



**Planning and Zoning  
Department**

616 Germantown Pike, Lafayette  
Hill, PA 19444-1821

484-594-2625

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

Subdivision and Land Development Cover  
Page for SLD #08-22

Project Name: Dan Lepore & Sons Realty  
Assoc, LP

Address: 501 Washington Street

Date: June 27, 2022

Status: Under Review

**Updates:**

Montgomery County Planning Commission Review - Aug. 8, 2022

Township Engineer Review Letter - August 10, 2022



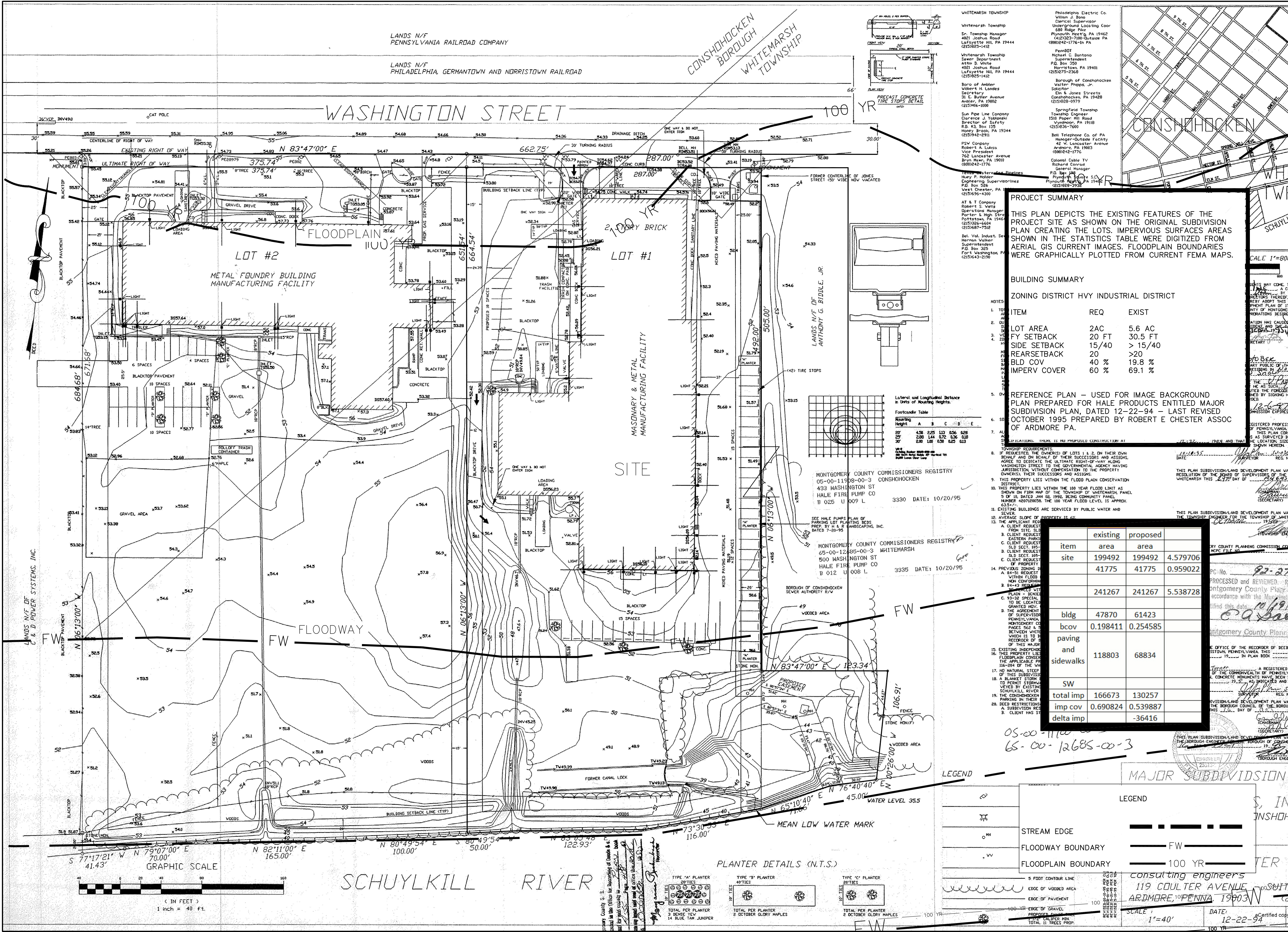
LANDS N/F  
PENNSYLVANIA RAILROAD COMPANY

LANDS N/F  
PHILADELPHIA, GERMANTOWN AND NORRISTOWN RAILROAD

CONSHOHOCKEN  
BOROUGH

WHITE MARSH  
TOWNSHIP

# WASHINGTON STREET



**PHILADELPHIA ELECTRIC CO.**  
Wilson J. Bono  
District Supervisor  
Underground Locating Coor  
680 Ridge Pike  
Plymouth Meeting, PA 19462  
(215)223-7100-Outside PA  
(800)242-1776-In PA

**PENNSYLVANIA**  
Borough of Conshohocken  
Valter Phlips, Jr.  
Solicitor  
614 & Jones Streets  
Conshohocken, PA 19428  
(215)223-0979

**SPRINGFIELD TOWNSHIP**  
Township Engineer  
1510 Paper Mill Road  
Springfield, PA 19118  
(215)327-7600

**BELL TELEPHONE CO. OF PA**  
Manager-Outside Factory  
40 W. Lancaster Avenue  
Ardmore, PA 19003  
(610)424-1776

**CANAL CABLE TV**  
Richard Conrad  
General Manager  
P.O. Box 14  
Plymouth Meeting, PA 19462  
(215)223-7922

**AT & T COMPANY**  
Robert A. Weiss  
Operations Manager  
Porter & High Streets  
Pottsville, PA 19464  
(215)223-6604

**DEL. VAL. INDUST. SERV.**  
Herman Walker  
Superintendent  
P.O. Box 325  
Fort Washington, PA  
(610)423-2100

**PSW COMPANY**  
Robert A. Lippas  
Vice President  
762 Lancaster Avenue  
Bryn Mawr, PA 19010  
(610)424-1776

**TELECOM SERVICES**  
Huey P. Holder  
Engineering Supervisor  
P.O. Box 526  
West Chester, PA  
(215)395-4300

**WHITE MARSH TOWNSHIP**  
White Marsh Township  
4801 Joshua Road  
Lafayette Hill, PA 19444  
(215)225-1412

**WHITE MARSH TOWNSHIP**  
Sewer Department  
Acto D. White  
4801 Joshua Road  
Lafayette Hill, PA 19444  
(215)225-1412

