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January 2, 2001
Ref: # 5536

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444-1821

Attention: Robert A. Ford, Assistant Township Manager

Reference: Creekside Commons
Major Land Development - Stenton Avenue
Township File SLD #5-00
Sketch Plan Review

Dear Rob:

We have reviewed the sketch plan submitted for the above-referenced major land development, plan consisting of one sheet prepared for the DePaul Group, dated November 14, 2000, with no revisions, and thereby offer the following comments:

1. No information concerning the proposed means of providing water and sanitary sewerage service to the land development site has been indicated on the current sketch plan. However, it is our understanding that public water and sanitary sewerage service is proposed by the applicant. In regard to the water/sewer service aspects of the current project, we offer the following comments:
 - a. It is our understanding that the applicant intends to provide public sanitary sewerage service to the project site via a connection to the Springfield Township Sanitary Sewer System. Relative to this matter, we note that this site is not currently included within the existing Intermunicipal Sewer Service Agreement between Whitemarsh and Springfield Townships. To that end, an amendment of the current Intermunicipal Sewer Service Agreement will be required to provide public sewer service to the project site. The applicant must obtain Springfield Township's approval of the projected flows associated with the proposed land development in conjunction with the amendment of the Intermunicipal Sewer Service Agreement. (116-29, 116-152.D.8, 105-21.B.10.a and 105-78)

- b. We note that Sewage Facilities Planning Approval for the proposed land development would have to be obtained in conjunction with any future plan submissions. (105-14.D.2.e)
 - c. A copy of the Water Service Agreement/Commitment Letter, with the applicable utility company that would be furnishing public water service to the site, should be submitted to the Township in conjunction with any future plan submissions. Additionally, the applicant will be required to demonstrate that adequate fire protection flows will be available to support the proposed project. (116-28, 105-76 and 105-21.B.10.b)
2. We note that a fence must be installed around the perimeter of the on-site stormwater management basin and community swimming pool illustrated on the project plans, if the depth of these facilities exceeds 4 ft. (116-31.1.C)
3. A detailed landscaping plan must be submitted to the Township for review in conjunction with any future plan submissions. Appropriate parking lot landscaping, buffer screening, street trees, etc. must be illustrated on the proposed landscaping plan. (116-148.B.2, 116-152.A.8, 116-184.E, 105-39, 105-48, 105-50.G and 105-52)
4. The applicant should be aware that a revised Transportation Impact Study, which addresses the current scope of the project, will be required in conjunction with any future plan submissions. (105-21.B.9.c and 116-149)
5. All parking that is required to support the proposed site use must be installed in lieu of the "reserved" parking spaces indicated on the current plans. Additionally, plans illustrating the proposed layout of parking areas within basement garages must be submitted to the Township for review in conjunction with future plan submissions. Further, we note that the parking calculations must be revised to include overflow parking in accordance with the requirements of Section 105-38.W of the WTC. Further, the applicant should confirm the number of parking stalls indicated within the parking analysis as it does not appear to agree with that illustrated on the sketch plan. (116-151 and 116-184)

