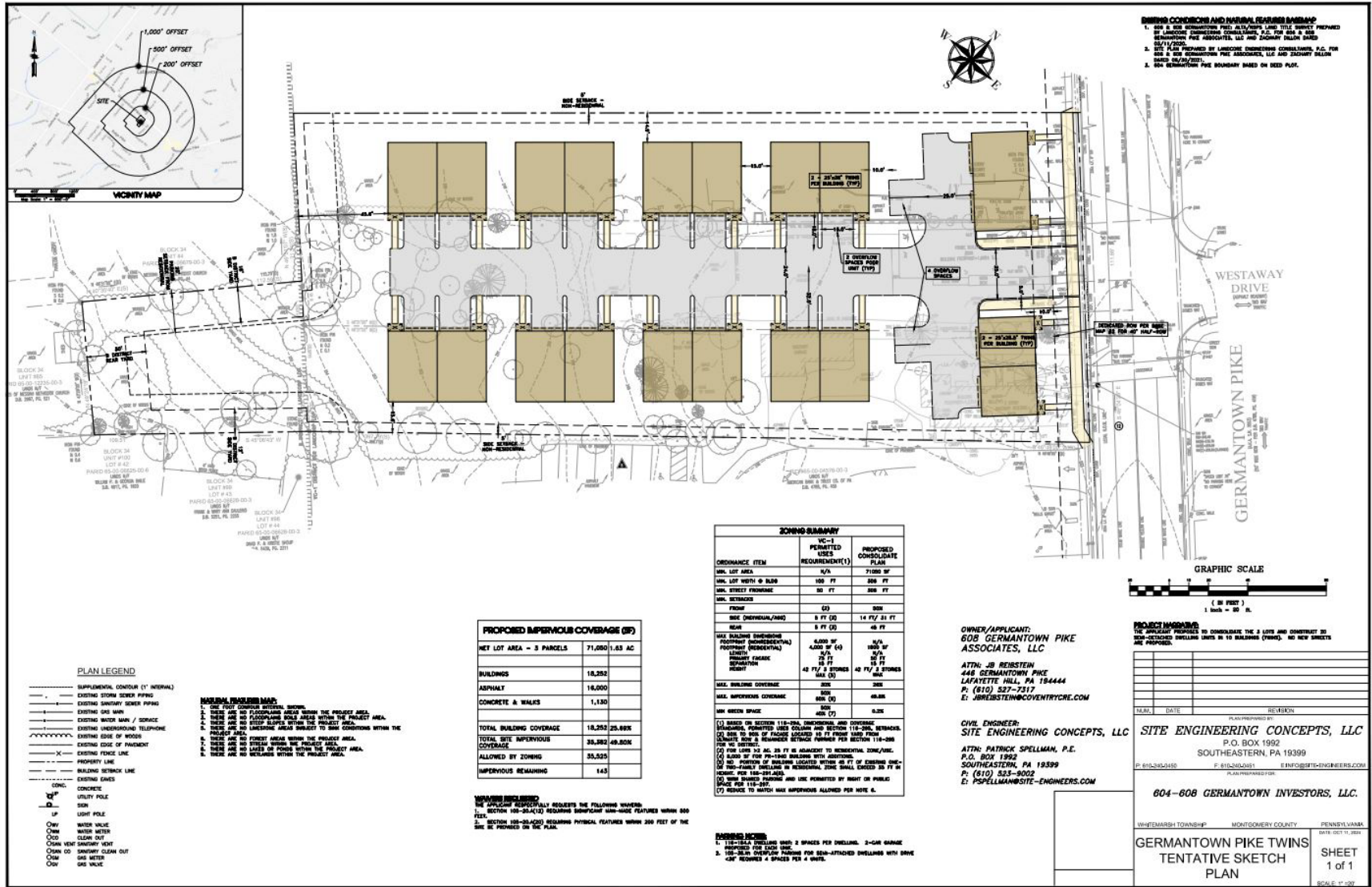
ATTACHMENT A & B



Germantown Pike Twins
MCPC#210192002

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19384-0311
(p) 610-278-3722 (f) 610-278-3841
www.montcopa.org/plc.htm
Aerial photography provided by Neamap







GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 2, 2024

File No. 2024-01126

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

Reference: Sketch Plan Review
604, 606, 608 Germantown Pike
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #06-24

Dear Mr. McAnally:

As requested, we have reviewed a 1-Sheet Plan for the above referenced Sketch Plan submission, prepared by Site Engineering Concepts, LLC, dated October 11, 2024, with no noted revisions. Please note that we have incorporated select Preliminary Plan requirements into this review to provide the applicant with 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)(a)	The Zoning Summary Table must be revised to include the dimensional requirements for the B-Residential zoning district, as well as the proposed dimensions, in compliance with this section of the ordinance.
2. 105-20(A)(10)	The plans must be revised to indicate the names of landowners of all adjoining properties.
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.

<u>Section</u>	<u>Description</u>
4. 105-20(A)(19)	The plans must be revised to include dimensions for all parking areas, in compliance with the requirements of Section 105-38.
5. 105-20(A)(21)	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.
6. 105-20(A)(22)	The plans must be revised to include a general description of proposed methods of water supply, sewage disposal, and stormwater management.
7. 105-20(B)	This section of the ordinance requires the provision of a natural features map, showing contour lines, Floodplain areas, Floodplain soil areas, Steep slopes, Limestone areas subject to sink conditions, Forest areas, Streams, Lakes and ponds and Wetlands.
8. 105-20(B)(1)	The plans must be revised to show existing and proposed contour lines for the entire site, including 604 Germantown Pike.
9. 105-21(B)(1)(e)(6)	The plans must be revised to list the size of units, in bedrooms, if known.
10. 105-21(B)(2)(a)	The plans must be revised to include a delineation of the soil types 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. A table shall be included which indicates each soils limitation for community development.
11. 105-21(B)(7)	Proposed landscaping must be shown on the plans, including existing vegetation to be removed or preserved, and the proposed planting schedule indicating the locations, species and sizes of plantings as required by sections 105-39, 105-48, 105-52 and Chapter 55.
12. 105-21(B)(9) (c)[2]	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.
13. 105-21(B)(12)	The Preliminary Plan submission shall include a map showing the location of the proposed subdivision within its neighborhood context.
14. 105-21(B)(13)	The Preliminary Plan submission shall include an Existing Resources and Site Analysis Plan (ERSAP), to 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.

- | <u>Section</u> | <u>Description</u> | | | | | | | | | | | | | | |
|--------------------------|--|-------------------------|------------------------|-------------------------|------------------------|-----------|-----------|-----------|-----------------|----------|---|---|----------|----------|----------|
| 15. 105-21(B)(15) | The Preliminary Plan submission shall include a Preliminary Resource Impact and Conservation Plan (the “Preliminary Impact Plan”) 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. | | | | | | | | | | | | | | |
| 16. 105-21(B)(16) | The Preliminary Plan submission shall include a ‘Preliminary Improvements Plan’ consistent with the requirements of this section of the ordinance. | | | | | | | | | | | | | | |
| 17. 105-21(B)(17) | The Preliminary Plan submission shall include the following studies to assist in determination of the impact of the application upon municipal services and facilities: <ul style="list-style-type: none"> (a) Sewer and Water Feasibility Report (b) Groundwater Protection and Replenishment Study (c) Erosion and Sedimentation Control Plan (d) Traffic Impact Study in accordance with §105-21.B(9) (e) Community association document, where applicable. | | | | | | | | | | | | | | |
| 18. 105-21(B)(18) | The applicant shall submit a ‘Preliminary Common Open Space Ownership and Management Plan’ consistent with the requirements of this section of the ordinance. | | | | | | | | | | | | | | |
| 19. 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. | | | | | | | | | | | | | | |
| 20. 105-28(I) | This section of the ordinance requires the applicant to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT) for the proposed work within the right of way of Germantown Pike (SR 3053). The Township Engineer should be notified of all meetings with PennDOT and must be copied on all correspondence. | | | | | | | | | | | | | | |
| 21. 105-30 | 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" style="margin-left: 40px;"> <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>Germantown Pike</td> <td>Arterial</td> <td>*</td> <td>*</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> </tbody> </table> <p style="margin-left: 40px;">* As recommended by PADOT or the Montgomery County Roads & Bridges Dept.</p> <p>The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance and to indicate the source or plan reference used to determine the Right-of-way width for Germantown Pike (SR 3053).</p> | Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | Germantown Pike | Arterial | * | * | Required | Required | Required |
| Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | | | | | | | | | |
| Germantown Pike | Arterial | * | * | Required | Required | Required | | | | | | | | | |
| 22. 105-35(D), 105-38(K) | The proposed site entrance should be laid out directly opposite Westaway Drive, so their centerlines are aligned. | | | | | | | | | | | | | | |