**SUN PIPE LINE COMPANY**  
Clarence J. Yablonski  
Director of Safety  
P.O. Box 115  
Holyoke, PA 19344  
(215)364-1000

**PROJECT SUMMARY**

THIS PLAN DEPICTS THE EXISTING FEATURES OF THE PROJECT SITE AS SHOWN ON THE ORIGINAL SUBDIVISION PLAN CREATING THE LOTS. IMPERVIOUS SURFACES ARE SHOWN IN THE STATISTICS TABLE WERE DIGITIZED FROM AERIAL GIS CURRENT IMAGES. FLOODPLAIN BOUNDARIES WERE GRAPHICALLY PLOTTED FROM CURRENT FEMA MAPS.

**BUILDING SUMMARY**

ZONING DISTRICT HVY INDUSTRIAL DISTRICT

ITEM	REQ	EXIST
LOT AREA	2AC	5.6 AC
FY SETBACK	20 FT	30.5 FT
SIDE SETBACK	15/40	> 15/40
REARSETBACK	20	> 20
BLD COV	40 %	19.8 %
IMPERV COVER	60 %	69.1 %

**REFERENCE PLAN - USED FOR IMAGE BACKGROUND PLAN PREPARED FOR HALE PRODUCTS ENTITLED MAJOR SUBDIVISION PLAN, DATED 12-22-94 - LAST REVISED OCTOBER 1995 PREPARED BY ROBERT E CHESTER ASSOC OF ARDMORE PA.**

**NOTES**

1. TO ALL APPLICANTS...
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item	existing		proposed
	area	area	area
site	199492	199492	4.579706
	41775	41775	0.959022
	241267	241267	5.538728
blgd	47870	61423	
bcov	0.198411	0.254585	
paving and sidewalks	118803	68834	
SW			
total imp	166673	130257	
imp cov	0.690824	0.539887	
delta imp		-36416	

**MAJOR SUBDIVISION**

LEGEND

- STREAM EDGE
- FLOODWAY BOUNDARY
- FLOODPLAIN BOUNDARY
- 5 FOOT CONTOUR LINE
- EDGE OF WOODED AREA
- EDGE OF PAVEMENT
- 100-YR FLOODWAY
- EDGE OF GRAVEL
- PROPOSED DRIVE
- TOTAL 11 TREES PROP.

**CONSULTING ENGINEERS**  
119 COULTER AVENUE  
ARDMORE, PENNA. 19003

SCALE: 1"=40'

DATE: 12-22-94

**REVISIONS**

NO.	DESCRIPTION	DATE

**DATE:** 5/12/2022

**SCALE:** 1"=50'

**JOB #:** 2129

**FB #:** ---

**DRAWN:** STAFF

**CHECKED:** VWF

**REDEVELOPMENT LAYOUT**

501 WASHINGTON STREET  
CONSHOHOCKEN PA 19428

PREPARED FOR:  
Dan Lepore & Sons  
Realty Associates L.P.

**EXISTING FEATURES PLAN**

**SHEET 2 OF 2**

**FIORAVANTI, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

618 STREET ROAD \* SOUTHAMPTON, PA 18966

(215) 322 \* 2143



WHITEMARSH TOWNSHIP  
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION

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

Application Type: (check one)  Minor Subdivision  Minor Land Development  
 Major Subdivision  Major Land Development  
 Land Development Waiver

Plan Type:  Sketch  Preliminary  Final

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

Name of Subdivision/Land Development: 501 WASHINGTON ST RE-DEVELOPMENT

Location of Subdivision/Land Development: 501 WASHINGTON ST. CONSHO HOCKEN PA 19428  
(Primary Access Roadway Name)

Between: CHERRY STREET and LIME STREET  
(Roadway Name) (Roadway Name)

Number of Parcels: 2 Block Number(s): 65012 Unit Number(s): 008  
007

Parcel Number(s): 65-00-12685-00-3 AND 65-00-12682-00-6

Acreage: (4.3) + (1.3) = 5.6 Total Lots Proposed: 1 Zoning District: HUY  
INDUSTRIAL

Water Service Proposed  Public  Private

Sewer Service Proposed:  Public  Private

Applicant Name: DAN LEPORE & SONS Contact Name: ANTHONY LEPORE  
REALTY ASSOC. L.P.

Phone #: 610-996-5432 Fax #: \_\_\_\_\_ Email: ALEPORE@  
DANLEPORE.COM

Address: 501 WASHINGTON ST. SUITE 2  
CONSHOHOCKEN PA. 19428

Owner of Record Name (if Different): SAME AS ABOVE

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

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

Engineer Name: VINCENT W. FIORAVANTI Firm Name: FIORAVANTI INC.

Phone #: 215-322-2143 Fax #: \_\_\_\_\_ Email: VWF@FIORAVANTI

Address: 618 B STREET RD  
SOUTHAMPTON PA 18966  
INC.COM

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:

6/27/22

Signature:

X 

(Original Signature must be submitted)

Printed Name:

X ANTHONY LEPORE

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)

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

Date: 6/27/22

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: 501 WASHINGTON ST.  
REDEVELOPMENT

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: 6/29/2022

Signature:

  
\_\_\_\_\_  
(Original Signature must be submitted)

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

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

(if applicable)

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

(if applicable)

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**WHITEMARSH TOWNSHIP**

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

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

**Subject:** **SLD #08-22 Dan Lepore & Sons Realty 501 Washington Street**

**Date:** June 28, 2022

**cc:**

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This application cannot be approved at this time for the following outstanding items:

1. Fire Apparatus Access and turning plan to be updated. This plan shall meet the requirements as set forth in Chapter 5 of the International Fire Code 2015 edition, Appendix D of the International Fire Code 2015 Edition, and Whitemarsh Township Ordinance #1003.
  - a. Fire Apparatus Access Roads shall be 24' wide with 14' vertical clearance and no closer than 5' to a structure.
  - b. Highest roof surface height shall be provided. This height shall be measured to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls. If this height exceeds 30ft, the Fire Apparatus Access Road shall be 26' wide.
  - c. Apparatus: Overall length 49' and wheelbase 23' (Tandem axle).
  - d. There is no parking allowed on Fire Apparatus Access Roads. Line striping and signage shall be provided in approved locations.
  
