



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshtwp.org

Subdivision and Land Development Cover
Page for SLD # 10-25

Project Name: 612 Germantown Pike, LLC
Sketch Plan

Address: 612 Germantown Pike

Date: 10.7.25

Status: UNDER REVIEW

Updates:

- Fire Marshal Review Memo- 10.10.25
- Montgomery County Planning Commission Review- 10.21.25
- Zoning Ordinance Compliance Review Letter- 11.6.25
- Township Engineer Review Memo- 12.3.25



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.

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
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<u>CG</u>	Whitmarsh Township Checklist	_____
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<u>CG</u>	Whitmarsh Township Application (Signature <u>MUST</u> Be Original)	_____
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<u>CG</u>	Whitmarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	
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_____	N/A	Whitmarsh Time Waiver Form (Signature <u>MUST</u> Be Original)
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OCT 07 2025

<u>CG</u>	Whitmarsh Township Escrow (Payable to Whitmarsh Township; credit card payment accepted in person) \$2,500.00	
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**WHITEMARSH TOWNSHIP
ZONING & ENGINEERING**

<u>CG</u>	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
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<u>CG</u>	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
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_____	N/A	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)
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_____	N/A	Stormwater Management Plan & Supporting Calculations (if applicable)
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_____	N/A	Supplemental Documents Applicable to a Specific Application
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_____	N/A	List of Encumbrances (Book & Page Numbers) (if applicable)
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<u>CG</u>	Three (3) Complete Sets of All Application Materials	_____
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<u>CG</u>	PDF or Link to Digital File of Each Component of the Application	_____
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N/A - NOT APPLICABLE

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

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

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

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

Date of Submission: 9/29/25 _____

Signature: _____
(Original Signature must be submitted)

Printed Name: Corey Gee _____

I, (name) _____ (title) _____ of _____
(entity submitting application) _____ do hereby affirm

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

Date: _____

Signature: _____
(Original Signature must be submitted)

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WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

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

Date: _____

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: _____

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

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

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

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

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

Date: _____

Signature: _____

(Original Signature must be submitted)

Printed Name: _____

Firm Name: _____

(if applicable)

Title: _____

(if applicable)

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WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: 09/24/25
Municipality: WHITEMARSH TOWNSHIP

Applicant's Representative: NICHOLAS MCGONIGLE (TPEC)
Address: 716 N BETHLEHEM PIKE, SUITE 301,

Proposal Name: 612 GERMANTOWN PIKE LLC

City/State/Zip: LOWER GWYNEDD, PA 19002

Applicant Name: COREY GEE

Business Phone (required): 215-659-2490

Address: 2118 BASSWOOD DR

Business Email (required): NMCGONIGLE@TPECENG.COM

City/State/Zip: LAFAYETTE HILL, PA 19444

Phone: 484-203-8782

Email: COREY.GEE@MYCCMORTGAGE.COM

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago*

Zoning:

Existing District: VC ZONE

Special Exception Granted Yes No

Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) _____
65-00-04576-00-3

Location (address or frontage) 612 GERMANTOWN PIKE

Nearest Cross Street KARPER ROAD

Total Tract Area 1.04 AC

Total Tract Area Impacted By Development 1.04 AC

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins	1	10			0.55	
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan*

Additional Information: _____

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Effective 5-1-18

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING



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WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Applicant Name: COREY GEE

Development Name: 612 GERMANTOWN PIKE LLC

Location of Property: 612 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444

Date: 09-24-25

PROJECT COVER SHEET – Approved at June 6, 2023 Shade Tree Commission Meeting

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

1) Calculation of Requirement for Maximum Tree Removal – 55-4B:

A.	Total of all existing Trees on the lot with DBH of 6" or greater, per 55-4C(3)(a).	17
B.	33% of line (A) = maximum existing Trees which may be Removed.	6
C.	Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).	3
	COMPLIANCE TEST: If Line (C) is greater than Line (B), the Applicant's proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.	COMPLIES



2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):

D.	Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater that are proposed to be Removed , per 55-4C(3)(a).	62
E.	Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater, removed within five years prior to the submission of application , per 55-4C(3)(b).	0
F.	Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.	62
G.	Total Caliper inches of Canopy Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	64
	COMPLIANCE TEST: If Line (G) is less than Line (F), the Applicant's proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	COMPLIES

3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.	24
I.	Line (F) less Line (G) = Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement , per 55-4D(6)(a).	-2
	COMPLIANCE TEST: If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	COMPLIES



