



AGENDA
UPPER PROVIDENCE BOARD OF SUPERVISORS
MUNICIPAL CENTER – 1286 BLACK ROCK ROAD
Tuesday, February 18, 2020 – 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOTION TO APPROVE BOARD AGENDA

Per §2-2-5 (A) of the Township Administrative Code

PUBLIC COMMENT *(The Board will hear from any interested resident or taxpayer who would like to comment on an item on or not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.)*

EXECUTIVE SESSION REPORT

None

APPROVAL OF BILL LIST

1. January 16, 2020 – February 12, 2020: \$1,791,801.57 *(Page 4)*

APPROVAL OF MINUTES

2. January 21, 2020 regular meeting *(Page 18)*
3. February 3, 2020 workshop meeting *(Page 24)*

PUBLIC HEARING

None

OLD BUSINESS (ACTION/DISCUSSION ITEMS)

4. Consider authorizing advertisement of Ordinance 582 changing the sanitary sewer billing frequency from quarterly to semiannual with an effective date of October 1, 2020 *(Page 31)*

NEW BUSINESS (ACTION/DISCUSSION ITEMS)

5. Consider adopting Resolution 2020-11 for preliminary/final land development approval for Wirant Dental Office, 429 S. Lewis Road, Royersford *(Page 34)*
6. Consider adopting Resolution 2020-12 for final land development approval for Pope John Paul II High School lighting *(Page 68)*

7. Consider adopting Resolution 2020-13 for preliminary/final plan approval for 188 Bechtel Road Subdivision (Page 103)
8. Consider adopting Resolution 2020-14 for preliminary/final land development approval for Murphy Lot Line Change/minor subdivision, 210 Amelia Street, Mont Clare (Page 133)
9. Consider adopting Resolution 2020-16 for a MontCo 2040 Grant Application for the Rivercrest trail (Page 143)
10. Consider awarding a bid for the Egypt Road Adaptive Signal Control project partially funded by a Green Light Go grant (Page 144)
11. Consider authorizing the advertisement of bids for intersection and traffic signal improvements at Township Line Road and Linfield Trappe Road (Page 149)
12. Consider awarding a bid award to Gilmore & Associates, in the amount of \$63,321.25 for the preparation of the Parks Master Plan (Page 150)
13. Consider declaring a vacancy on the Parks and Recreation Board and filling the vacancy with a newly appointed member for the balance of the term that expires December 31, 2021 (Page 196)
14. Consider accepting resignations from Clinton Jackson and Kevin Holohan from the Zoning Hearing Board (Page 199)
15. Consider adopting Resolution 2020-17 appointing two members to the Zoning Hearing Board (Page 203)
16. Consider authorizing a permit fee waiver for Laurel House's 7th Annual Walk A Mile In Her Shoes event (Page 208)
17. Consider adopting Resolution 2020-18 allowing for the Township Manager or Assistant Township Manager to authorize the waiver of special event permit fees not in excess of \$200 (Page 209)
18. Consider approving a proposal from The Center for Public Safety Management to conduct a comprehensive analysis of police services (Page 210)

MANAGER AND DEPARTMENT HEAD REPORTS

CONSULTANT REPORTS

19. Engineering and capital improvement project updates

SOLICITOR'S REPORT

20. Consider authorizing the solicitor to execute the Stipulation to Settle regarding an assessment appeal filed by PBC Schell Lane-3 LP, 200 Schell Lane (Page 216)

SUPERVISORS COMMENTS

UPCOMING EVENTS

21. Board of Supervisors meeting schedule:
March 16, 2020 at 7:00 p.m.
April 20, 2020 at 7:00 p.m.

22. Planning Commission meeting schedule:
February 26, 2020 at 7:00 p.m.
Agenda Items: Cancelled
March 11, 2020 at 7:00 p.m.
Agenda Items: Barker Subdivision/Reynolds

23. Parks and Recreation Committee meeting schedule:
February 19, 2020 at 6:00 p.m.

24. Comprehensive Plan Subcommittee meeting schedule:
February 19, 2020 at 7:00 p.m.

25. Municipal Authority meeting schedule:
April 2, 2020 at 7:00 p.m.

ADJOURNMENT



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Board of Supervisors

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
Laurie Higgins
John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

February 13, 2020

To: Timothy J. Tieperman, Township Manager

From: Richard D. Livergood, Finance Director

RE: Bill List

I have attached a bill list, credit card report and fund summary report totaling \$1,791,801.57, for the period January 16th to February 12th, 2020. The list is a breakdown of the purchases with vendors, amounts to be paid and other pertinent information from six of our funds.

Please let me know if you need anything else.



**TOWNSHIP OF UPPER PROVIDENCE
JANUARY 16TH TO FEBRUARY 12TH BILL LIST SUMMARY**

Fund Code	Paid Invoices	Open Invoices	Credit Card	Auto Pay	Total
01 - General Fund	783,310.68	0.00	62,771.71	40,482.85	886,565.24
02 - Liquid Fuels	58,521.61	0.00			58,521.61
08 - Sewer	620,055.43	0.00		2,237.93	622,293.36
10 - Capital Expenditure	49,687.16	0.00			49,687.16
18 - Escrow	18,926.16	0.00			18,926.16
81 - Sewer Capital	155,808.04	0.00			155,808.04
TOTAL	1,686,309.08	0.00	62,771.71	42,720.78	1,791,801.57



**TOWNSHIP OF UPPER PROVIDENCE
JANUARY 16TH TO FEBRUARY 12TH BILL LIST**

Checking Account	Check Date	Vendor Name	Description	Amount	Department
CAPITAL EXP	1/17/2020	ALLAN A. MYERS, L.P.	ROADS PAVING PROJECT B	10,000.00	Admin
CAPITAL EXP	1/17/2020	RICHARD KAPUSTA & COMPANY	ADMIN BLDG-ADDITION/RENO	360.00	Admin
CAPITAL EXP	1/17/2020	ANCHOR FIRE PROTECTION CO.	MUNICIPAL CAMPUS	14,619.04	Admin
CAPITAL EXP	1/17/2020	CORPORATE INTERIORS	FURNITURE	3,768.87	Admin
CAPITAL EXP	1/24/2020	GILMORE & ASSOCIATES, INC.	MONTHLY INVOICES	10,197.25	Admin
CAPITAL EXP	1/24/2020	GKO ARCHITECTS	DESIGN SERVICES	4,500.00	Admin
CAPITAL EXP	2/4/2020	RICHARD KAPUSTA & COMPANY	ADMIN BUILDING-ADD/RENO	2,462.00	Admin
CAPITAL EXP	2/4/2020	SETH BACON	SOIL SURVEY	3,780.00	Admin
			CAPITAL EXP Total	49,687.16	
CASH-LF	1/17/2020	RIVERSIDE CONSTRUCTION	ROAD SALT	20,319.32	PW
CASH-LF	2/11/2020	RIVERSIDE CONSTRUCTION	ROAD SALT	38,202.29	PW
			CASH-LF Total	58,521.61	
ESCROW	1/24/2020	GILMORE & ASSOCIATES, INC.	MONTHLY INVOICES	3,402.60	N/A
ESCROW	2/4/2020	IVAN HESS	CLOSE ESCROW ACCOUNT	5,497.97	N/A
ESCROW	2/4/2020	ROBERT PIERCE	CLOSE ESCROW ACCT	5,025.59	N/A
ESCROW	2/11/2020	BRIAN KULL	EASEMENT AGREEMENT	5,000.00	N/A
			ESCROW Total	18,926.16	
GENERAL FUND	1/16/2020	PIRMA	REFUND	4,777.55	PD