2. Fire Hydrant plan to be updated with distances. This plan shall meet the requirements as set forth in Chapter 5 of the International Fire Code 2015 edition, Appendix B of the International Fire Code 2015 Edition, Appendix C of the International Fire Code 2015 Edition, and Whitemarsh Township Ordinance #1003.
  - a. All buildings must have a fire hydrant within 600' of all portions structure by approved route.
    - i. If the building is equipped with standpipes a hydrant is required within 100' of the fire department connection
  - b. The hydrants must be capable of flowing a minimum of 1500 gallons per minute for one hour.
    - i. Hydrants must meet the needed fire flow as required by Appendix B
  - c. The average spacing between hydrants shall meet the requirements set forth by Appendix C of the International Fire Code 2015 Edition.
  
3. Provide an Emergency Responder Radio Coverage Plan. This plan shall meet the requirements as set forth in Chapter 5 of the International Fire Code 2015.
  - a. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

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



*Whitemarsh* TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
[www.whitemarsh township.org](http://www.whitemarsh township.org)

BOARD of SUPERVISORS

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

Richard L. Mellor, Jr.  
Township Manager

July 21, 2022

Dan Lepore and Sons Realty Association L.P.  
c/o Anthony Lepore  
501 Washington Street. Suite 2  
Conshohocken, PA 19428

**RE: SLD#08-22, 501 Washington, Conshohocken, PA  
Major Land Development Sketch Plan, Self-Storage Facility and Offices  
Zoning Ordinance Compliance Review Letter**

Dear Mr. Lepore:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced 3-Sheet Major Land Development Sketch Plan submission, prepared by Foravanti Inc., dated May 12, 2022. We had assumed the proposed use to be a self-storage facility, as you communicated to us in earlier conversations; however, the layout does not seem to reflect this but instead seems to be a more traditional warehouse with a large number of tractor trailer bays.

Please note that the site for this development is zoned HVY Heavy Industrial with RDD-1 Riverfront Development District, Floodplain Conservation District, and Riparian Corridor Conservation District overlays. The following review assesses compliance with relevant zoning code using RDD-1 design standards which are additive to the underlying HVY district per §116-279.B.1.

We note that the northwest corner of this site is within Conshohocken Borough. This includes one of the entrance drives from Washington Street as well as some parking and loading dock improvements. Plan approval will therefore also be required from the Borough.

Most of the review comments in this letter would have to be addressed during the preliminary plan phase should this project move forward. However, any relief which would be required from the Zoning Hearing Board as identified herein, must be secured prior to formal consideration of a preliminary plan.

1. **§116-22.** The plans must be revised to include a note which states that the permanent removal of topsoil from land within the Township is prohibited.
2. **§116-28.A.(2)** The applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.
3. **§116-29.** The applicant must obtain the approval of the Whitemarsh Township Authority with regard to proposed sanitary sewer facilities.
4. **§116-164.C** In the Floodplain Conservation District, no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate local, state and federal authorities as required.

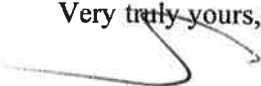
5. **§116-164.D.** This section list materials that can not be stored in a floodplain. The applicant should provide documentation on how they intend to prevent the storage of these materials by tenants.
6. **§116-165.A** The proposed use is not listed among the permitted uses in the Floodplain Conservation District within this section. A variance would therefore be required. Since the existing building would be razed and the proposed building being new construction, we do not believe it enjoys nonconforming use status. Additionally, any structures not specifically listed in §116-165. as permitted (sidewalks, curbing, etc.) would only be permitted if a variance is obtained from said section.
7. **§116-166.C.** Any new construction must be in full compliance with 44 CFR 60.3(a) through (d) of the National Flood Insurance Program regulations. These regulations require that all new construction and substantial improvements of structures within Zones AE are required to have the lowest floor elevated 1 ½ feet above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice.
8. **116-169.B.** This section limits the disturbance of steep slopes. Plans detailing the slopes on the site and the proposed modifications of these slopes must be shown in order to assess compliance with this section.
9. **§116-184.A.** The plans show a 44 proposed parking spaces and states that 43 are required. Township parking standards in this section require one parking space per 1,000 square feet of industrial use, and one space per 250 square feet of office space. There is a substantial discrepancy between the illustrated number of spaces on the plan and the required number using these standards. The applicant should communicate with the Zoning Officer to clarify the calculation process; we do not believe that current standards have been used to determine parking need. While the proposed use may require significantly less parking than a traditional warehouse use, in order to reduce parking for the warehouse (classified as an “Other commercial use/building”), this section requires that a special exception be secured. Alternatively, variances may be required for the reduced scale parking proposed.
10. **§116-184.D.** This section limits the size of individual parking areas to 30 spaces and requires separation and landscaping. The 40-space parking area on the south side of the building should be broken down into two or more areas in compliance with this section.
11. **§116-184.F.** All parking shall conform to the Whitmarsh Township Fire Prevention Code as amended. Additionally, building design and site requirements for firefighting access must conform to this Code as well. The Fire Marshal has issued a separate review dated June 28, 2022; see enclosed memo.