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.	0
K.	Provide the total number of substitution Understory Trees proposed to be planted by the Applicant, per 55-4F(1).	0
L.	Line (K) divided by two = Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees per 55-4F(1).	0
M.	Line (J) less Line (L) = Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees , per 55-4F(2). NOTE: Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	0
N.	Sum of Line (L) and Line (M) = Total proposed number of Replacement Canopy Trees being substituted per 55-4F.	0
O.	Line (N) multiplied by 3" = Total shortfall of DBH to be fulfilled with substitutions as proposed by this Landscape Plan.	0
	COMPLIANCE TEST: If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	COMPLIES
P.	Sum of Line (O) and (G) = Total Caliper compensation for Removed Trees as provided by this proposed Landscape Plan.	64
	COMPLIANCE TEST: If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	COMPLIES

4) Compliance with Species Requirement of Replacement Trees – 55-4E:

Q.	Total number of proposed Canopy Replacement Trees , per 55-4C(4)(c).	8
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R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.	6
S.	Provide the number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).	8
	COMPLIANCE TEST: If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	COMPLIES
T.	Provide the number of proposed Native Species Understory Trees.	0
	COMPLIANCE TEST: If Line (T) is less than line (K), he Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	COMPLIES



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

REQUIRED TREES:

A	B	C	D*	E	F**
Full Code Citation: Chapter, sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)
55-4.D(6)(a)	Tree Replacement	3	62	8	-67

*NOTE: Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).

**NOTE: When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.

REQUIRED SHRUBS:

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)
55-4.E	Species Replacement	0	0	0



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**NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.*

WHITEMARSH TOWNSHIP

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

From: Andrew G. Thomas, Fire Marshal



Subject: SLD#10-25: 612 GERMANTOWN PIKE ,LLC
(SKETCH PLAN)
612 GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444

Date: 10/10/2025

After reviewing the sketch plan for the 612 Germantown Pike, 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. 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.
4. 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. 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).
6. 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).
7. There is no parking shown for the development, with the width of the roadway shown there will be no street parking allowed. Please provide information on where the residents and their guests are supposed to park.

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

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

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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

October 21, 2025

SUBJECT: Tentative Sketch Plan Review – 612 Germantown Pike, Whitemarsh Township
(MCPC #25-0215-001)

TO: Charles L. Guttenplan, AICP, Director of Planning & Zoning

FROM: Tim Konetchy, Senior Community Planner, Montgomery County Planning Commission
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

We have reviewed the above-referenced tentative sketch plan, as you requested on October 7, 2025. The applicant, Cory Gee, has submitted a tentative sketch plan that provides for the construction of 10 condominiums within 5 two-family detached dwellings on a lot known as 612 Germantown Pike in Whitemarsh Township (Parcel #65-00-04576-00-3). The property appears to be split between the VC-1 Village Commercial District and the B Residential District, with the rear portion of the parcel falling within the B District. Townhomes, apartments and condominiums are permitted by Conditional Use in the VC-1 District. The application states that the parcel is 1.04-acre in area; however, the property records from the Montgomery County Board of Assessment indicate that the parcel is roughly 42,800 square feet or 0.98 acres. The proposed homes will be provided with vehicle and pedestrian access via a proposed cul-de-sac road. The submitted preliminary sketch plan also provides for the planting of eight canopy trees. The site currently contains a roughly 5,000-square foot building, which previously operated as a financial institution, and which is proposed for demolition.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan and we present the following comments to serve as preliminary feedback based on the contents of that plan and the supporting documents provided alongside it. We encourage the applicant to consider the following comments as the land development process progresses as we believe that they will lead to an improved preliminary plan which better achieves the township's vision for residential development. Please note that these comments are preliminary and are subject to change upon the submission of a preliminary plan. Our comments are as follows:

GENERAL COMMENTS

MCPC has identified numerous issues in the course of our review, which are discussed below, and which will require extensive revisions to the site plan. The following items act as a summary of the key issues identified:



- A. Noncompliance with Township Regulations. The submitted tentative sketch plan does not comply with numerous sections of the township's Zoning Ordinance and Subdivision and Land Development Ordinance, as discussed in more detail below. These inconsistencies must be addressed before the applicant can proceed with preliminary plan, as variance relief from the Zoning Hearing Board may be required.
- B. Site Design:
1. The township has a clear and specific intent for the Village Commercial District under Section 116-288. The many aspiration principles of the legislative intent hinge upon promoting multi-modal access, retaining existing buildings where feasible, and allowing for infill development that complements the established built form of the corridor. The legislative intent specifically states that infill development should, *"Use building scale, building orientation and landscaping to establish or preserve community identity."* The overall site design does not seem to be intended to integrate with the established built form of Germantown Pike but instead seeks to create a small neighborhood of ten dwelling units that have vehicular access from Germantown Pike. Additional details on the proposed orientation and design of the dwelling unit facing Germantown Pike may address some concerns; however, the overall layout does not appear consistent with the township's vision or regulations of the Village Commercial District.
 2. The proposed cul-de-sac roadway is noncompliant with numerous standards of the Township Subdivision and Land Development Ordinance: the cartway and bulb are both of an inadequate width; street trees and tree zones are not provided along the sidewalk; and sidewalk is not provided along both sides of the cul-de-sac. Furthermore, the bulb of the cul-de-sac is within 4 feet of a neighboring residential property. It is unclear if or how these issues can be resolved given the constraints of the site.
 3. A sidewalk is proposed within one foot of the proposed front-loaded garages that are intended to provide parking for each dwelling unit. The proposed layout puts pedestrians using the sidewalk at risk, as drivers entering and exiting a garage must cross a sidewalk. Furthermore, those exiting garages will have severely limited visibility and may be unable to see approaching pedestrians. This safety concern could be mitigated somewhat by increasing the space between the front of the proposed buildings and the sidewalk, which would improve visibility for both drivers and pedestrians. That said, there is little space available to accommodate relocating the proposed sidewalk and roadway.