Checking Account	Check Date	Vendor Name	Description	Amount	Department
GENERAL FUND	1/16/2020	RAY'S TIRE SERVICES, INC.	REPAIRS	1,010.46	PW
GENERAL FUND	1/17/2020	911 SAFETY EQUIPMENT	UNIFORMS	220.00	Fire
GENERAL FUND	1/17/2020	ALERT-ALL CORP.	FIRE PREVENTION	1,024.86	Fire
GENERAL FUND	1/17/2020	APPLIED VIDEO TECHNOLOGY INC.	SERVICE	2,339.00	Admin
GENERAL FUND	1/17/2020	CODY SYSTEMS	SERVICE	350.00	PD
GENERAL FUND	1/17/2020	COMSTAR TECHNOLOGIES	SERVICE	341.17	Rec
GENERAL FUND	1/17/2020	DCED	PERMITS-4TH QTR 2019	886.50	PZ
GENERAL FUND	1/17/2020	DELAWARE VALLEY HEALTH TRUST	HEALTH INSURANCE	110,336.63	Various
GENERAL FUND	1/17/2020	DOLAN CONSULTING GROUP	TRAINING	95.00	PD
GENERAL FUND	1/17/2020	EDMUNDS GOVTECH	SERVICE	10,025.00	Admin
GENERAL FUND	1/17/2020	ESI EQUIPMENT	TOOLS	727.00	Fire
GENERAL FUND	1/17/2020	GLICK FIRE EQUIPMENT COMPANY	SERVICE	2,186.06	Fire
GENERAL FUND	1/17/2020	H. A. WEIGAND, INC.	SUPPLIES	1,125.00	PW
GENERAL FUND	1/17/2020	H&F TIRE SERVICE	TIRES	464.84	PD
GENERAL FUND	1/17/2020	TELESYSTEM	SERVICE	648.92	Admin
GENERAL FUND	1/17/2020	MARI-AL AUTO BODY INC.	REPAIRS	1,862.10	PD
GENERAL FUND	1/17/2020	NAPA AUTO PARTS	SUPPLIES	206.76	PW
GENERAL FUND	1/17/2020	O'DONNELL, WEISS & MATTEI, PC	LAND USE	810.60	PZ
GENERAL FUND	1/17/2020	PENNSYLVANIA STATE UNIVERSITY	TRAINING	690.00	PD
GENERAL FUND	1/17/2020	PRPS	TICKET SALES	240.00	Rec
GENERAL FUND	1/17/2020	PSATS	DUES	3,298.00	Admin
GENERAL FUND	1/17/2020	SCHUYLKILL CANAL ASSOCIATION	CONTRIBUTION	10,000.00	Admin
GENERAL FUND	1/17/2020	SUPERIOR AUTOMOTIVE	SERVICE	1,945.85	PW
GENERAL FUND	1/17/2020	TRI-COUNTY PRINTERS, LTD.	NEWSLETTER	4,423.00	Admin
GENERAL FUND	1/17/2020	WITMER PUBLIC SAFETY GROUP	MSA METER PLAN	1,047.00	Fire
GENERAL FUND	1/17/2020	WOJTON'S NURSERY	SERVICE	1,267.50	PW
GENERAL FUND	1/17/2020	WYNNE'S EXPRESS LUBE & AUTO	SERVICE	6,249.93	PD
GENERAL FUND	1/17/2020	ZIMMERMAN SANITARY SUPPLY LLC	SUPPLIES	2,357.41	PW

Checking Account	Check Date	Vendor Name	Description	Amount	Department
GENERAL FUND	1/17/2020	ALADTEC, INC.	SOFTWARE	2,995.00	Fire
GENERAL FUND	1/17/2020	EMERGENCY REPORTING	SERVICE	3,162.00	Fire
GENERAL FUND	1/17/2020	FBINAA	DUES	125.00	PD
GENERAL FUND	1/17/2020	INTEGRATED FITNESS PARTNERS	REC CENTER STAFFING	23,570.00	Rec
GENERAL FUND	1/17/2020	LAND MOBILE CORPORATION	SERVICE	255.00	Fire
GENERAL FUND	1/17/2020	MESSICK'S	EQUIPMENT	30,063.06	PW
GENERAL FUND	1/17/2020	MONTGOMERY COUNTY SWAT	DUES	3,000.00	PD
GENERAL FUND	1/17/2020	PACFCA	DUES	150.00	PD
GENERAL FUND	1/17/2020	PARAMOUNT COMMUNICATIONS	SERVICE	170.64	Fire
GENERAL FUND	1/17/2020	ADAM MECHANICAL	PERMIT REFUND	94.50	PZ
GENERAL FUND	1/17/2020	ROSEANN MCGRATH CONSULTING	HR CONSULTING	750.00	Admin
GENERAL FUND	1/17/2020	WEAVER MULCH	SERVICE	7,400.00	PW
GENERAL FUND	1/17/2020	21ST CENTURY MEDIA	ADVERTISING	953.86	PZ
GENERAL FUND	1/17/2020	ALPINE SANITATION	SERVICE	167.00	PW
GENERAL FUND	1/17/2020	CLARK INDUSTRIAL SUPPLY	SUPPLIES	297.00	PW
GENERAL FUND	1/17/2020	CONSTELLATION NEW ENERGY, INC.	ENERGY CHARGES	1,030.28	PW
GENERAL FUND	1/17/2020	DENNEY ELECTRIC SUPPLY	SUPPLIES	340.00	PW
GENERAL FUND	1/17/2020	GLICK FIRE EQUIPMENT COMPANY	SERVICE	104.00	Fire
GENERAL FUND	1/17/2020	GREATAMERICA FINANCIAL SVCS.	LEASE	599.00	Admin
GENERAL FUND	1/17/2020	JOHN C. OLIVERI	CONT. EDU.	750.00	PD
GENERAL FUND	1/17/2020	MARI-AL AUTO BODY INC.	SERVICE	2,192.60	PD
GENERAL FUND	1/17/2020	MCDONALD UNIFORM, INC.	UNIFORMS	1,193.20	Fire
GENERAL FUND	1/17/2020	PFM SOLUTIONS LLC	SERVICE	2,700.00	Admin
GENERAL FUND	1/17/2020	PRINT-O-STAT, INC.	LEASE	279.51	PZ
GENERAL FUND	1/17/2020	RAGNASOFT, INC.	SUBSCRIPTION	1,555.00	PD
GENERAL FUND	1/17/2020	SANTONI'S GARAGE, INC.	REPAIRS	2,770.04	PW
GENERAL FUND	1/17/2020	U.S. MUNICIPAL SUPPLY, INC.	REPAIRS	417.13	PW
GENERAL FUND	1/17/2020	US SUPPLY COMPANY	SUPPLIES	2,252.20	PW

Checking Account	Check Date	Vendor Name	Description	Amount	Department
GENERAL FUND	1/17/2020	XEROX CORPORATION	LEASE	508.89	Rec
GENERAL FUND	1/17/2020	RAY'S TIRE SERVICES, INC.	SUPPLIES	1,428.50	PW
GENERAL FUND	1/17/2020	SUPERIOR CLEANING SOLUTIONS	SERVICE	3,480.67	PW
GENERAL FUND	1/17/2020	VERIZON	TELEPHONE SERVICE	23.03	Various
GENERAL FUND	1/17/2020	DELAWARE VALLEY WC TRUST	ANNUAL PREMIUM	186,272.00	Various
GENERAL FUND	1/21/2020	MONTGOMERY COUNTY FOP	DUES	510.00	PD
GENERAL FUND	1/22/2020	SPRING FORD AREA ROTARY CLUB	MEMBERSHIP DUES	1,725.00	Admin
GENERAL FUND	1/23/2020	ROAD RUNNER RACE FUELS, LCC.	FUEL	810.00	PW
GENERAL FUND	1/24/2020	911 SAFETY EQUIPMENT	UNIFORMS	411.00	PD
GENERAL FUND	1/24/2020	ADVANCE AUTO PARTS	PARTS	70.98	PW
GENERAL FUND	1/24/2020	DAVIDHEISER'S INC.	SERVICE	332.00	PPD
GENERAL FUND	1/24/2020	DENNEY ELECTRIC SUPPLY	SUPPLIES	501.98	PW
GENERAL FUND	1/24/2020	GILMORE & ASSOCIATES, INC.	MONTHLY CHARGES	28,261.61	Admin
GENERAL FUND	1/24/2020	SCOTT W. REYNOLDS	SUPPLIES	99.95	PD
GENERAL FUND	1/24/2020	STOWE FIRE ALARM	SERVICE	5,242.50	Fire
GENERAL FUND	1/24/2020	TELCO, INC.	SERVICE	323.75	PW
GENERAL FUND	1/24/2020	WITMER PUBLIC SAFETY GROUP	VARIOUS INVOICES	6,472.15	Various
GENERAL FUND	1/24/2020	ZEE MEDICAL SERVICE CO	SERVICE	61.28	PD
GENERAL FUND	1/24/2020	FAST SIGNS	SIGNS	585.23	PW
GENERAL FUND	1/24/2020	PETRO COMMERCIAL SERVICES	FUEL	1,253.15	PW
GENERAL FUND	1/24/2020	TIMOTHY TIEPERMAN	OFFICE SUPPLIES	171.94	Admin
GENERAL FUND	2/4/2020	AIRGAS SAFETY	TOOLS	638.81	PW
GENERAL FUND	2/4/2020	ALL TRAFFIC SOLUTIONS	SIGNS	27,326.00	PW
GENERAL FUND	2/4/2020	APPLIED VIDEO TECHNOLOGY INC.	MEETING COVERAGE	450.00	Admin
GENERAL FUND	2/4/2020	BARRY ISETT & ASSOCIATES, INC.	UCC CODE ENFORCEMENT SERVICES	1,232.50	PZ
GENERAL FUND	2/4/2020	CARRIGAN GEO SERVICES INC.	MONTHLY SUPPORT	2,500.00	PZ
GENERAL FUND	2/4/2020	CLARK INDUSTRIAL SUPPLY	SUPPLIES	194.40	PW
GENERAL FUND	2/4/2020	COHEN LAW GROUP	SERVICES	3,088.33	Admin