12. **§116-188.3.** This section describes the requirement of electric vehicle (EV) charging stations. The exact number of spots is based on the total parking required. Once this is established, the number of required EV spaces can be determined, at least half of which must be ADA accessible.
13. **§116-258.A.3** This section describes areas included in the Riparian Corridor Conservation (Overlay) District (RCCD) and restricts disturbances and modifications to these areas. There is a portion of this site along the river in zone one of the district, and the rest of the site exists in zone two of the district. The boundaries of this district should be clearly labeled on future site plans. However, per **section 116-279.B.3** no zoning relief from the requirements of the RCCD is required as long as approval by the Township Engineer is recommended to the Board of Supervisors.
14. **§116-279.B.1.** A zoning requirement and compliance table for RDD-1 should be shown on the sketch plan in addition to the HVY table.
15. **§116-281.3.A.** This section requires a building setback of at least 20'. The plan shows a setback of 40' but states that the proposed setback is 120' in the zoning table. Clarification should be made on the plans.
16. **§116-283.A.** This section includes a list of architectural requirements for developments in this district. Architectural plans must be submitted in order to assess compliance with this section.
17. **§116-283.A.8** This section describes screening requirements for loading zones in the district. Future site plans should include screening through masonry walls or vegetation that blocks the view of the loading zone from Washington Street and from on-site parking areas. These screening measures must be approved by the Township.
18. **§116-283.C.** This section outlines some of the landscaping requirements for this district. Landscaping plans must be submitted in order to assess compliance with this section. When preliminary plans are submitted, the landscape plan must be submitted for approval to the Shade Tree Commission in compliance with Chapter 55 of the Township Code; specific details for this will be included in the Township Engineer's review letter.
19. **§116-283.D.** This section outlines the required pedestrian amenities for this district. Required features include sidewalks, lighting, benches, pavement variety, and plantings. Coordination with adjacent developments at 401/433 and 601 Washington Street should be considered for sidewalk and amenity style. Additional plans detailing these amenities must be submitted to assess compliance with this section.
20. **§116-284** This section details the requirement for a pedestrian trail and riverfront recreation area parallel to the river. The plans must show the area to be dedicated or placed under an easement as well as the required improvements and amenities in the area. The area must include the portion of the lot located within 150' of the water's edge. There are options for reducing the size of this area provided that additional public amenities, as detailed in §116-283B, are provided.

21. **§116-284.D.** Pedestrian access paths and easements connecting the riverfront trail and Washington street must be illustrated in future plans and meet requirements listed in §105-47K. of the Subdivision and Land Development Ordinance.
22. **§116-286** This section describes the regulation of signs in the area. Plans must be submitted detailing the location and design of proposed signs. Alternatively, these can be handled through the permitting process once land development approval has been secured.
23. **§116-287.B.** This section lists requirements for any application within the RDD-1 district. In accordance with this section, a Transportation Impact Study is required for this application.

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

Very truly yours,



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

Encls.: Fire Marshal memo dated June 28, 2022

cc: Richard L. Mellor, Jr., Township Manager  
Sean Halbom, Township Assistant Manager  
Robert A. Sztubinski, B.C.O., Director of Building and Codes  
Nick Weaver, Fire Marshal  
Sean P. Kilkenny, Esq., Township Solicitor  
Krista Heinrich, P.E., Township Engineer  
Vincent W. Fioravanti, Applicant's Engineer  
Paul Bucco, Esq., Applicant's Attorney

# UPDATES

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

August 8, 2022

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

Re: MCPC #22-0175-001  
Plan Name: 501 Washington Street Redevelopment - Sketch Plan  
(1 lot/ 122,846 sq. ft. warehouse/comprising 5.6 acres)  
Situate: Washington Street/ east of Cherry Street  
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 27, 2022. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Dan Leopore & Sons Realty Assoc, LP has submitted a sketch plan proposing the redevelopment of a Schuylkill Riverfront industrial property into a 2-story 122,847 warehouse facility with a large loading zone and docks. The development tract consists of two lots- Tax Parcel #65-00-12685-00-3 (4.3 acres) and Tax Parcel #65-00-12682-00-6 (1.3 acres); the proposed development would consolidate the parcels into one 5.6-acre lot. The parcels are situated in the township's Heavy Industrial District (HVY), the Riverfront Development District (RDD-1), and the Floodplain Conservation Overlay District. As it pertains to the site's zoning, the township regulations for the Riverfront Development Overlay District are in addition to the requirements of the underlying districts, and in the event of a conflict, take precedence over the underlying zoning districts.

A small portion of the development tract in the northwestern corner of the tract is within Conshohocken Borough, located in the Specially Planned District Two (SP-2) zoning district. The sketch plan proposes two entrances and driveways to the warehouse. The western most access



is taken from a relocated curb cut in Conshohocken Borough and a second access is a curb cut/driveway on the southeastern side of the township. With the exception of a small northwest corner of the development tract, the site is situated in the Federal Emergency Management Agency's (FEMA) designated 100 year floodplain. The development footprint lies immediately outside the Schuylkill River FEMA-designated floodway boundary that extends approximately 200 ft. from the river's edge. The applicant's development tract is considered a key redevelopment opportunity, as identified and discussed in the township's recently completed *Spring Mill Multi-Modal and Land Use Study, DRAFT, March 2022*.



*501 Washington Street proposed warehouse & adjacent development proposals*

**Property History** - The development tract is home to Dan Lepore & Sons, a masonry contractor. The tract includes an office building, a large multi-story warehouse, a considerable area devoted to outdoor storage of various materials, and a paved areas for vehicles. The facility was formerly part of Hale Pump, which left their Conshohocken headquarters in the early 2000s.

## CONSISTENCY WITH THE COUNTY COMPREHENSIVE AND MUNICIPAL PLANS

### ***Montco 2040- A Shared Vision***

The applicant's sketch plan proposal for the redevelopment of this site is inconsistent with the future land use vision and stated goals of *Montco 2040: A Shared Vision*, the county's comprehensive plan and future land use vision. The Future Land Use Map of the plan designates the land use vision for the applicant's tract as part of a larger 'Regional Mixed-Use Center' (RMUC) that extends from the Schuylkill Riverfront to East Elm Street. The 'RMUC' designation supports intensely developed areas including 'high-density, multi-family and townhomes'. (Page 80). The comprehensive plan recommends that these centers should establish more of a sense of place, ideally with a clearly defined public gathering places and pedestrian connectivity. We acknowledge that the site is in the 100-year floodplain and experiences extreme flooding events with greater frequency. The development of this site as a high-density development can be problematic, and the applicant and township should proceed with caution and establish mitigation measures for these events.