SITE PLAN DETAILS

- A. Site Data Table – Lot Area. The application states that the parcel is 1.04-acre in area; however, the property records from the Montgomery County Board of Assessment indicate that the parcel is 42,800 square feet or approximately 0.98 acres. The lot area should be confirmed by the applicant and, if needed, the lot area should be amended on future submissions.
- B. Site Data Table – Maximum Front Façade Width. The front façade width is noted at 20 feet in the site data table; however, this figure only reflects one half of the two-family detached dwellings. The front façade length should reflect the entire horizontal length of a front principal building plane. Future submissions should reflect a proposed front façade width of 40 feet.

- C. Site Data Table – Maximum Building Coverage; Maximum Impervious Coverage; Minimum Open Space. Based on the potential discrepancy related to the correct lot area, noted above under bullet ‘A,’ the building coverage, impervious coverage, and open space figures should be amended in future submissions to reflect the correct percentages (if necessary).
- D. Landscaping Schedule Table. There appears to be an error on the landscaping schedule included on the submitted sketch plan. The landscaping schedule indicates that 8 trees with a DBH of 6 inches will be planted; however, it is unlikely that trees of that size will be planted given that nursery stock having a 3-inch trunk diameter are required (Subdivision and Land Development Ordinance Section 105-48.G.). Future submissions should clarify the size of trees that are intended to be planted.

ZONING ORDINANCE COMMENTS

- A. Section 116-184, of Article XXVI, Off-Street Parking and Loading. Section 116-184 requires that two parking spaces be provided per single-family home, townhome, or attached dwelling unit. The submitted tentative sketch plan provides one garage parking space per dwelling unit for a total of 10 parking spaces where 20 are required. Future submissions should be revised to accommodate the minimum parking requirement; however, it is unclear if or how 10 additional parking spaces can be accommodated on the site as currently presented. Please note that Section 105-56 of the Subdivision and Land Development Ordinance prohibits on-street parking along cul-de-sac roadways, eliminating on-street parking as a potential option to meet the minimum parking requirement.
- B. Section 116-291, of Article XXXVIII, Village Commercial District. The material provided in this submission does not include enough detail to determine if the proposal will comply with the various requirements of Section 291.B., Building Design. Future submissions should include additional details on the proposed orientation and design of the proposed buildings to assist the township in ensuring compliance.
- C. Section 116-292, of Article XXXVIII, Village Commercial District. Section 116-292.D. states that a maximum of 8 dwelling units per acre are permitted in the VC District. With 10 dwelling units on between 0.98 and 1.04 acres, the maximum permissible residential density is exceeded by the submitted tentative sketch plan. Future submissions should reflect the correct lot area, if needed, and should come into compliance with the requirements of the VC-1 District.
- D. Section 116-295, of Article XXXVIII, Village Commercial District. Section 116-295 requires that a minimum of 50% and a maximum of 90% of the building facade(s) be located 10 feet from the ultimate right-of-way, with the remaining facade set back further. The proposed site layout does not conform to this requirement and, due to this inconsistency, may necessitate approval of a variance by the Zoning Hearing Board. The applicant is encouraged to revise the site plan to meet this requirement, which would create a more interesting and inviting streetscape along Germantown Pike.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The application material provided to MCPC includes a statement that no waivers are being requested from the requirements of the township’s Subdivision and Land Development Ordinance (SALDO); however, MCPC has identified several sections of the SALDO that are not met by the submitted tentative sketch plan. The applicant must either come into compliance with the identified issues or request waiver relief from each inconsistency. Please note that the regulations discussed below are not exhaustive and it is likely that

other sections of the SALDO and not met. Our comments regarding compliance with the SALDO are as follows:

- A. Section 105-31, Cul-de-Sac. The proposed cul-de-sac bulb does not meet the minimum radii lengths noted under subsection B of Section 105-31. Further, the proposed edge of the cul-de-sac is located within 4 feet of a shared property line with a residential property. Given the shape and size of the parcel in question, it is unclear if a conforming cul-de-sac can be accommodated on site. In any case, the proposed roadway should be relocated further from the shared property line with neighboring residences.
- B. Section 105-30, 105-47, and 105-56.1.H of Article V, Design Standards. Sections 105-30 and 105-47 of the SALDO require the installation of sidewalks along existing and proposed roadways. Future submissions should provide for sidewalk along both sides of the proposed cul-de-sac road. A suitable crosswalk should also be provided at the ingress/egress point at Germantown Pike, in accordance with Section 105-56.1.H.
- C. Section 105-48 of Article V, Design Standards. Section 105-48 requires the installation of street trees along existing and proposed streets where suitable street trees do not exist. While the applicant has proposed eight canopy trees along the southern side of the proposed cul-de-sac road, it appears that these may be provided in order to comply with the tree replacement requirements of Chapter 55, Tree Protection Standards. Street trees should be provided along both sides of the proposed street within a tree planting zone between the curb and the sidewalk. Street trees should be spaced no more than 45 feet for shade trees and no more than 30 feet for flowering trees along the proposed cul-de-sac road and along Germantown Pike; please note that a clearance of 50 feet from an intersection is required for street trees.
- D. Section 105-54 of Article V, Design Standards. Section 105-54 requires the provision of open space suitable for recreation, including lawn, natural areas and recreation areas. The applicant is encouraged to accommodate usable recreation space for residents on the property, which may include lawn, seating and picnic areas. Future submissions should indicate where such facilities will be provided.
- E. Section 105-56 of Article V, Design Standards. Section 105-56 allows for a minimum cartway width of 26 feet for a private street, while the application proposes a cartway width of 24 feet. Further, Section 105-56 prohibits on-street parking along private streets with cartway widths under 30 feet and also prohibits on-street parking along any cul-de-sac. These issues will require revision to the site plan.
- F. Section 105-56.1 of Article V, Design Standards. The provided tentative sketch plan does not include enough detail to confirm if the requirements of Section 105-56.1, Additional Design Standards for the VC-1 and VC-2 Village Commercial Districts, are met. Future submissions should include additional detail to address if/how these requirements will be met.

TREE PROTECTION STANDARDS ORDINANCE COMMENTS

The submitted tentative sketch plan does not appear to comply with the tree replacement requirements of Section 55-4D(6)(a). The submitted tentative sketch plan provides eight new canopy trees, which are noted as being 6-inch DHB at planting. If these numbers are accurate, 48 inches of replacement DBH are provided where 62 inches DBH are required. As previously noted, it is unclear the replacement trees will in fact be 6

inches DBH at planting, due to the fact that 3-inch caliper nursery stock is the minimum requirement and also the most common commercially available size of tree.