- | <u>Section</u> | <u>Description</u> |
|-----------------------------|--|
| 23. 105-36(E),
105-38(M) | In general, no private driveway shall take access to an arterial or major collector street. Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. The plans must be revised to indicate available site distance at the driveway connection to Germantown Pike. |
| 24. 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. |
| 25. 105-38 | The centerline of the 25-foot wide access drive must be revised to be aligned with the centerline of the interior parking aisle. |
| 26. 105-38(A) | The plans appear to indicate that proposed parking spaces will be 8 feet wide by 18 feet deep, which must be revised in accordance with the following: |

Parking			Aisle	
Angle of Parking (degree)	Stall Width (feet)	Stall Depth (feet)	One-Way (feet)	Two-Way (feet)
90	9	18	*	24

*not permitted

- | | |
|--------------------------------|--|
| 27. 105-38(C),
105-50(C)(2) | 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 | The plans must be revised to indicate whether vehicles are intended to park in front of the garage entrances, at the rear of the Germantown Pike facing twins. The area should be marked so as to provide for orderly and safe parking. As currently shown, it appears that parking in front of the garages is not intended, since the required minimum drive aisle width for two-way traffic is 24 feet. |
| 29. 105-38(F) | The plans must be revised to show all parking lots and bays being confined by curbing or other suitable separating device. |
| 30. 105-38(H) | Except at entrance and exit drives, all parking areas shall be set back from property lines at least 15 feet. The plans currently show the parking areas behind the Germantown Pike facing twins within this required setback and must be revised in order to demonstrate compliance with the requirements of this section of the ordinance. |
| 31. 105-38(K) | This section of the ordinance requires that parking lots with less than 30 spaces not have a grade exceeding 5%. The plans must be revised to provide parking area grades in compliance with the requirements of this section of the ordinance. |

- | <u>Section</u> | <u>Description</u> | | | | |
|---|---|---|--------------------------|--------------|-----------------------------|
| 32. 105-38(R),
105-40(B),
105-50(C) | The termination at the end of parking areas/aisles must be revised to be designed to provide sufficient backup area/maneuvering space for vehicles, deliveries and fire apparatus. | | | | |
| 33. 105-38(S),
105-50(C)(3) | Internal sidewalks must be provided to connect individual service walks to the Public Sidewalk along Germantown Pike. | | | | |
| 34. 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. | | | | |
| 35. 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. | | | | |
| 36. 105-38(W) | Where semiattached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to meet the off street parking requirements, additional overflow off-street parking shall be provided in accordance with the following: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Access Drive or Cartway Width
(feet)</th> <th style="text-align: center;">Overflow Spaces Required</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Less than 36</td> <td style="text-align: center;">4 for each 4 dwelling units</td> </tr> </tbody> </table> <p>The plans indicate that the required 20 off-street overflow parking spaces are proposed to be provided in private driveways for each unit. Since these appear to be private driveways, the spaces do not appear to be available for use by visitors other than those to the specific unit. The plans should be revised to provide adequate overflow parking for the communal use of the site, or testimony must be provided to demonstrate the parking is adequate, as proposed.</p> | Access Drive or Cartway Width
(feet) | Overflow Spaces Required | Less than 36 | 4 for each 4 dwelling units |
| Access Drive or Cartway Width
(feet) | Overflow Spaces Required | | | | |
| Less than 36 | 4 for each 4 dwelling units | | | | |
| 37. 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. | | | | |
| 38. 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. | | | | |
| 39. 105-40(A),
105-56.1(B)(4) | 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. | | | | |