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

The redevelopment proposal for this property appears incompatible with the township's future land use vision for this area which envisions it as a 'Waterfront District Character Area' as recommended by the *Whitemarsh Township Selective Comprehensive Plan Update, 2020*, specifically in Chapter Four-Future Land Use Plan. The future land use goal for this character area is to support high-density development and quality public spaces along the riverfront. The tract is considered a key opportunity for development by the recently completed *Spring Mill Multi-Modal and Land Use Study, March 2022*. The study recommends that underutilized parcels be redeveloped in a manner that leverages the regionally significant assets along the junction of the Schuylkill River Trail, Washington Street redevelopment projects, and the Spring Mill SEPTA transit station.

## RECOMMENDATION

We are reluctant to support the submitted sketch plan for the redevelopment of the former industrial property as a two-story warehouse and its related storage of tractor-trailers and parking. The proposed redevelopment is inconsistent with both the county's and township's future land use vision for redeveloping the former Schuylkill Riverfront industrial sites.

In the county's recently-released *Transit-Oriented Development Model Ordinance, October 2021*  
[https://www.montcopa.org/DocumentCenter/View/33039/Transit-Oriented-Dev-Book\\_web](https://www.montcopa.org/DocumentCenter/View/33039/Transit-Oriented-Dev-Book_web)

The county *“encourages municipalities with transit access, especially Regional Rail stations, to plan for and promote a greater density of development and mix of land uses around transit resources by creating transit-oriented development (TOD) zoning districts.”*

We do not believe the applicant’s proposed warehouse facility is compatible with the long-term plans for the township’s waterfront district and represents a significant lost opportunity to achieve the goals of TOD along Washington Street. As submitted, the sketch plan does not effectively address the importance the township places on public access to the riverfront and sustainable development in the river’s floodplain zone. The land use does not leverage the significant assets of the Norristown/Manayunk Regional Rail and nearby Spring Mill SEPTA Rail Station. We have identified a number of sketch plan issues that we recommend the township consider upon review.

## COMMENTS

### 1. Issues regarding the proposed warehouse in the Floodplain Conservation Overlay District- Article XXII - Section 116-165

#### a. Residential Use- The Permitted Uses- 116-165.A

The applicant’s proposed use of a warehouse facility is not a permitted use within the Floodplain Conservation District, and a use variance will be required. It is our understanding from recent conversations that with a building demolition and the construction of a new building, the use is not deemed a ‘non-conforming use’. The only use that is permitted in this district is a residential use. Should the applicant receive a use variance for this proposal, we request that the decision of the township’s Zoning Hearing Board be forwarded to our office.

#### b. Flood events along the Waterfront District and Washington Street

The Conshohocken and Whitemarsh Schuylkill Riverfront properties received significant impacts and financial losses from the flooding of the tropical storm events in August 2020 and Hurricane Ida’s unprecedented flooding on Sept 1-2, 2021. The *Whitemarsh Township Selective Comprehensive Plan Update, 2020* recommends that: *“Any future development along the Riverfront, or flood zone within the Township, must be cognizant of flood potential and identify mitigation strategies on-site to allow future uses to effectively address flood events.”*

To avoid the impact of flooding that resulted in extensive damage to properties along the Schuylkill Riverfront and floodplain, the applicant should provide the township with mitigation strategies, including an emergency evacuation plan for the property. One important issue that should be addressed are the details of how and where the tractor-trailers will be relocated during a flood emergency.

c. *New Construction in the Floodplain - - 116-166.C*

The sketch plan shows a finished floor elevation of 65.5 ft. for the warehouse's first level. As stated above, the footprint of the warehouse is within the 100-year floodplain and the Floodplain Conservation District regulations stipulate that new construction must comply with 44 CFR 60.3.a-d. of the National Flood Insurance Program. The applicant should provide the township with documentation verifying that the lowest floor is elevated 1 ½ ft. above the designated flood level and address all other applicable regulations of the program.

**2. Washington Street – Limited access**

Washington Street and the existing surrounding roadway infrastructure of residential streets inadequately support the development of a warehouse and its accompanying tractor-trailer traffic that may be generated, as shown in the sketch plan. For the proposed development to proceed, significant investments in this infrastructure are necessary for safe access. There are many challenges that tractor-trailer traffic presents to the surrounding roadways, including the significant limitations of the existing unimproved, dead-end condition of Washington Street that in places appears to be only 18-20 feet wide. We are concerned about the impacts it will have on Conshohocken Borough's neighboring residential streets. Access to the proposed warehouse is very limited using the residential one-way streets of Elm and Hector Streets in the borough, and we suggest it will potentially negatively impact the resident's quality of life in these areas. We recommend the township consider these impacts and constraints in its assessment of this project.

**3. Washington Street – Pedestrian friendly streetscape**

The sketch plan does not address the various amenities and streetscape improvements necessary to ensure a pedestrian-friendly streetscape on Washington Street, as required by Section 116-283.D. - Design Standards. The township's requirement for pedestrian-oriented development, §116-283 D.1- requires a number of pedestrian oriented elements, including: pedestrian lighting, benches, wide sidewalks, pavement variety, and a planting strip between the curb and sidewalk. The applicant should ensure that unified streetscape improvements are addressed in the preliminary plan submission. The plans should be coordinated with the improvements planned at the adjacent multi-family residential developments at 401/433 Washington Street and 601 Washington Street.

**4. Schuylkill Riverfront – RDD requirements**

**a. Section 116-283- Design Standards**

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

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

The sketch plan does not show the required public amenities and related improvements of dedicated open space parallel to the Schuylkill River, the pedestrian riverfront trail, and the perpendicular public access to the riverfront to be provided as required by Section 116-284. The applicant should ensure that these requirements are addressed in the preliminary plan submission.