PENNDOT HIGHWAY OCCUPANCY PERMIT REQUIRED

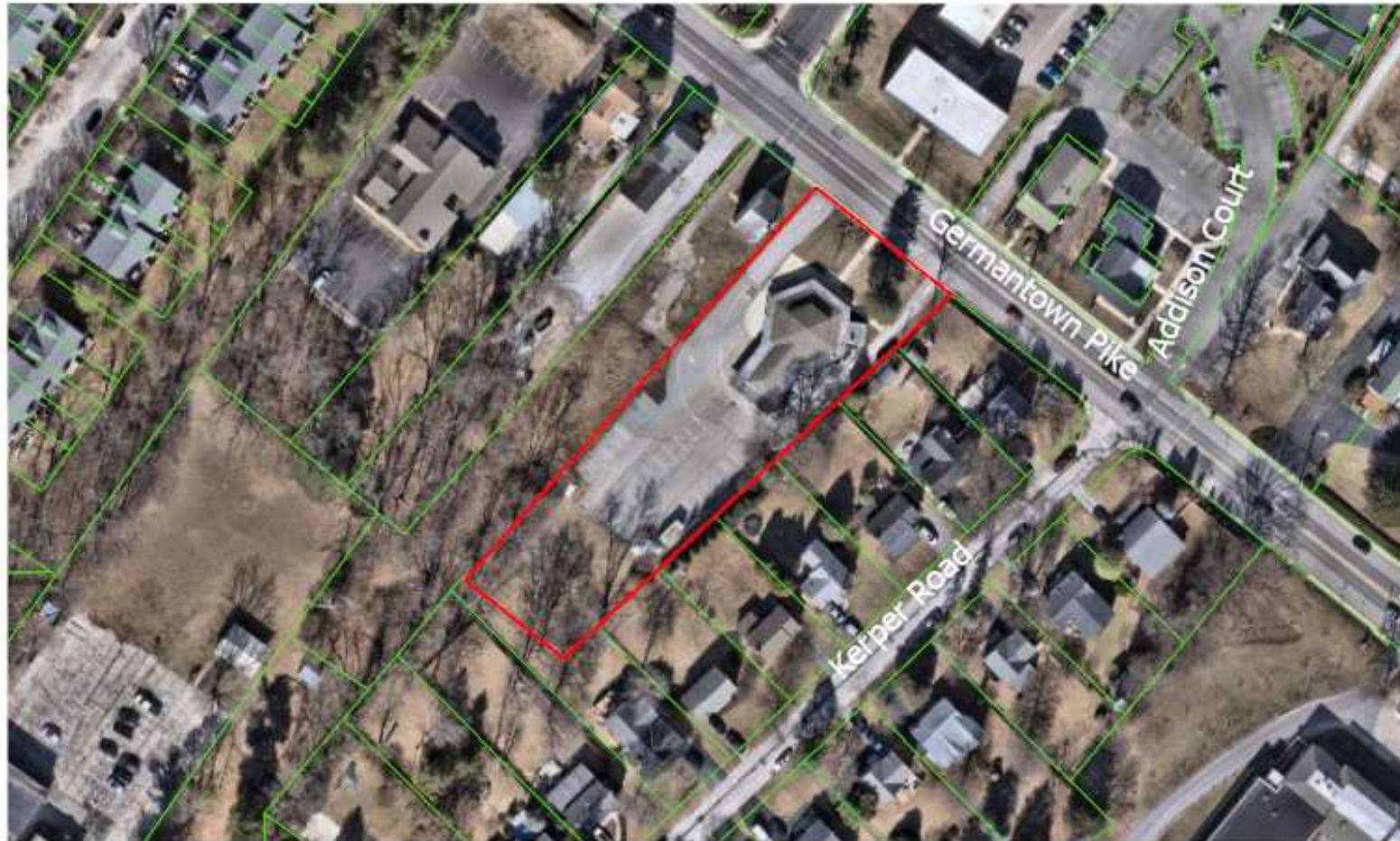
Germantown Pike is a PennDOT roadway and, as such, a PennDOT highway occupancy permit will be required for any work within the right-of-way. The township and applicant are encouraged to begin coordination with PennDOT early on in the process to ensure that ingress/egress points are properly planned for and to avoid future revisions. We have copied PennDOT staff on this letter.

CONCLUSION

Due to the numerous issues identified in the course of our review, MCPC believes that substantial amendment to the submitted tentative sketch plan will be required prior to proceeding with a preliminary plan. The applicant is encouraged to review our comments and the intent of the Village Commercial District (Section 116-288 of the Zoning Ordinance) to determine how the plan may be revised to better reflect the township's goals for infill development along Germantown Pike.

c: Corey Gee, Applicant
Nicholas McGonigle, PE, Trans-Pacific Engineering Corp.
Craig McAnally, Township Manager
David Sander, Esq., Township Solicitor
Krista Heinrich, PE, Township Engineer
Aaron Kostyk, Chairman, Township Planning Commission
John Gallagher, PennDOT
Mirlene Saintval, PennDOT
Fran Hanney, P.E., PennDOT District 6-0

Attachments: A. Aerial Image of Site
B. Applicant's Submitted Sketch Plan

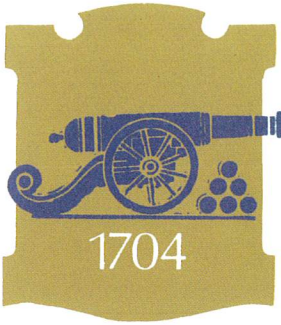


612 Germantown Pike
MCPC#250215001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown PA 19384-0311
(610) 278-3723 (T) 610-278-3841
www.montcopa.org/planning
Aerial photography provided by Neearmap





Whitemarsh TOWNSHIP

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

BOARD of SUPERVISORS

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Craig T. McAnally
Township Manager

November 6, 2025

612 Germantown Pike, LLC
c/o Corey Gee
2118 Basswood Drive
Lafayette Hill, PA 19444

**RE: SLD #10-25 612 Germantown Pike, LLC; 612 Germantown Pike
Sketch Plan for Major Land Development for 10 Dwelling Units
Zoning Ordinance Compliance Review Letter**

Dear Mr. Gee:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Sketch Plan application, based on the one-page plan prepared by TPEC, Trans-Pacific Engineering Corp., dated September 26, 2025, with no noted revisions. The application proposes five, two-dwelling structures along a new cul-de-sac intersecting Germantown Pike. The parcel has a building currently used as offices, previously used as a bank; a parking lot to the rear of the building also exists on the site presently. These improvements are proposed to be removed.