	<u>Section</u>	<u>Description</u>
40.	105-41(A), 105-75	These sections of the ordinance require 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'.
41.	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'.
42.	105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74.
43.	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.
44.	105-47(D)	Curb cuts shall be provided at all street crossings. The plans must be revised to clearly indicate that curb cuts and ADA accessible ramps are provided at all access drives.
45.	105-47(E)	Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Supervisors. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance.
46.	105-48	Within any land development, street trees shall be planted along all streets where suitable street trees do not exist. The minimum trunk diameter, measured at a height of six inches above the root ball, shall be three inches.
47.	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.
48.	105-50(B)	The plans must be revised in order to demonstrate that the attached dwellings will incorporate varied designs, architectural modes and setbacks.
49.	105-50(C)(4)	This section of the ordinance requires that access easements having a minimum width of three feet shall be provided on each attached dwelling lot along all rear property lines. In instances where the side lot line does not pass through a common wall, an easement having a minimum width of three feet shall also be provided on each such side lot line. Said easements shall remain unobstructed for the use of residents and emergency personnel.

<u>Section</u>	<u>Description</u>
50. 105-50(D)	The plans must be revised to show proposed grading in order to demonstrate that grading is designed for buildings, lawns, paved areas and other facilities to assure adequate surface drainage, safe and convenient access to and around the buildings, screening of parking and other service areas and conservation of desirable existing vegetation and natural ground forms.
51. 105-50(E)	The plans must be revised to include construction details which demonstrate that all driveways will be paved and constructed in accordance with Township standards.
52. 105-50(F), 105-56.1(B)(3)	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.
53. 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.
54. 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.
55. 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.
56. 105-56.1(A)	The applicant shall submit architectural drawings for evaluation of the proposed buildings, including building elevation and colored renderings.
57. 105-56.1(B)(1)	When there is more than one building on a lot and/or within a development, the total amount of required parking shall be divided into discreet sections of not more than 20 spaces.
58. 105-56.1(B)(5)	Effective pervious or porous paving techniques or underground stormwater controls are encouraged and may be used, subject to approval by the Township Engineer.
59. 105-56.1(C)	All developments shall provide for future access to adjacent properties within the VC. 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.

<u>Section</u>	<u>Description</u>
60. 105-56.1(H)	Crosswalks shall be provided at driveways and shall be designed with curb bump outs to facilitate nonvehicular movement. Crosswalks 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.
61. 105-56.1(I)	All VC subdistricts shall contain street lighting poles and fixtures as approved by the Board of Supervisors.
62. 105-56.1(J), 105-83	The plans must be revised in order to demonstrate compliance with the Landscaping and buffering requirements contained in these sections of the ordinance.
63. 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.
64. 105-71	This section of the ordinance requires that the developer shall install or cause to be installed at the developer's expense metal or fiberglass pole streetlights serviced by underground conduit.
65. 105-72(A)	Monuments shall be placed in each change in direction of a boundary along the street line.
66. 105-73	This section of the ordinance requires sidewalks to be constructed as required by Sections 105-30 and 105-47.
67. 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. All existing depressed curbs that will no longer be required for site access must be replaced with full reveal concrete curbing.
68. 105-75(A)	The developer shall construct stormwater drainage facilities, including curbs, catch basins, inlets, storm sewers, culverts, road swales, open channels and other structures in order to prevent erosion, flooding and other hazards to life and property consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
69. 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.
70. 105-78	The applicant must obtain the approval of the Whitemarsh Township Authority with regard to proposed sanitary sewerage facilities.