#### **5. Buffer Yards and Landscape Requirements**

The sketch plan proposes a 36,000 sq. ft. loading zone/storage area and 25 loading bays with a capacity to load/store 25 tractor trailers that is immediately adjacent to the proposed 598-unit multi-family development of 401/433 Washington Street. The sketch plan proposes a narrow 10-ft. wide area between the loading zone's paved area and the property boundary. This does not address the township's required buffer width of 50 ft. or the need to mitigate the impacts – both visual and noise-that comes from the movement of tractor-trailers in the loading zone. The applicant should ensure the preliminary plan submission includes the required 50 ft. width with a planting design that establishes an effective and robust landscape screening buffer in this area.

## **CONCLUSION**

We are reluctant to support the redevelopment proposal for the reasons stated above and recommend the township address the above mentioned review comments to your satisfaction.

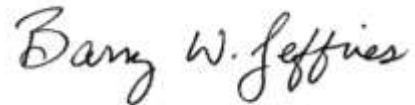
Please note that the township should ensure that the applicant obtains the necessary approvals and review by the Borough of Conshohocken as it pertains to their portion of the tract. Please be advised that our review comments and any recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #22-0175-001 has been set aside for the applicant' plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office.

A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

A handwritten signature in black ink that reads "Barry W. Jeffries". The signature is written in a cursive, flowing style.

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

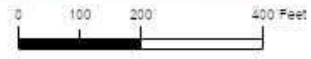
c: Aaron Kostyk, Chair, Township Planning Commission  
Krista Heinrich, PE, Township Engineer  
David Sander, Esq., Township Solicitor  
Stephanie Cecco, Borough of Conshohocken Manager  
Fran Hanney, PennDOT District #6-Traffic Services Manager

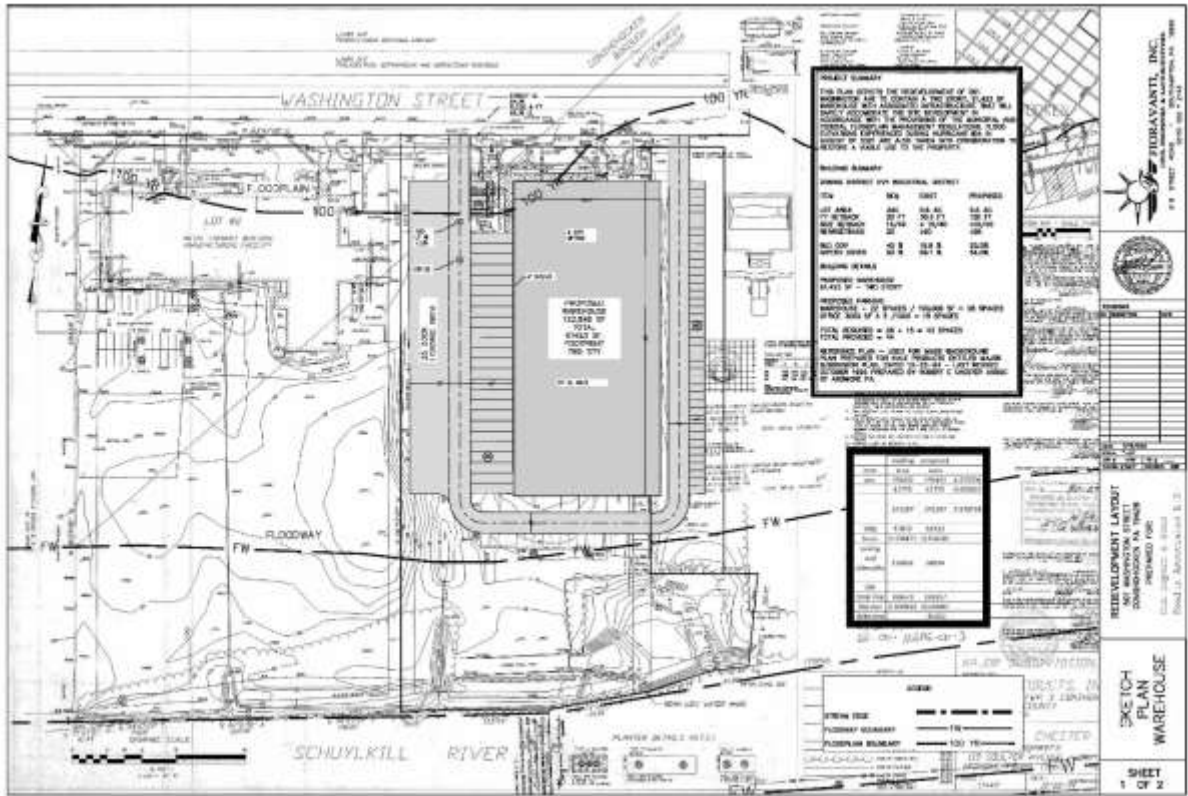
Attachments:  
Aerial & Site Plan



**501 Washington Street Redevelopment**  
MCPC#220175001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
900 Box 3151 Norristown PA 19384-0315  
(610) 278-3723 (t) (610) 278-3441  
www.montcopa.org/placomm  
*Aerial photography provided by Aerialmap.*







August 10, 2022

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

**RE: Sketch Plan Review**  
**501 Washington Street**  
**Whitemarsh Township, Montgomery County, PA**  
**S/LD # 08-22**  
**Our Project Number 2022-04053**

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Sketch Plan Submission consisting of a 2-Sheet Plan prepared by Fioravanti, Inc. and dated May 12, 2022 with no noted revisions. The majority of the site is located within Whitemarsh Township; and a portion in the Northwest corner is located in Conshohocken Borough. The following comments are offered for your consideration:

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

<u>Section</u>	<u>Description</u>
1. 105-20(A)(10)	The plans must be revised to show the boundaries of all adjoining properties with names of landowners.
2. 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.
3. 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.
4. 105-20(A)(22)	The plans must be revised to include a general description of proposed method of water supply, sewage disposal, and stormwater management.
5. 105-20(B)(2)	The line representing the Floodplain Boundary must be revised in order to be consistent with FEMA Flood Insurance Maps and Surveys, which designate the base flood elevation as being located along the contour line representing an elevation of 60.