The subject parcel is zoned Village Commercial, Sub-District 1 (VC-1). We note that each dwelling unit is labeled as 'townhome unit', we interpret these as twin dwelling units (each building containing two homes). (See further discussion in Comment #7.)

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.

<u>Section</u>	<u>Issue/Comment</u>
1. §116-22.	Any future preliminary plans shall include a note which states that the permanent removal of topsoil from land within the Township is prohibited.
2. §116-28.A.(2) & §116-291.A.(1)	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. All developments in the VC-1 District must be served by public water unless otherwise recommended by the Township Engineer.
3. §116-29. & §116-291.A.(1)	For any future Preliminary Plan, the applicant must obtain the approval of the Whitemarsh Township Authority with regard to any proposed sanitary sewer facilities. All development in the VC-1 District must be served by public sewer, unless otherwise recommended by the Township Engineer.

4. §116-169.B. This section pertains to portions of sites having slopes greater than 15% based upon contour lines measured at vertical intervals of two feet. The plan shall be revised to identify the total percentage of slopes that will be impacted, if any exist. No more than 30% of the total area of such portions between 15-25% shall be regraded and/or stripped of vegetation.
5. §116-184.A. This section outlines the required parking spaces for the development. For a two-unit attached dwelling, 2 spaces per dwelling are required (4 spaces per each of the five buildings). The plan indicates one (garage) space per dwelling. There is no indication where the second space required for each unit would be located, nor where any guest or overflow parking would be located. Additionally, there are no driveways provided, so if a resident wants to pull up between running errands, for example, and not pull into their garage, they cannot do that without blocking the sidewalk and street.
6. §116-184.F. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as enacted and amended. Please note, a separate review from the Fire Marshal, dated October 10, 2025, was previously provided.
7. §116-290.A.(2) Two-family residences are permitted uses in the VC-1 District in accordance with this section. While the plan indicates that the proposed dwellings are townhomes requiring conditional use approval, we interpret the proposed units as permitted two-family residences not requiring such approval. [Townhomes are separately regulated as conditional uses in §116-290.B.(1).]
8. §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.
9. §116-291.A.(9) Per this section, each lot shall have no more than one curb cut per street frontage for a two-way driveway for vehicular access. The plan shows one curb cut. Driveway width shall be in accordance with § 105-38B of the Subdivision and Land Development Ordinance; however, driveway or roadway width shall also conform to requirements of the International Fire Code, as discussed more fully in the Fire Marshal's memo of October 10, 2025.
10. §116-291.B. The building designs must be in compliance with all subsections of the building design regulations. Such must be demonstrated on future submissions. Note that one of those regulations includes a requirement that main entrances shall be located along the frontage of the main roadway; this will affect the dwelling closest to Germantown Pike, the main roadway in this case. [Refer to §116-291.B.(1)(a).]
11. §116-291.C. All buffers shall be prescribed in accordance with Subdivision and Land Use Ordinance § 105-52; provided, however, that the width of the buffers shall be based upon the required setbacks as prescribed in § 116-295.
12. §116-291.D. Streetlighting shall be of a design approved by the Board of Supervisors. All other site lighting shall meet the requirements set forth in this section.
13. §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.

A minimum of 50% and a maximum of 90% of the building facade(s) shall be located 10 feet from the ultimate right-of-way, with the remaining facade set back further. The ultimate right-of-way is not shown on Germantown Pike (60'; 30' from centerline); it does not appear that this setback requirement is being met, but until the ultimate right-of-way is provided, this cannot be verified.

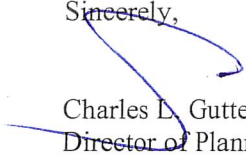
14. §116-296.D. Notwithstanding the requirements of § 116-184.F, parking shall be set back a minimum of 10 feet from any principal structure, with a possible reduction to as little as seven feet, based upon the type of construction of said structure, with the approval of the Fire Marshal. This area shall be used for pedestrian accessways and planting beds. Additional parking that must be added to the plan per Comment # 5 must meet these requirements.

Additional Comments:

15. Site Plan Note #5 includes the requirements of §116-291, and entitles it as, "Conditional Use Requirements". This section lists requirements for ALL uses, so these apply to the proposed use. Site Plan Note #6 includes the requirements of §116-292, which are the requirements for all conditional uses. As discussed earlier in this review, the use proposed is not a conditional use, so the requirements of this section are not applicable to the current proposal.
16. There has been previous email communication concerning the removal of a black walnut tree adjacent to the current driveway on this property. As indicated in that correspondence, the removal of that tree must be considered in determining tree replacement requirements under Township Code Chapter 55 requirements ('Tree Protection Standards'). The landscape schedule on the plan does not consider this removal and must be updated. A complete review of this and any other Chapter 55 issues will be covered in the Township Engineer's review letter.