Checking Account	Check Date	Vendor Name	Description	Amount	Department
GENERAL FUND	2/4/2020	DANIEL P. MULLIGAN	EXPENSES	74.90	PD
GENERAL FUND	2/4/2020	DAVIDHEISER'S INC.	SERVICE	1,215.00	PD
GENERAL FUND	2/4/2020	DELAWARE VALLEY HEALTH TRUST	HEALTH INS.	114,972.14	Various
GENERAL FUND	2/4/2020	DENNEY ELECTRIC SUPPLY	TOOLS	116.22	PW
GENERAL FUND	2/4/2020	EAGLE POWER & EQUIPMENT CO.	REPAIRS	11,699.29	PW
GENERAL FUND	2/4/2020	FERGUSON ENTERPRISES, INC.	TOOLS	9.44	PW
GENERAL FUND	2/4/2020	GODSHALL EQUIPMENT, INC.	SUPPLIES	5,565.00	PW
GENERAL FUND	2/4/2020	GOV CONNECTION, INC.	I.T. EQUIPMENT	2,191.22	Various
GENERAL FUND	2/4/2020	H. A. WEIGAND, INC.	SUPPLIES	616.40	PW
GENERAL FUND	2/4/2020	LIMERICK TOWNSHIP	SIGNAL ELECTRICITY/MTSE	2,599.92	Admin
GENERAL FUND	2/4/2020	MAILLIE LLP	FINAL AUDIT BILLING	8,800.00	Admin
GENERAL FUND	2/4/2020	MARRIOTT'S EMERGENCY EQUIP.	EQUIPMENT	550.00	Fire
GENERAL FUND	2/4/2020	MCDONALD UNIFORM, INC.	UNIFORMS	375.70	Fire
GENERAL FUND	2/4/2020	MGL PRINTING SOLUTIONS	TAX FORMS	606.73	Admin
GENERAL FUND	2/4/2020	NAPA AUTO PARTS	SUPPLIES	304.15	PW
GENERAL FUND	2/4/2020	PA CHIEFS OF POLICE ASSN.	SERVICE	1,090.00	PD
GENERAL FUND	2/4/2020	PENN-HOLO SALES & SERVICE	TOOLS	4.99	PW
GENERAL FUND	2/4/2020	PENNSYLVANIA ONE CALL SYSTEM	MONTHLY ACTIVITY FEE	178.36	PW
GENERAL FUND	2/4/2020	PREMIER TECHNOLOGY SOLUTIONS	SERVICE/SUPPLIES	702.19	Various
GENERAL FUND	2/4/2020	PRINT-O-STAT, INC.	SUPPLIES	20.88	PZ
GENERAL FUND	2/4/2020	PRINT COPY DESIGN SOLUTIONS	SUPPLIES	59.42	Admin
GENERAL FUND	2/4/2020	R & R VOICE AND DATA, INC.	SERVICE	262.50	PW
GENERAL FUND	2/4/2020	SANTONI'S GARAGE, INC.	SERVICE	114.57	PW
GENERAL FUND	2/4/2020	T P TRAILERS	SERVICE	6,700.00	PW
GENERAL FUND	2/4/2020	TOZOUR ENERGY SYSTEMS, INC.	SERVICE CONTRACT	2,729.50	Rec
GENERAL FUND	2/4/2020	U.S. MUNICIPAL SUPPLY, INC.	SUPPLIES	336.34	PW
GENERAL FUND	2/4/2020	VISION BENEFITS OF AMERICA	INSURANCE	1,993.44	Various
GENERAL FUND	2/4/2020	WERNER PROMOTIONS	UNIFORMS	156.00	Rec

Checking Account	Check Date	Vendor Name	Description	Amount	Department
GENERAL FUND	2/4/2020	WITMER PUBLIC SAFETY GROUP	VARIOUS ITEMS	7,801.59	Various
GENERAL FUND	2/4/2020	WOJTON'S NURSERY	SERVICE	195.00	PW
GENERAL FUND	2/4/2020	WYNNE'S EXPRESS LUBE & AUTO	SERVICE	149.06	PD
GENERAL FUND	2/4/2020	ZIMMERMAN SANITARY SUPPLY LLC	SUPPLIES	264.89	PW
GENERAL FUND	2/4/2020	ASCAP	SERVICE	363.50	Rec
GENERAL FUND	2/4/2020	PECO ENERGY	SERVICE	3,557.46	Various
GENERAL FUND	2/4/2020	PETRO COMMERCIAL SERVICES	FUEL	7,788.15	PW
GENERAL FUND	2/4/2020	ROSEANN MCGRATH CONSULTING	SERVICE	3,062.50	Admin
GENERAL FUND	2/4/2020	SUPERIOR CLEANING SOLUTIONS	SERVICE	1,945.85	PW
GENERAL FUND	2/4/2020	UGI ENERGY SERVICES, LLC.	SERVICE	1,114.27	Various
GENERAL FUND	2/4/2020	VERIZON	SERVICE	55.57	Various
GENERAL FUND	2/6/2020	KEVIN DARLINGTON	OFFICE SUPPLIES	300.23	PW
GENERAL FUND	2/6/2020	MICHAEL BARNSHAW	BOOTS	288.40	Fire
GENERAL FUND	2/11/2020	ALPINE SANITATION	SERVICE	334.00	PW
GENERAL FUND	2/11/2020	EAGLE POWER & EQUIPMENT CO.	SERVICE	505.84	PW
GENERAL FUND	2/11/2020	FERGUSON ENTERPRISES, INC.	TOOLS	32.58	PW
GENERAL FUND	2/11/2020	H&F TIRE SERVICE	TIRES	105.00	PD
GENERAL FUND	2/11/2020	MONTGOMERY COUNTY MIRT	MIRT DUES	200.00	PD
GENERAL FUND	2/11/2020	MOTOROLA SOLUTIONS	EQUIPMENT	1,889.04	Fire
GENERAL FUND	2/11/2020	MyRecDept.com	SERVICE	3,995.00	Rec
GENERAL FUND	2/11/2020	NAPA AUTO PARTS	PARTS	59.19	PW
GENERAL FUND	2/11/2020	PCAMC	ANNUAL MEETING	70.00	PD
GENERAL FUND	2/11/2020	PIZZICO SIGNS	SIGNS	1,910.00	PW
GENERAL FUND	2/11/2020	PRPS	TICKET SALES	1,876.00	Rec
GENERAL FUND	2/11/2020	TOZOUR ENERGY SYSTEMS, INC.	SERVICE	19,963.00	Rec
GENERAL FUND	2/11/2020	U.S. MUNICIPAL SUPPLY, INC.	SERVICE	2,786.95	PW
GENERAL FUND	2/11/2020	ZARC INTERNATIONAL, INC.	SUPPLIES	380.50	PD
GENERAL FUND	2/11/2020	ALBANIA GARCIA	REFUND	25.00	PD