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

<u>Section</u>	<u>Description</u>
6. 105-21(B)(2)(e)	The plans must indicate base flood elevation data, based on FEMA Flood Insurance Maps and Surveys, and the lowest floor elevation and/or the elevation to which the structure would be floodproofed.
7. 105-21(B)(9)(c)[1]	A transportation impact study must be prepared for the proposed development in accordance with the requirements contained in this section of the ordinance.
8. 105-21(B)(10)(a) 105-78	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of public sanitary sewer facilities.
9. 105-21(B)(10)(b)	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of central water supply.
10. 105-21(B)(12)	The applicant is advised that a map showing the location of the proposed subdivision within its neighborhood context will be required as part of any Preliminary Plan submission.
11. 105-21(B)(13)	The applicant is advised that an Existing Resources and Site Analysis Plan (ERSAP) will be required as part of any Preliminary Plan submission and shall provide a comprehensive analysis of existing conditions, both on the proposed development tract and within 500 feet of the tract boundaries. Conditions beyond the tract boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs.
12. 105-21(B)(15)	The applicant is advised that a Preliminary Resource Impact and Conservation Plan (the "Preliminary Impact Plan") will be required as part of any Preliminary Plan submission to categorize the impacts of the proposed activities and physical alterations on those resources shown on the ERSAP. All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater management facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.
13. 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. Based on data documented within the latest edition of the ITE Trip Generation Manual, a 61,423 square foot warehouse will generate 11 PM peak hour trips. Therefore, the traffic impact fee totals \$27,819.00 (\$2,529.00 x 11 peak hour trips).
14. 105-26(E)	The applicant must provide evidence in sufficient detail to demonstrate that there are no environmental concerns related to previous uses of the site.
15. 105-28(A)	The plans should be revised to provide a roadway cross section consistent with the recommendations on Page 49 of the 'Spring Mill Area Study'. <sup>1</sup>

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



<u>Section</u>	<u>Description</u>
26. 105-38(K)	This section of the ordinance requires that parking lots with less than 30 spaces not have a grade exceeding 5% and that parking lots with more than 30 spaces not have grades that exceed 3%. The plans must be revised to provide parking area grades in compliance with the requirements of this section of the ordinance.
27. 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.
28. 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.
29. 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.
30. 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.
31. 105-41(A)	This section of the ordinance requires that the proposed Stormwater Management Plan be reviewed for compliance with Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
32. 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'.
33. 105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74.
34. 105-47, 105-49	The plans must be revised to provide internal sidewalks, pedestrian paths and crosswalks to provide safe access from the parking areas to building entrances.
35. 105-47(A)	Sidewalks shall be provided along Washington Street in accordance with sections 105-30, 105-47 and 105-73 of the Whitemarsh Township Code.
36. 105-47(B)	The minimum width of all sidewalks and pedestrian paths shall be five feet; in areas of higher pedestrian density, the minimum width of all sidewalks shall be eight feet.

<u>Section</u>	<u>Description</u>
37. 105-47(K)	<p>In areas zoned Riverfront Development District, in the RDD-1 subdistrict, public riverfront access, perpendicular to the river, is required for all properties that have access to the river, and shall be subject to the following:</p> <ol style="list-style-type: none"><li>1) A right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.</li><li>2) There must be at least one access to the river. Access points must be located no more than 500 feet apart.</li><li>3) A red shale macadam pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic.</li><li>4) At least one seating area shall be provided along each access.</li><li>5) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Board of Supervisors.</li><li>6) The access shall contain appropriate signage to direct pedestrians to the river in accordance with Chapter 116, Zoning, § 116-286B(5).</li></ol>
38. 105-48	<p>This section of the ordinance requires the installation of street trees along all streets where suitable trees do not exist. Large street trees shall be planted at intervals of not more than 45 feet, and/or small street trees at intervals of not more than 30 feet along one or both sides of any existing street within the proposed land development. The plans must be revised to include a table detailing the number of street trees required and provided.</p>
39. 105-52	<p>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.</p>
40. 105-51(H)	<p>Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. The plans must be revised to indicate the location of all outdoor collection stations, if any, and adequate screening must be provided.</p>
41. 105-52(B)(2)	<p>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.</p>
42. 105-52	<p>The plans must be revised to provide a buffer between Washington Street and the SEPTA train tracks. Consideration must be given to restricting pedestrian access to the tracks by means of plantings, fencing, low walls or other safety measures. We recommend coordination with SEPTA with regard to safety along the tracks.</p>
43. 105-52, 105-83	<p>All landscaping plans are subject to the review and approval of the Shade Tree Commission.</p>

<u>Section</u>	<u>Description</u>
44. 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. If actual land area is offered, the applicant is advised that this section of the ordinance states that no more than 25% of the minimum land area required for park and recreation land may consist of floodplain or riparian corridor buffer areas, wetlands or areas with slopes in excess of 8%.
45. 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.
46. 105-71	This section of the ordinance requires that, when appropriate, the developer shall install or cause to be installed at the developer's expense metal or fiberglass pole streetlights serviced by underground conduit. The Board of Supervisors should consider requiring the installation of streetlights along the property frontages.
47. 105-72(A)	Monuments must be provided at all property line corners. Monuments shall be placed at each change in direction of a boundary along the street line; two to be placed at each street intersection and one on each side of any street at angle points and at the beginning and end of curves.
48. 105-73	This section of the ordinance requires sidewalks to be constructed as required by 105-30 and 105-47. The plans must be revised to indicate the installation of sidewalks where required.
49. 105-74	This section of the ordinance requires Curbs to be constructed as required by section 105-30. The plans must be revised to indicate the installation of curbing where required.
50. 105-75	The developer shall construct stormwater drainage facilities, including curbs, inlets, storm sewers, road swales, and other structures in order to prevent erosion, flooding and other hazards.
51. 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.
52. 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.

<u>Section</u>	<u>Description</u>
53. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

### **FLOODPLAIN MANAGEMENT**

<u>Section</u>	<u>Description</u>
54. 101-9(B)(2), 101-23(C)	The plans must be revised in order to demonstrate that all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.
55. 101-9(C)(4)(e)	The applicant must provide documentation, certified by a registered professional engineer, to show that the cumulative effect of any proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation at any point within the community.
56. 101-9(C)(4)(f), 101-22(B), 101-22(C)	The applicant must provide a document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood. Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.
57. 101-9(C)(4)(g)	The applicant must indicate whether any materials or substances referred to in § 101-23F and §101-24 are intended to be used, produced, stored or otherwise maintained on site.