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

Sincerely,


Charles D. 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
Tom Blomstrom, Township Park and Recreation Director
Krista Heinrich, P.E., Township Engineer
Andrew Thomas, Township Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Nicholas McGonigle, P.E., Applicant's Engineer



December 3, 2025

File No. 2025-01099

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

Reference: Sketch Plan Review
612 Germantown Pike
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #10-25

Dear Mr. McAnally:

As requested, we have reviewed a 1-Sheet Plan for the above referenced Sketch Plan submission, prepared by Trans-Pacific Engineering Corp., dated September 26, 2025, 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 plans must be revised to continue the line representing the Zoning District Boundary through the adjacent property (Block 34 Unit 30).
2. 105-20(A)(11)	The plans must be revised to label and dimension the Ultimate and Legal rights-of-way of Germantown Pike.
3. 105-20(A)(12), 105-21(B)(1)(n)	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)(19)	The plans must be revised to show parking areas with dimensions and number of parking spaces.

<u>Section</u>	<u>Description</u>
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(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.
7. 105-21(B)(1)(e)(6)	The plans must be revised to list the size of units, in bedrooms, if known.
8. 105-21(B)(1)(o)[1]	The plans must be revised to list the proposed street name.
9. 105-21(B)(1)(o)[3]	The preliminary plan must show parking areas with all necessary dimensions and number of parking spaces. Elevations and perspective sketches of proposed buildings are encouraged.
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 and proposed grades for the entire site, 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)(8)	The preliminary plan must include typical cross sections and center-line profiles for the proposed street.
13. 105-21(B)(10)	The applicant must provide a letter indicating the availability of public sanitary sewer facilities, and a letter of commitment or agreement indicating the availability of central water supply from the appropriate utilities.
14. 105-21(B)(12)	The Preliminary Plan submission shall include a map showing the location of the proposed subdivision within its neighborhood context.
15. 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> | | | | | | | | | | | | | | | | | | | | | |
|---|--|-------------------------|------------------------|-------------------------|------------------------|-----------|-----------|-----------|-----------------|--------------|---------|---------|----------|----------|----------|-----------------|----------|----------|---|----------|----------|----------|
| 16. 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. | | | | | | | | | | | | | | | | | | | | | |
| 17. 105-21(B)(16) | The Preliminary Plan submission shall include a 'Preliminary Improvements Plan' consistent with the requirements of this section of the ordinance. | | | | | | | | | | | | | | | | | | | | | |
| 18. 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 (e) Community association document, where applicable. | | | | | | | | | | | | | | | | | | | | | |
| 19. 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. | | | | | | | | | | | | | | | | | | | | | |
| 20. 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. | | | | | | | | | | | | | | | | | | | | | |
| 21. 105-28(D),
105-28(G),
105-36(A) | The arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future subdivision. The applicant should consider coordinating street design with the adjacent properties to the Northwest to provide interconnection and/or emergency access. | | | | | | | | | | | | | | | | | | | | | |
| 22. 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. | | | | | | | | | | | | | | | | | | | | | |
| 23. 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>Proposed Street</td> <td>Local Street</td> <td>56 feet</td> <td>36 feet</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> <tr> <td>Germantown Pike</td> <td>Arterial</td> <td>60 feet*</td> <td>*</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 | Proposed Street | Local Street | 56 feet | 36 feet | Required | Required | Required | Germantown Pike | Arterial | 60 feet* | * | Required | Required | Required |
| Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | | | | | | | | | | | | | | | | |
| Proposed Street | Local Street | 56 feet | 36 feet | Required | Required | Required | | | | | | | | | | | | | | | | |
| Germantown Pike | Arterial | 60 feet* | * | Required | Required | Required | | | | | | | | | | | | | | | | |
| | * As shown on the Whitemarsh Township Street Directory Map. | | | | | | | | | | | | | | | | | | | | | |
| | The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance. | | | | | | | | | | | | | | | | | | | | | |
| 24. 105-31(B) | The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which requires that culs-de-sac shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of 50 feet and shall be paved to a radius of not less than 40 feet. | | | | | | | | | | | | | | | | | | | | | |

- | <u>Section</u> | <u>Description</u> |
|-----------------------------|---|
| 25. 105-31(B) | The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which requires that grades across culs-de-sac shall not exceed 3%. |
| 26. 105-35(C) | No structure, fence, planting or other structure shall be maintained between a plane two feet above the curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner with that part of the required front yard which is within the clear sight triangle. Sight triangles must be shown on the drawings. As defined by Section 105-5, clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof. |
| 27. 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. |
| 28. 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. |
| 29. 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. |
| 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. 105-38(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:

Access Drive or Cartway Width (feet)	Overflow Spaces Required
Less than 36	4 for each 4 dwelling units

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.