Checking Account	Check Date	Vendor Name	Description	Amount	Department
GENERAL FUND	2/11/2020	BILLY TURNER	REFUND	25.00	PD
GENERAL FUND	2/11/2020	DANIEL MULHERN JR.	REFUND	25.00	PD
GENERAL FUND	2/11/2020	DAVID VORHEES	REFUND	25.00	PD
GENERAL FUND	2/11/2020	INTEGRATED FITNESS PARTNERS	STAFFING/MANAGEMENT	23,830.00	Rec
GENERAL FUND	2/11/2020	MATTHEW BALINT	REFUND	25.00	PD
GENERAL FUND	2/11/2020	RASHAAD LIGHTY	REFUND	25.00	PD
GENERAL FUND	2/11/2020	TYLER WRIGHT	REFUND	25.00	PD
GENERAL FUND Total				783,310.68	
GENERAL FUND 2	1/27/2020	VERIZON	MONTHLY CHARGES	1,371.23	Various
GENERAL FUND 2	1/27/2020	VERIZON WIRELESS	MONTHLY CHARGES	4,898.26	Various
GENERAL FUND 2	1/27/2020	DISCOVERY BENEFITS	ADMIN FEE	50.00	Various
GENERAL FUND 2	1/27/2020	RELIANCE STANDARD LIFE INS. CO	DENTAL INSURANCE	13,613.48	Various
GENERAL FUND 2	1/31/2020	HARRIS BANK	CREDIT CARD TRANSACTIONS	62,771.71	Various
GENERAL FUND 2	1/31/2020	LOWE'S BUSINESS ACCOUNT	MONTHLY CHARGES	166.74	Various
GENERAL FUND 2	1/31/2020	PAWC	MONTHLY CHARGES	11,663.93	Various
GENERAL FUND 2	1/31/2020	PECO ENERGY	MONTHLY CHARGES	8,719.21	Various
GENERAL FUND 2 Total				103,254.56	
SEW CAP	1/17/2020	FLYWAY EXCAVATING, INC.	SCHUYLKILL TRAIL EAST	147,981.41	Sewer
SEW CAP	1/24/2020	GILMORE & ASSOCIATES, INC.	MONTHLY INVOICES	7,826.63	Sewer
SEW CAP Total				155,808.04	
SEWER	1/16/2020	DEP	TRAINING	1,215.00	Sewer
SEWER	1/17/2020	C-T UTILITY DEPARTMENT	QUARTERLY SEWER PAYMENT	1,629.44	Sewer
SEWER	1/17/2020	EDMUNDS GOVTECH	SERVICE	2,390.00	Sewer
SEWER	1/17/2020	SEWER SPECIALTY SERVICES	SERVICE	1,800.00	Sewer
SEWER	1/17/2020	DEP	CERTIFICATION	15.00	Sewer
SEWER	1/23/2020	LPVRS	TREATMENT CHARGES	402,240.00	Sewer
SEWER	2/4/2020	LPVRS	TREATMENT CHARGES	201,225.00	Sewer
SEWER	2/4/2020	SEWER SPECIALTY SERVICES	SAN SEWER REHAB	6,691.25	Sewer

Checking Account	Check Date	Vendor Name	Description	Amount	Department
SEWER	2/4/2020	PBC SCHELL LANE, LLP.	REFUND	2,829.74	Sewer
SEWER	2/11/2020	SPECIALTY OFFICE SERVICES	CERT REFUND	20.00	Sewer
			SEWER Total	620,055.43	
SEWER2	1/27/2020	PAWC	MONTHLY CHARGES	15.68	Sewer
SEWER2	1/27/2020	PECO ENERGY	MONTHLY CHARGES	2,222.25	Sewer
			SEWER2 Total	2,237.93	
			Grand Total	1,791,801.57	

2020 Expense Budget Summary as of 02/12/2020

Fund	2020 Expense Budget	2020 Expended Amount	% of 2020 Budget Expended
General Fund	\$21,771,000.00	\$3,205,235.75	15%
Sewer Fund	\$3,135,000.00	\$622,293.36	20%
Summary of Operating & Capital Funds	\$42,598,105.00	\$4,091,545.92	10%

CREDIT CARD REPORT

1/31/2020

<u>Department</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Admin	Copperfield Inn	Business Lunch	59.82
Admin	Montgomery Cty Rec Of Deeds	Service	21.56
Admin	Vistaprint.Com	Supplies	150.76
Admin	Pamunleague	Training	300.00
Admin	Zoup!	Business Lunch	77.17
Admin	Pa Background Check	Service	22.00
Fire	Eagle Engraving Inc	Award	489.90
Fire	Italian Delite	Training	74.90
Fire	Unos Chicago Grill	Incentive	50.00
Fire	Wawa	Incentive	400.00
Fire	Wawa	Incentive	300.00
Fire	911 Safety Equipment	Tools	556.00
Fire	Best Buy	Supplies	24.99
Fire	Wegmans	Training	138.49
Fire	Wawa	Training	55.96
Fire	Wegmans	Training	69.15
Fire	Wawa	Training	41.97
Fire	International Public Safety Data	Service	5,000.00
PW	Kochel Equipment Co	Repairs	457.30
PW	Contractors Choice	Repairs	14.00
PW	Ebay	Supplies	179.92
PW	Ebay	Supplies	203.20
PD	Bjs Wholesale	Supplies	61.97
PD	Best Buy	Supplies	130.97
PD	Amzn Mktp	Equipment	1,920.80
PD	Lowes	Equipment	209.00
PD	Tms Saint Josephs University	Cont. Edu.	5,481.12
PD	Amzn Mktp	Supplies	84.27
PD	Amsterdam Prnt & Litho	Promotional Supplies	148.78
PD	Click.Org Basic	Fraudulent Charge	9.00
PD	Iacp	Dues	215.00
PD	Office Service Company	Supplies	286.10
PD	Tlo Transunion	Service	115.60
PD	Vistaprint.Com	Supplies	41.33
Fire	Vistaprint.Com	Supplies	33.26
PW	Health Mats Co	Service	325.00
Admin	Humphreys Pest Control	Service	473.00
Admin	Iron Mountain	Service	2,007.14
Admin	Pbi Leasedequipment	Lease	488.37
Admin	William Penn Inn	Luncheon	1,528.66
Admin	Wall-St-Journal	Subscription	38.99
Admin	The Olive Garden	Business Lunch	44.00
PD	Comcast	Service	147.87
Admin	Fredpryor Careertrack	Training	149.00
Rec	Fredpryor Careertrack	Training	149.00
Admin	Comcast	Service	80.12
Admin	Fredpryor Careertrack	Training	199.00
Rec	Fredpryor Careertrack	Training	199.00
Fire	Comcast	Service	226.84

<u>Department</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
PW	Dragon Fire Tools Llc	Equipment	7,938.00
Admin	Iron Mountain	Service	1,026.85
PD	Comcast	Service	87.92
Admin	Comcast	Service	434.04
Fire	Comcast	Service	357.33
Admin	Verizon Recurring Pay	Service	255.58
Rec	Regal Corporate Box Office	Movie Tickets	4,510.00
Rec	Llbean-King Of Prussia	Uniforms	402.20
Rec	Amzn Mktp	Supplies	73.72
Rec	Target	Programs	23.75
Rec	Amzn Mktp	Equipment	559.60
Rec	Amzn Mktp	Programs	98.68
Rec	Amazon.Com	Programs	259.98
Rec	Marzellas Pizza Shop	Programs	76.00
Admin	Maggiano	Holiday Luncheon	1,623.75
Rec	Ac Moore	Programs	118.41
Rec	American Camp Association	Training	699.00
Fire	Target	Supplies	59.99
Fire	Apple.Com	Service	0.99
Admin	Staples	Supplies	3,967.10
PW	Streamlight	Supplies	41.37
PW	Trail Electric	Service	1,007.49
PW	Jesse Baro Inc.	Service	395.73
PW	Target	Supplies	53.18
PW	Santonis	Repairs	4,184.62
PW	Apple.Com	Service	0.99
PW	Bjs Wholesale	Supplies	213.25
PD	Zetx	Training	1,700.00
Rec	Fun Express	Return	-3.99
Rec	Dollar Tree	Programs	24.00
Rec	Target	Programs	60.41
Rec	Regal Corporate Box Office	Movie Tickets	4,500.00
Rec	Bjs Wholesale	Programs	32.46
Rec	Bjs Wholesale	Programs	62.84
Admin	Target	Holiday Luncheon	38.91
Admin	Bjs Wholesale	Holiday Luncheon	64.92
Rec	Marcus Theatres Corp	Movie Tickets	3,931.25
Rec	Llbean-Direct	Uniforms	71.20
Admin	Bjs Wholesale	Holiday Luncheon	17.48
Admin	Target	Holiday Luncheon	24.57
Admin	Giant	Holiday Luncheon	76.66
Rec	Rei	Uniforms	99.93
Rec	Amzn Mktp	Supplies	57.67
Rec	Amazon.Com	Uniforms	63.60
		TOTAL	62,771.71