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

<u>Section</u>	<u>Description</u>
58. 55-4(A)	A Tree Survey Plan prepared in accordance with the requirements contained in this section of the ordinance must be submitted to the Township. The tree survey plan shall be reviewed by the Shade Tree Commission in a public meeting.
59. 55-4(A)(6)	Any tree lost or destroyed within the past five years must be shown on the Tree Survey Plan as a "Removed Tree" and must be replaced as part of the proposed project.

<u>Section</u>	<u>Description</u>
60. 55-4(B)(1)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site in accordance with this section of the ordinance. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required, and a tree protection fence detail must be provided. Street trees and other required plant material shall not be planted until the finished grading of the land development has been completed.
61. 55-4(B)(2)	A note must be added to the plans requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.
62. 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.
63. 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.
64. 55-4(A)(7)	Heritage trees and boundary trees shall be individually noted on the tree survey plan.
65. 55-4(B)(6)(b)	This section of the ordinance requires specific approval from the Board of Supervisors prior to removal of any trees identified as Heritage Trees. The plans must be revised to clearly indicate the presence or absence of any Heritage Trees.

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

The plans will be reviewed for grading, erosion & sedimentation control, stormwater management and best management practices following the submission of an Erosion and Sedimentation Control Plan and Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 and Resolution 2004-8 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>
66. 58-4(B)(f)	The plans must be revised to indicate the types, depth and aerial extent of predominant soils on the property.
67. 58-4(B)(2)(k)	The plans must be revised to show existing and proposed contours. Additional topography along Washington Street should also be provided.

<u>Section</u>	<u>Description</u>
68. 58-4(B)(2)(l)	The plans must be revised to include a delineation of the limits of work and the areas to remain undisturbed, along with a statement, in square feet, of the total site area and the disturbed area and all steep slope, floodplain areas and Riparian Corridor Conservation Districts as defined in the Whitemarsh Township Zoning Ordinance.
69. 58-4(B)(2)(o)	The plan must be revised to show the size, location and construction details of all proposed impervious ground cover, including but not limited to structures, streets, parking areas and sidewalks.
70. 58-4(B)(2)(p)	The plan must be revised to show the size, location and construction details of all existing and proposed storm drainage facilities.
71. 58-4(B)(2)(q)	The plan must be revised to include an estimated development schedule for the site.
72. 58-4(B)(3)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
73. 58-4(B)(4)	The applicant must submit plans and supporting calculations detailing proposed stormwater drainage and stormwater management systems required by regulations adopted pursuant to this chapter.
74. 58-4(B)(5)	The applicant must submit plans and supporting documentation verifying compliance with the tree preservation, protection and replacement requirements of the Whitemarsh Township Code.
75. 58-11(G)(1) 58-11(H)(1)	The property owner shall sign an operations and maintenance agreement with the Township addressing stormwater BMPs that are to be privately owned. The operation and maintenance agreement shall be subject to review and approval of the Township.
76. 58-4(D)(1)	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. Once obtained, a copy must be submitted to the Township.
77. 58-5(B)(4)	A statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Township shall be added to the plans.
78. 58-8(B)	Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plan: <i>'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater 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>
79. 58-11(G)	A BMP operations and maintenance plan must be prepared in order to establish responsibilities for the continuing operation and maintenance of all permanent stormwater BMPs.
80. 58-11(G)(3)	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.

**RESOLUTION 2004-8:**

<u>Section</u>	<u>Description</u>
81. I(B)(4)(g)	This section of the ordinance requires provisions be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development of the site.
82. I(C)(5)	Fills shall not encroach on natural watercourses, floodways, floodway fringes, constructed channels, or on wetlands unless permitted by the Army Corps of Engineers, Pennsylvania Department of Environmental Protection and approved by the Township.
83. I(C)(6)	Fills placed adjacent to natural watercourses, floodways, floodway fringes, constructed channels, or wetlands shall have suitable protection against erosion during periods of flooding, where approved by the Army Corps of Engineers, the Pennsylvania Department of Environmental Protection, and the Township.
84. II(A)(8)	If in the course of reviewing the stormwater management plan, the Township Engineer determines that off-site improvements are necessary to satisfactorily control the stormwater from the site, the applicant shall be responsible for such off-site improvements.
85. II(B)(8)	The applicant must submit a stormwater management report which includes design computations for all stormwater BMPs.
86. II(C)(1)	All earth disturbance activities shall limit the rate of stormwater runoff so that no greater runoff is permitted from any point on the site than that of the site at its maximum development potential in its natural condition of the same frequency storm, except where deemed necessary by the Township Engineer. Where farm, field, or disturbed earth is the existing condition, meadow shall be used as the starting basis for such calculations, regardless of the actual conditions.
87. II(C)(3)	All plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds," Technical Release #55 or latest edition thereof.

<u>Section</u>	<u>Description</u>
88. II(F)(3)(d) (4)[d]	A detailed soils evaluation of the project site shall be performed to determine the suitability of infiltration BMPs, if any. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. A copy of the results of the soils evaluation must be submitted to the Township.

**ADDITIONAL COMMENTS**

89. The proposed improvements will require the applicant to obtain a Chapter 105 Water Obstruction and Encroachment General Permit, administered by the Pennsylvania Department of Environmental Protection (PADEP) Bureau of Waterways Engineering and Wetlands. Once obtained, the permit must be submitted to the Township.

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

Sincerely,



Krista Heinrich, PE  
Township Engineer

- c: Mr. Sean Halbom – Assistant Township Manager  
Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning  
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor  
Mr. Allen B. Mason, P.E., Carroll Engineering – Whitemarsh Township Authority Engineer  
Mr. Anthony Lepore, Dan Lepore & Sons Realty Assoc. L.P. – Applicant/Owner  
Mr. Vincent W. Fioravanti, PE - Applicant's Engineer  
Paul Bucco, Esq. - Applicant's Attorney