<u>Section</u>	<u>Description</u>
33. 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'.
34. 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'.
35. 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.
36. 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.
37. 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.
38. 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.
39. 105-50(B)	The plans must be revised in order to demonstrate that the attached dwellings will incorporate varied designs, architectural modes and setbacks.
40. 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.
41. 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.
42. 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, if any, shall be screened from view and landscaped.
43. 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.

<u>Section</u>	<u>Description</u>
44. 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.
45. 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.
46. 105-56(A)(1)(a)	The width of streets has been established to ensure adequate movement of traffic in times of greater parking loads. Where a street is designed so that all units face on local streets or courts and where on-street parking is not anticipated and no safety hazard will be created, the cartway width may be reduced. This reduction is limited to 26 feet on private streets and courts.
47. 105-56(A)(1)(b)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that cartways widths less than 30 feet shall be restricted to prohibit parking on both sides.
48. 105-56.1(A)	The applicant shall submit architectural drawings for evaluation of the proposed buildings, including building elevation and colored renderings.
49. 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. Smaller parking areas shall be located alongside and/or behind individual buildings. The buildings shall be accessible to pedestrians from all parking areas.
50. 105-56.1(B)(2)	Minimum parking requirements shall be calculated utilizing the standards set forth in Article XXVI of the Township's Zoning Code. The parking requirements for a two-unit attached dwelling are two spaces per dwelling, and therefore a minimum of 20 spaces are required. The plans must be revised to demonstrate that this requirement has been met.
51. 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.
52. 105-56.1(G)(1)	Sidewalks shall be provided along all street lines and primary accessways and shall be six feet in width and of material compatible with surrounding area. Materials other than concrete are encouraged (i.e., unit pavers, etc.), provided all such materials are ADA compliant.
53. 105-56.1(G)(2)	All driveways shall have concrete aprons to continue the sidewalks across the driveway or nondedicated street onto a property.

<u>Section</u>	<u>Description</u>
54. 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.
55. 105-56.1(I)	All VC subdistricts shall contain street lighting poles and fixtures as approved by the Board of Supervisors.
56. 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.
57. 105-56.1(J)(5)	A planting strip that shall be placed between the edge of the cartway and edge of sidewalk.
58. 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.
59. 105-70	The plans must be revised to show street name, warning and regulatory signs, as required.
60. 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.
61. 105-72(A)	Monuments shall be placed in each change in direction of a boundary along the street line (Ultimate right-of-way).
62. 105-73	This section of the ordinance requires sidewalks to be constructed as required by Sections 105-30 and 105-47.
63. 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 all curbing along the property frontage on Germantown Pike.
64. 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 Whitmarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
65. 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.
66. 105-78	The applicant must obtain the approval of the Whitmarsh Township Authority with regard to proposed sanitary sewerage facilities.

<u>Section</u>	<u>Description</u>
67. 105-79	All preliminary plan submissions shall include evidence of submission to PADEP of a sewage facilities planning module application mailer.
68. 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.
69. 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>
70. 55-4(C)	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. The Tree Survey Plan and the Landscape Plan shall be reviewed by the Shade Tree Commission in a public meeting.
71. 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. It is our understanding that a black walnut tree has been recently removed.
72. 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.
73. 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.
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 Canopy trees of a type and species 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. The plans indicate that a total of 62 caliper inches of existing trees are proposed to be removed and Eight (8) canopy trees (8" diameter) are proposed, totaling 64 caliper inches.

<u>Section</u>	<u>Description</u>
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.

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>
76. 58-14	Water volume controls shall be implemented using the Design Storm Method (CG-1 in the BMP Manual).
77. 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.
78. 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.
79. 58-17(A)(2)(k)	The plans must be revised to show existing contours and proposed finished grades.
80. 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.
81. 58-17(A)(2)(o)	The plans must be revised to show the size, location and construction details of all proposed impervious ground cover.
82. 58-17(A)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
83. 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.
84. 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"."
85. 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.

<u>Section</u>	<u>Description</u>
86. 58-17(A)(5)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
87. 58-18(2)	Should the limit of disturbance exceed one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection.
88. 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.
89. 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>
90. 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.
91. 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.
92. 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.
93. 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.

<u>Section</u>	<u>Description</u>
94. 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>
95. 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.
96. 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.
97. 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.
98. 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.

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
612 Germantown Pike, LLC c/o Corey Gee – Applicant/Owner of Record
Nicholas Edward McGonigle, P.E.– Applicant's Engineer