Vendor Range: 1682 to 1682 Status: Active
 Report Type: All Include Open Requisitions: N
 Threshold Amount: 0.00 Include Tax Id: Y Contracts: N Bid: Y State: Y Other: Y Exempt: Y
 Date Range Type: Both First Enc Date Range: 01/16/20 to 02/12/20 Paid Date Range: 01/16/20 to 02/12/20

Vendor #	Name	Status	1099 Type	Tax Id	1099		
First Enc Date	P.O. #	Item Description	Prch. Type	Status	Invoice	Amount	Excl
Enc Date	Contract Id	Account Type	Charge Account	Account Description			
1682	GILMORE & ASSOCIATES, INC.	Active					
01/24/20	20-00137	1 ROAD PAVING PROJECT B	Other	Pd Ck: 18426 01/24/20	193014	188.75	
		Budget 01-430-700		Capital Purchases (Equipment)			
01/24/20	20-00137	2 ROAD PAVING PROJECT B	Other	Pd Ck: 18426 01/24/20	193000	317.17	
		Budget 01-430-700		Capital Purchases (Equipment)			
01/24/20	20-00137	3 ROAD PAVING PROJECT A	Other	Pd Ck: 18426 01/24/20	193013	906.75	
		Budget 01-430-700		Capital Purchases (Equipment)			
01/24/20	20-00137	4 GENERAL	Other	Pd Ck: 18426 01/24/20	192999	900.00	
		Budget 01-414-313		Engineering Services			
01/24/20	20-00137	5 ROYERSFORD BOROUGH PARK TRAIL	Other	Pd Ck: 18426 01/24/20	193007	158.75	
		Budget 01-414-313		Engineering Services			
01/24/20	20-00137	6 1719 MAIN ST (340)	Other	Pd Ck: 18426 01/24/20	192996	70.00	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	7 WHITE SPRINGS (245)	Other	Pd Ck: 18426 01/24/20	192974	2,094.05	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	8 HESS TRACT (334)	Other	Pd Ck: 18426 01/24/20	192984	65.00	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	9 MORGAN TRACT (266)	Other	Pd Ck: 18426 01/24/20	192976	828.00	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	10 PROV BUSINESS PARK (319)	Other	Pd Ck: 18426 01/24/20	193009	1,266.84	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	11 TROUTMAN (253)	Other	Pd Ck: 18426 01/24/20	192973	3,260.71	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	12 PROV BUSINESS PARK (319)	Other	Pd Ck: 18426 01/24/20	192991	560.00	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	13 GLOBAL PACKAGING (312)	Other	Pd Ck: 18426 01/24/20	192986	406.00	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	14 RIDGEWOOD (304)	Other	Pd Ck: 18426 01/24/20	192977	580.00	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	15 60K FLEX (319)	Other	Pd Ck: 18426 01/24/20	193004	2,819.75	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	16 PROV CORNER	Other	Pd Ck: 18426 01/24/20	192975	201.25	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	17 GLOBAL PACKAGING (319)	Other	Pd Ck: 18426 01/24/20	192985	1,776.34	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	18 WHITE SPRINGS (245)	Other	Pd Ck: 18426 01/24/20	192981	162.50	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	19 429 S LEWIS RD (345)	Other	Pd Ck: 18426 01/24/20	192994	3,899.85	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	20 SEI (333)	Other	Pd Ck: 18426 01/24/20	192990	2,137.90	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	21 PROV BUSINESS PARK (347)	Other	Pd Ck: 18426 01/24/20	192997	3,422.25	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00137	22 188 BECHTEL RD (354)	Other	Pd Ck: 18426 01/24/20	193006	2,239.75	
		Budget 01-500-030		Reimbursable Engineering Fees			
01/24/20	20-00145	1 NPDES MS4	Other	Pd Ck: 667 01/24/20	192980	2,849.70	
		Budget 10-436-000		CAPITAL STORM/FLOOD EXPENSES			

Vendor # Name	Status	1099 Type	Tax Id	1099					
First P.O. # Item Description	Prch. Type Status	Invoice	Amount	Excl					
Enc Date Contract Id Account Type Charge Account	Account Description								
1682 GILMORE & ASSOCIATES, INC. Continued									
01/24/20 20-00145 2 CAPITAL PROJECTS Budget 10-436-000	Other Pd Ck: 667 01/24/20	192982	1,499.20						
01/24/20 20-00145 3 SUMMIT DRIVE CULVERT Budget 10-439-000	Other Pd Ck: 667 01/24/20	192993	320.00						
01/24/20 20-00145 4 STORMWATER PROJECT Budget 10-436-000	Other Pd Ck: 667 01/24/20	193001	2,756.46						
01/24/20 20-00145 5 ESF PLAN Budget 10-409-000	Other Pd Ck: 667 01/24/20	193012	2,771.89						
01/24/20 20-00147 1 SEWER ENGINEERING Budget 81-429-313	Other Pd Ck: 736 01/24/20	192987	140.00						
01/24/20 20-00147 2 RIVER TRAIL/LOCK 60 Budget 81-429-313	Other Pd Ck: 736 01/24/20	192988	1,206.25						
01/24/20 20-00147 3 OLD STATE RD SAN SEWER Budget 81-429-313	Other Pd Ck: 736 01/24/20	192992	62.50						
01/24/20 20-00147 4 TINDY RUN SAN SEWER Budget 81-429-313	Other Pd Ck: 736 01/24/20	192998	270.12						
01/24/20 20-00147 5 SPRING MILL SAN SEWER Budget 81-429-313	Other Pd Ck: 736 01/24/20	193003	2,147.50						
01/24/20 20-00147 6 PLEASANT LANE SAN SEWER Budget 81-429-313	Other Pd Ck: 736 01/24/20	193008	4,000.26						
01/24/20 20-00148 1 SHEPPARD REDISTRIBUTION Project 273	Other Pd Ck: 1155 01/24/20	192979	62.50						
01/24/20 20-00148 2 EZELL TRACT Project 275	Other Pd Ck: 1155 01/24/20	192978	1,090.51						
01/24/20 20-00148 3 RESIDENCES @ PTC Project 305	Other Pd Ck: 1155 01/24/20	192983	280.00						
01/24/20 20-00148 4 ROOP Project 325	Other Pd Ck: 1155 01/24/20	192989	160.67						
01/24/20 20-00148 5 209 FOURTH AVE Project 327	Other Pd Ck: 1155 01/24/20	193005	218.67						
01/24/20 20-00148 6 YERKES STATION Project 341	Other Pd Ck: 1155 01/24/20	192995	70.00						
01/24/20 20-00148 7 BARKER SUBDIVISION Project 351	Other Pd Ck: 1155 01/24/20	193002	335.00						
01/24/20 20-00148 8 GPI Project 353	Other Pd Ck: 1155 01/24/20	193010	177.50						
01/24/20 20-00148 9 POPE JOHN PAUL Project 358	Other Pd Ck: 1155 01/24/20	193011	1,007.75						
Total Open P.O.: Bid:	0.00	State:	0.00	Other:	0.00	Exempt:	0.00	All:	0.00
Total Paid P.O.:	0.00		0.00		49,688.09		0.00		49,688.09
Vendor P.O. Total:	0.00		0.00		49,688.09		0.00		49,688.09
<hr/>									
Total Vendors:	1	Total Open P.O.:	0.00	Total Paid P.O.:	49,688.09	Total Open & Paid:	49,688.09		



**UPPER PROVIDENCE BOARD OF SUPERVISORS
REGULAR MEETING
Tuesday, January 21, 2020 – 7:00 P.M.**

ATTENDANCE

Board of Supervisors: Helene Calci, Chair; Albert Vagnozzi, Vice-Chair; Laurie Higgins, Supervisor; John Pearson, Supervisor, and Bill Starling, Supervisor.