6. Based upon a scaled interpolation of the geometric information indicated on the current sketch plan submission, it does not appear that the proposed entrance drive and parking lot aisles will properly accommodate emergency vehicle, delivery vehicle, etc. maneuvering in a number of locations; and, therefore, should be modified accordingly. Additionally, we recommend that a secondary means of access be incorporated into the proposed site internal circulation design. (116-184.G, 116-149, 116-151, 116-187, 105-38.C and 105-50.C.2)
7. The multi-family dwellings illustrated on the current sketch plan submission are not a permitted use within the HVY-X Zoning District. (116-155.A)
8. A suitably sized berm/fencing must be provided around the perimeter of the proposed land development site in the locations required by of Sections 116-156.B and C of the WTC.
9. A Steep Slope Encroachment Analysis has not been provided for the proposed land development site. The applicant advised that the steep slope provisions of Section 116-169 of the WTC may have an impact on the proposed land development layout. (105-20.A.4.e)
10. Parking stalls should not be less than 10' x 20' in size. (116-11; "Definition Parking Spaces" and 105-38.A)
11. A maximum of 30 parking spaces is permitted in any one parking area. Additionally, no dimension of any parking area should exceed 150 ft. Further, all parking areas and double-row parking areas should be separated by a 10 ft. wide planting strip. (116-184.E, 105-38.I and 105-38.J)
12. Suitably sized off-street loading areas should be provided as required to support the proposed site use. (116-187 and 105-40)
13. We recommend that the applicant determine if there are any deed restrictions existing on the site that could adversely impact land development proposal prior to submission of any future plans. (105-19.B)
14. Complete Site Boundary information should be indicated on any future plan submission. (105-20.A.9)
15. County Tax Parcel Numbers, owners' names, etc. for all adjacent off-site properties, including those located on the opposite side of Stenton Avenue, should be indicated on future plan submissions. (105-20.A.10)

16. The legal and ultimate rights-of-way along Stenton Avenue should be shown/identified/dimensioned on future plan submissions. (105-20.A.11)
17. We note that minimal Existing Features information concerning abutting properties has been shown on the current sketch plan. Therefore, we cannot evaluate the impact of the proposed land development on surrounding properties at this time. (105-20.A.12)
18. Limited geometry, dimensions, grades, etc. have been indicated on the current sketch plan submission pertaining to the on-site parking area layout. The applicant must design the proposed on-site parking area layout in accordance with the requirements of Section 105-38 of the WTC. Additionally, limited site grading, etc. has been indicated on the current sketch plan submission; and, therefore, we cannot properly evaluate these issues at this time. (58-4.B.4)
19. It is our understanding that the proposed site development is to occur atop an existing reclaimed quarry. Additionally, we note that significant areas of limestone soils were present on adjacent developments in the immediate vicinity of this site, which required specialized site design considerations. To that end, the soils on this site should be closely evaluated in conjunction with any future plan submissions. (105-20.B.5 and 105-26.E)
20. The applicant's intentions with regard to providing community facilities in conjunction with the site development should be indicated on future plan submissions. (105-27 and 105-84)
21. We note that a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT) will be required for the proposed site access at Stenton Avenue. The applicant is advised that additional widening, drainage, etc. may be required along Stenton Avenue in conjunction with procurement of the necessary permit. (105-28.I)
22. Stenton Avenue should be considered as a "Major Collector" as per Section 105-29.C of the WTC and the Township's Official Map; thereby requiring a 80 ft. wide ultimate right-of-way, 48 ft. wide cartway and curb and sidewalk improvements as per PennDOT. We note that the sketch plan submission proposes no improvements to Stenton Avenue. (105-30.A and 105-69.C)
23. The applicant's intent with regard to dedication of any additional right-of-way area along Stenton Avenue should be indicated on future plan submissions. (105-30.D)

24. The available site distance at the proposed site access drive should be indicated on future plan submissions. (105-37)
25. Suitably sized storm drainage/stormwater management facilities will have to be provided in conjunction with the proposed project. We note that the size and location of the proposed stormwater management facilities may impact the proposed site layout. (105-41 and 58-4.B.4)
26. The applicant should be aware that an Erosion and Sedimentation Control Plan will be required in conjunction with any future plan submission, and said plan will have to receive the approval of the Montgomery County Conservation District. (105-42 and 58-4.C)
27. We note that the maximum distance between parking lots and the main entrance of multi-family dwellings is 100 ft. (105-50.C.3)
28. Suitably sized dumpsters/enclosures must be provided throughout the site as required to support the proposed site use. (105-50.F and 105-51.H)

If you should have any questions concerning the items as outlined above, please do not hesitate to contact me.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Thomas F. Zarko, P.E.

TFZ/mdm

cc: Lawrence J. Gregan, Township Manager
Ross Weiss, Esquire, Township Solicitor
Whitemarsh File
File