<u>Section</u>	<u>Description</u>
71. 105-79	All preliminary plan submissions shall include evidence of submission to PADEP of a sewage facilities planning module application mailer.
72. 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.
73. 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.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
74. 55-4(B)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that the removal of more than 33% of trees, having a DBH of six inches or greater, on any lot, shall not be permitted.
75. 55-4(C)(1)	A Tree Survey Plan and a Landscape Plan prepared in accordance with the requirements contained in this section of the ordinance must be submitted to the Township.
76. 55-4(C)(2)	The Tree Survey Plan and the Landscape Plan shall be reviewed by the Shade Tree Commission in a public meeting.
77. 55-4(C)(3)(b)	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.
78. 55-4(C)(3)(c)	Heritage trees and boundary trees shall be individually noted on the Tree Survey Plan.
79. 55-4(D)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site. 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.

<u>Section</u>	<u>Description</u>
80. 55-4(B)(2)	A note must be added to the plans requiring a pre-construction conference with the Shade Tree Commission's designee prior to start of construction.
81. 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.
82. 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.

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 Whitemarsh 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>
83. 58-14	Water volume controls shall be implemented using the Design Storm Method (CG-1 in the BMP Manual).
84. 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.
85. 58-17(A)(2)(f)	The type, depth and aerial extent of predominant soils on the property must be added to the plans. Depth to seasonal high water table must be indicated on the plans to ensure proper functioning of any infiltration BMPs.
86. 58-17(A)(2)(k)	The plans must be revised to show existing contours and proposed finished grades.
87. 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.

<u>Section</u>	<u>Description</u>
88. 58-17(A)(2)(o)	The plans must be revised to show the size, location and construction details of all proposed impervious ground cover.
89. 58-17(A)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
90. 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.
91. 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"."
92. 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.
93. 58-17(A)(5)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
94. 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.
95. 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.
96. 58-24(K)(2)	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 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>

<u>Section</u>	<u>Description</u>
97. 58-30(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.
98. 58-32(A)(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.
99. 58-32(A)(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.
100. 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.
101. 58-32(E)(4)	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>
102. 58-35(A)	No regulated earth disturbance activities within the Township shall proceed until approval by the Township of a BMP operations and maintenance plan, which describes how the permanent stormwater BMPs will be properly operated and maintained.
103. 58-38(A)	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.
104. 58-41(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.
105. 58-41(C)	A note shall be added to the plans stating the permit holder will notify the Township Engineer in order to obtain inspections at least 48 hours before the inspection is to be made for; initial inspection, rough grading, drainage facilities, BMPs, special structures and final inspection.

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: Charles L. Guttenplan, AICP – Director of Planning and Zoning
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Robert A. Sztubinski, B.C.O. – Director of Building & Codes (*via email*)
Andrew G. Thomas – Fire Marshal/Emergency Management Coordinator
JB Reibstein, 604-608 Germantown Investors, LLC – Owner/Applicant
Patrick Spellman, P.E., Site Engineering Concepts, LLC – Applicant's Engineer

WHITEMARSH TOWNSHIP

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

From: Andrew G. Thomas, Fire Marshal

Subject: SLD#06-24: 604-608 GERMANTOWN PIKE INVESTORS. LLC
GERMANTOWN PIKE TWINS
(SKETCH PLAN)
604,606,608 GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444



Date: 12/4/2024

After reviewing the sketch plan for the Germantown Pike Twins, the following items must be addressed. The below comments reference the adopted appendices of the 2018 International Fire Code.

1. The development must provide a fire hydrant on site so that from any point on the street or road frontage to a hydrant is less than 250 feet. (IFC Section C102 Number of Fire Hydrants.)
2. The development must provide access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders. (IFC Section D103 Minimum Specifications.)
3. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC Section D103.4 Dead Ends).
4. Fire lane signage must be provided in accordance with (IFC Section D 103.6.1 Roads 20 to 26 feet in width.) *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

Andrew G. Thomas
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