Staff Present: Timothy J. Tieperman, Township Manager; Bryan Bortnichak, Assistant Township Manager; Chief Mark Toomey, UPT Police Department; Tom Dimmerling, Fire Marshal; Arielle Simmons, Communications Officer; and Cheryll Schinski, Administrative Services Manager.

Consultants Present: Geoffrey Grace, Zoning Officer; Eric Frey, Esquire, Township Solicitor Representative; William Dingman, Township Engineer and Casey Moore, Township Traffic Engineer.

CALL TO ORDER

Supervisor Calci called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Supervisor Calci started the meeting with the Pledge of Allegiance.

MOTION TO APPROVE BOARD AGENDA

Supervisor Pearson motioned, seconded by Supervisor Starling, to approve the January 21, 2020 Board Agenda, per § 2-2-5 (A) of the Township Administrative Code. Motion carried 5-0.

PUBLIC COMMENT

Kristin Kraft (159 Woodland Avenue). Ms. Kraft presented a petition signed by every resident of the Indian Head neighborhood asking that Upper Indian Head Road remains open as a public road.

Melissa Stoll (443 Lower Indian Head Road). Ms. Stoll asked for clarification on Phase 1 and 1a for the SEI project and would like the residents to be included in the decision process.

Charles Stoll (443 Lower Indian Head Road). Mr. Stoll asked for clarification on the Reber Road/South Reber Road development about the SEI project. Mr. Stoll stated that he would rather have no curb or sidewalks than have the neighborhood be developed to SEI's wishes. He would like Upper Indian Head Road left as is.

EXECUTIVE SESSION

None

APPROVAL OF BILL LIST

1. January 1, 2020 – January 15, 2020: \$99,801.79

Supervisor Starling motioned, seconded by Supervisor Pearson, to approve the bill list for the period of January 1, 2020 – January 15, 2020, in the amount of \$99,801.79. Motion carried 5-0.

APPROVAL OF MINUTES

- 2. January 6, 2020 Reorganization Meeting**
- 3. January 6, 2020 Regular Meeting**

Supervisor Starling motioned, seconded by Supervisor Pearson, to approve the minutes of the January 6, 2020 reorganization meeting and the January 6, 2020 regular meeting. Motion carried 5-0.

PUBLIC HEARING

None

OLD BUSINESS (ACTION/DISCUSSION ITEMS)

4. Consider adopting Resolution 2020-7 approving roadway improvements on Black Rock Road, Green Tree Road, Upper Indian Head Road and Cider Mill Road for SEI’s North Campus

Ed Mullin, Esquire (attorney for applicant). Attorney Mullin stated that this part of the project has nothing to do with Reber Road. The focus is on phases 1 and 1a. Applicant received preliminary plan approval but had not yet received the PennDOT permits. Eric Ostemchuk (traffic engineer). Mr. Ostemchuk discussed the traffic improvements. The first refers to Black Rock Road and providing and/or extending the left turn lanes. The span wire traffic signal at Black Rock Road and Green Tree Road will be replaced with a standard mast arm. These changes need to be approved by PennDOT as Black Rock Road is a state owned/maintained road.

The other traffic improvement has to do with Cider Mill Road. These proposed improvements do not need PennDOT approval, with the exception of installing a traffic signal. The traffic signal has received PennDOT approval. McMahan and Associates, on behalf of the Township, has reviewed and approved these traffic improvements related to the design. These improvements include a new signalized intersection and the addition of left turn lanes.

Supervisor Vagnozzi asked about the right of way and easements needed for the project. Mr. Ostemchuk stated that he has received easements from the Greentree Homeowner's Association and another property owner; however, he still needs the right of way. Attorney Mullin stated that the township recently got an appraisal and the matter is moving forward.

Supervisor Calci asked for clarification on the project timeline. Mr. Ostemchuk stated that the Cider Mill Road section will be completed by the end of April. The part that requires PennDOT approval will take approximately 3 months after receipt of the approval.

Supervisor Pearson asked for clarification on any improvements for the lower part of Upper Indian Head Road. Mr. Ostemchuk stated, at this point, that there will be no additional improvements to Upper Indian Head Road below Cider Mill Road. Attorney Mullin clarified that the residents who spoke earlier were referring to phase 2 of this project.

Mr. Ostemchuk stated that there is no sidewalk and curbing proposed for the area where the swale is being redone. Supervisor Starling stated that this could be a direct connection to the Perkiomen Trail. Mr. Ostemchuk stated that there is a trail connection proposed in another location. Attorney Mullin stated that this will be discussed in phase 2. Supervisor Calci asked about a trail head and parking. Mr. Ostemchuk said none is intended for this phase. Supervisor Pearson stated that the trailhead should be moved to the bridge area by Arcola Road. He stated that the Lower Perkiomen Valley Sewer Authority has purchased the "Steeple" property and this would be a great area of the trailhead.

Supervisor Pearson motioned, seconded by Supervisor Higgins, to adopt Resolution 2020-7 approving the roadway improvements on Black Rock Road, Green Tree Road, Cider Mill Road and Upper Indian Head Road for SEI's north campus. Motion carried 5-0.

5. Consider adopting Resolution 2020-8 approving preliminary land development for Providence Business Park III – 60K flex space building

Ed Mullin, Esquire (attorney for applicant). Attorney Mullin stated that the UPT Planning Commission had recommended that this project be given preliminary plan approval. The review letters are all will comply. Applicant is looking for two waivers; the first for the size of the plan and the second for LED lighting.

Tom Ludgate (project engineer). Mr. Ludgate discussed the project for the 60K flex space building. This project will complete three-fourths of the development for this site, Providence Business Park Development. HB Frazer will be building an alternative emergency access to Egypt Road and 60K Flex will be using that access. Attorney Mullin stated an overall traffic study was done for the area by TPD (traffic engineer).

Supervisor Pearson had a concern about the footcandle overflow for LED lighting. Mr. Ostemchuk stated that the lights can be adjusted and shields added to control any overflow. Mr. Dingman stated that the township ordinance is being amended to include LED lighting.

Supervisor Pearson motioned, seconded by Supervisor Higgins, to approve the preliminary land development for Providence Business Park III – 60K Flex Building. Motion carried 5-0.

6. Consider adopting Resolution 2020-10 accepting dedication of a portion of land adjacent to the Phoenixville Spur for Toll Brothers Highfield at Providence development.

Alyson Zarro, Esquire (attorney for Toll Brothers). Attorney Zarro stated that the Highfield at Providence roads have been finished and are dedicated to the Township. This area of land is adjacent to the land owned by Toll Brothers – the “Pierson” tract. Mr. Pierson entered into a right of entry agreement for the 80 feet right of way – a portion of Wilson Way was built on this tract. This area was also known as Service Road #2. PennDOT has stated that they would like this to be a township road. Mr. Grace stated that this area is also known as the Phoenixville Spur. The Township owns 10 feet on either side of this property which allows the Township to be the immediate adjacent landowner in the PennDOT decides to relinquish their rights to the property.

Supervisor Starling motioned, seconded by Supervisor Vagnozzi, accepting dedication of a portion of land adjacent to the Phoenixville Spur for Toll Brothers Highfield at Providence development. Motion carried 5-0.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

7. Consider authorizing advertisement of Ordinance 582 amending §143 of the Township Code to change the sanitary sewer billing frequency from quarterly to semiannual

Mr. Bortnichak stated that the sanitary sewer billing was outsourced to Berkheimer in 2019. To further reduce costs, it was contemplated that the sewer billing would become semi-annual instead of quarterly. The Township Code states that sewer billing is quarterly, therefore an ordinance amendment is needed. The sewer bills would be mailed April 15 and October 15. For the first cycles, finance would provide a 45-day payment window as opposed to the standard 30 day. A mailer would be included in the next sewer bill to inform residents of the change. The township would save approximately \$28,000. Supervisor Starling would like the billing change to start next April. He would like to have sufficient communication to the residents of the change. Supervisor Calci suggested starting in October. Attorney Frey stated that the ordinance could be advertised and passed with an October effective date. The matter was tabled to the next meeting.

8. Consider approving fire investigation mutual aid agreements with Perkiomen Township, Lower Providence Township and Limerick Township

Tom Dimmerling, Upper Providence Township Fire Marshal. Mr. Dimmerling discussed the investigation mutual aid agreements. This started very informally and we are now looking to formalize agreements. Trappe Borough uses a third-party contractor for investigations.

Supervisor Vagnozzi motioned, seconded by Supervisor Pearson, to approve the fire investigation mutual aid agreements with Perkiomen Township, Lower Providence Township and Limerick Township. Motion carried 5-0.

MANAGER AND DEPARTMENT HEAD REPORTS

9. 2019 Recap – Year in Review

Mr. Tieperman presented the 2019 Year in Review which highlighted various projects, and improvements in the Township.

10. Announce 2020 Road Paving Projects and anticipated bid award

Mr. Tieperman announced the following projects that are anticipated to go to bid this year:

- A. Anderson Road, Anthony Wayne Circle, Brandon Circle, Dreibelbis Road, Green Street, Minuteman Drive, North Borough Line Road, Von Steuben Drive, Yocum Road, Buckwalter Road, Buckwalter Circle, Helen Circle, Henry Drive, Missimer Drive, and Old Mill Road
- B. Spring Mill Lane, Ashford Court, Brentford Court and Pleasant Lane

Mr. Tieperman stated that the Road Paving “B” projects will be done in conjunction with the sewer projects in the same area. Mr. Bortnichak stated that the bids are anticipated in the March timeframe. Since these projects are approved in the capital budget, advertisement would be done on PennBid with Bids brought to the Board in March.

CONSULTANT REPORTS

11. Engineering and capital improvement project updates

Mr. Dingman stated that the storm sewer project has started. The survey work and environmental studies for Pleasant Lane, Tindy Run and the emergency services building are ongoing.

SOLICITOR’S REPORT

12. Brief overview of The Sunshine Law

Solicitor Frey discussed a brief overview of The Sunshine Law. This law outlines the rules for public agencies to deliberate and take official action on items at a public meeting. It prohibits a quorum of the board from meeting outside a public setting. The one exception is executive session which can be held to discuss real estate, personnel/labor matters or privileged communications. All meetings must be advertised with and deemed a regular, special or

emergency meeting. Rules applying to public comment at meetings are outlined, including asking the person to state their name and address. Minutes for all public meetings must be taken.

SUPERVISORS COMMENTS

Supervisor Pearson commented on the skate park and the respect and consideration shown by the kids at the park.

Supervisor Higgins recommended reading “Lab Girl” by Hope Jahren.

UPCOMING EVENTS

Supervisor Calci announced the following upcoming events:

13. Board of Supervisors meeting schedule:
February 18, 2020 at 7:00 p.m.
March 16, 2020 at 7:00 p.m.
14. Planning Commission meeting schedule:
January 22, 2020 at 7:00 p.m.
Agenda Items: Cancelled
February 12, 2020 at 7:00 p.m.
Agenda Items: Murphy Lot Line Change; 188 Bechtel Road
15. Parks and Recreation Committee meeting schedule:
February 19, 2020 at 6:00 p.m.
16. Comprehensive Plan Subcommittee meeting schedule:
February 19, 2020 at 7:00 p.m.
17. Municipal Authority meeting schedule:
February 6, 2020 at 7:00 p.m.

ADJOURNMENT

There being no further business, Supervisor Pearson motioned, seconded by Supervisor Starling to adjourn the meeting at 8:06 p.m. Motion carried 5-0.

Respectfully Submitted,



Timothy J. Tieperman
Township Manager/Secretary



**UPPER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS AND DEPARTMENT HEADS
VISIONING WORKSHOP MEETING
Monday, February 3, 2020 – 6:00 P.M.**

ATTENDANCE

Board of Supervisors: Helene Calci, Chair; Albert Vagnozzi, Vice-Chair; Laurie Higgins, Supervisor; John Pearson, Supervisor, and Bill Starling, Supervisor.

Staff Present: Timothy J. Tieperman, Township Manager; Bryan Bortnichak, Assistant Township Manager; Chief Mark Toomey, UPT Police Department; Chief Dan Kerrigan, UPT Fire and Emergency Services; Richard Livergood, Finance Director; Tom Broadbelt, Public Works Director; and Susan Hoffman, Parks and Recreation Director.

Consultants Present: Geoffrey Grace, Zoning Officer; Township Solicitor Representative; William Dingman, Township Engineer and Casey Moore, Township Traffic Engineer.

CALL TO ORDER

Mr. Tieperman kicked off the visioning workshop between the Board of Supervisors and the Senior Township Staff and Consultants at 6:03 p.m.

OPENING COMMENTS

He stated that the meeting's purpose was to ensure we have policy alignment between the Staff's activities and the Board's plans for the Township over the next couple of years. He started by sharing his past experiences as a Township manager and some of the fiscal challenges he encountered in prior years, especially during the time of the great 2008-2010 great recession. He stated that he learned the importance of fiscal conservatism and adequate financial reserves to ensure fiscal stability. He believes strongly that fiscal prudence requires that whenever you institute cost centers, then you must designate a revenue source to cover these costs else you risk deficit spending.

WORKSHOP

Following these opening comments, the Board convened a round-table discussion with senior staff and the challenges and needs of their departments.

Township Administration and Finance

The major item discussed in this department was the need to improve the accounting structure of the Township's budget to show more subaccounts in certain categories rather than bundling them in a few major categories, especially in the area of contracted and professional. Mr. Livergood read his mission statement for the Board. Mr. Livergood said that one of his major goals is to improve staff training and general workflow so that newly assigned tasks can be absorbed within the same timeframe.

Mr. Bortnichak stated that one of his challenges was time management given all of the competing projects that arise on a daily basis. He said one positive development has been the hiring of our new Administrative Service Manager/Paralegal who has brought some time discipline to rudimentary tasks that have freed up valuable time for the Township Manager and Assistant Township Manager to focus on more important tasks.

Fire and Emergency Services

Chief Kerrigan distributed and reviewed his department's vision statement. One of his goals is to strive for more diversity and to focus on community-based values. Mr. Tieperman stated that the Chief's strategic vision and plan is in draft form which lays out his vision for the department over the next five years. Obviously, completing the construction of the new central emergency services station and the replacement of the current engine are immediate goals.

Another goal is to solidify staffing and to improve the relationships with our contracted volunteer companies to ensure that a 24-hour service mechanism can be delivered in the future. The Chief discussed his plans toward achieving one cohesive unit between career staff and Black Rock Fire Company. He indicated that Royersford is going to a 24-hour response service having received a Safer Grant. The long-term staffing goal is to ensure that each contracted company can guarantee at least four trained volunteers on a regular basis.

Supervisor Calci asked the Chief to comment on EMS services. Chief Kerrigan stated there are four different options that the Board will need to review. He also stated that these EMS challenges will be resolved in part in coordination with the fire goals once the center station goes online in two years.

Supervisor Pearson had questions regarding staffing, the involvement of Public Works staff, the status of Mont Clare and the state of the Township's water rescue program. Chief Kerrigan responded that the Township is currently conducting a search for an Assistant Fire Chief who will be responsible for more direct field operations. He stated that he hopes to gravitate to 24-hour coverage through the application of a Safer Grant and through better coordination with the contracted companies. He stated that Mont Clare Firehouse is currently being used as an emergency services annex, housing various equipment, including the police SWAT vehicle and other storage needs. In terms of water rescue, the career staff has been fitted for the proper equipment to conduct water rescues. This is different than diving rescues since the latter involves more targeted training handled by just a few trained operatives throughout the County.

Supervisor Vagnozzi noted that there have been an increased number of incidents along Route 422 which tax the Township's response capabilities. He asked how the Township is doing in being reimbursed from the insurance companies. Chief responded that there are some third-party billing companies who specialize in pursuing cost recovery from insurance companies. It was noted that the Township has a policy on the books authorizing these forms of reimbursement. Chief concurred that we need to be more assertive in this regard and will have some options for the Board's consideration in the near future.

Police Services

Chief Toomey shared with the Board his department's mission statement which is derived from the Department's accreditation that mandates both mission and value statements. He said that the mission statement is often used in any corrective or disciplinary action that may be required. He stated that one of the positive developments over the past year has been an increase in the department's career development program. He said the Township's new facility has allowed for its participation in various seminars and workshops in exchange for the Meeting Hall's use. He stated that two of his detectives have received specialty training in accident reconstruction and cellular phone technology. Both are considered expert witnesses and have been called to testify on cases in other jurisdictions. He reiterated the benefits of the department's traffic safety unit which has helped reduce repetitive complaints from residents on issues such as speeding, signage issues, etc. He stated Traffic Sergeant Rob Solorio has done a great job at facilitating site meetings with residents to reduce these types of complaints.

The department's goals for next year include fulfilling all of the necessary requirements for re-accreditation, which is due to expire at the end of 2020. He plans more training on the FARO system which is a 3-D imaging and mapping system that allows for the reconstruction of accident scenes. They are coordinating with the Spring Ford School District Police Department on the mapping of all classrooms to prepare against any potential active shooter situation. He stated another goal is to keep pursuing diversity and to continue emphasizing training programs on how to de-escalate conflicts. He also wants to pursue more programs in wellness and awareness. He stated that the department is currently experiencing a manpower shortage because of some work-related disabilities and recent resignations. He requested of the Board to always give him the benefit of the doubt when they receive any complaints about police conduct.

Supervisor Pearson asked how the body cameras are working and how they are used. Chief responded that all officers are required to wear body cameras and that they are there to protect the officers in the event any complaints are lodged. Supervisor Vagnozzi shared with the Board a recent incident where an officer encountered an unruly individual in a public place amidst various children which he successfully de-escalated due to his training.

Public Works

Mr. Broadbelt reviewed his department's mission statement. He stated the recent implementation of the 4-day work week and overlapping schedules has resulted in an actual weekly average of 50 hours per week labor. He stated that the compost facility remains popular. He also stated that the Township has applied for an \$350,000 equipment grant which, if awarded, would provide funds for a new topsoil screener in addition to some other ancillary equipment that will improve the composting site operations. One thing that Mr. Broadbelt stated that causes him to lose sleep is the recent departures of our long-standing sewer foreman, Dante Volpe and his associate Domenic DiSantis, who recently took a job in the private sector. Mr. Broadbelt has personally gotten more involved in this sector of the department and things have stabilized. We are evaluating whether we need a dedicated foreman position on this in the future.

Mr. Broadbelt reiterated his top goals for 2020. One goal relates to the timing of our road projects. He would like all roads to be completed before the onset of the school year. The department is working closely with the Parks and Recreation Director in the design and installation of new play structures. In the next 2-5 years he would like to install an addition to the public works facility that would allow the full enclosure of all of the public works equipment as well as making room for a new mechanic. All mechanical work is currently contracted out and we believe that with a dedicated mechanic and apprenticeship programs from the area technical schools, the savings and economies of scale justifies this expansion. The enclosure of our equipment is also a compliance component under the new MS4 regulations.

Mr. Broadbelt stated that there are four large developments around Mennonite Road where the road systems are approaching 20 years old, equating to roughly 10 miles of roads. These developments were built at the same time and will be due for overlays very soon. He stated that in the next 2-5 years, we will need to install a new stormwater system along Caroline Drive and Carmen Circle. Another major road infrastructure project will be the reconstruction of Walnut Street, which will involve new curbing and sidewalks at a projected cost of \$1.2 Million Dollars. Finally, he indicated that the MS4 mandate will continue to tax the department's budget. He stated that the Route 29-Route 422 sediment basin project is on the capital docket in the next 3 years at a cost of \$1 Million Dollars.

In concluding his remarks, Mr. Broadbelt emphasized to the Board that decisions need to be made soon regarding the future of the Taylor Farm barn structure.

Parks and Recreation

Sue Hoffman introduced herself and reviewed the department's mission statement. She stated that she is still fairly new having completed her first 7 months on the job. She commented about the great teamwork among her staff, that they strive to offer very big and robust programs with an emphasis on special events. She encourages her staff to speak openly and frankly about programs that work and ones that need to be improved upon.

The item that keeps her up at night is finding the right balance in sponsorships and promoting good networking to ensure successful programs. She admitted that there needs to be a more concerted effort at seeking sponsors fairly and efficiently. One of her long-term goals is to develop an annual sponsorship packet which provides opportunities for businesses to sponsor an entire concert series, rather than being approached repeatedly for multiple special events. Her staff is currently investigating a couple of options that have been employed successfully by other departments.

Similar to Public Works, Ms. Hoffman indicated her goal of achieving cross training among her small staff so they are familiar with all of its operational aspects including but not limited to rentals, rec center programs, memorial projects and hunting permits. One major 2020 goal is enhancing the department's environmental education programs. Ms. Hoffman mentioned that they have secured support from companies like L.L.Bean, REI, and the area watershed organizations to develop educational programs throughout all of the Township's trails and open spaces. Another goal is to work with the Park Board and Spring Ford School District to develop

more teen centered programs in the Township. Admittedly, the lack of teen programs is one departmental weakness that her team would like to focus on in 2020.

In the area of networking, the department has made substantial progress in coordinating with surrounding municipalities such as Limerick, Lower Providence, Phoenixville and the Colledgeville-Trappe CDEC program to eliminate program redundancies and support each other's events. There has already been an uptick in the number of shared bus trips and other coordinated events.

Ms. Hoffman outlined some broad ideas on goals she would like to achieve over the next 3-5 years, among them improving the Township's sustainability activities, upgrading all of our playgrounds using cork-based materials instead of mulch, adding more free programs where possible to help families with child care needs and most importantly, working with the Township Manager's Office and Planning Director in completing the Park Master Plan. The process for the master plan will include how best to utilize our existing parks and trail systems. Where to design and locate a new splash park will be a major component of the master plan. Ms. Hoffman stated her department is already compiling a list of possible locations for this new amenity in addition to other park venues that are not offered in other communities (e.g. skatepark).

In responding to a question on what the Board can do to help her department, Ms. Hoffman stated that it would be nice to see Board members at the major events such as Community Day, Music Fest and 1st Annual Car Show. She said this will help build community spirit and promote these events to the public.

Ms. Hoffman fielded some questions from the Board, one of which was from Supervisor Pearson regarding the performance of Integrated Fitness Partners (IFP), the contracted manager at the Recreation Center. Ms. Hoffman indicated the relationship has been good and that there has been a noticeable increase in membership registration since they were retained about eight months ago. She said there are some minor issues involving her department's utilization of the center which currently is not clear in the contract. Some of these issues pertain to birthday parties and other minor special events which she hopes to resolve.

Supervisor Pearson suggested that IFP sit down with the Board fairly soon to give a progress report on its activities. Supervisor Calci stated this is on the docket for the Board's next workshop in March.

Mr. Livergood, in response to a question from Supervisor Starling whether the recreation center programs pay for the center's service, noted that there was an immediate savings of \$100,000 when IFP was hired. Supervisor Starling also complimented the department on its recent camp extravaganza and its efforts to involve other departments and special programs such as Jump Start Sports. Ms. Hoffman indicated that Camp Anderson is already sold out, and she expects all day camps to be fully booked well before day camp season begins.

Planning and Zoning

Mr. Grace introduced himself to the Board as the contracted Director for the department. He briefly discussed the organizational structure of his department commenting on that the past

year has been one of transition. Having moved over to the new administration building, his office is working more efficiently and is now more integrated with the Township's newly pooled workforce. He said the new permit clerk is learning the ropes of her position. They are both working toward a major 2020 goal which is gravitating to a more centralized electronic distribution system with respect to building permits and other land use files. He stated that the scanning project itself is an overwhelming project which needs to be taken in small steps. He said we now have a system in place that will accelerate the scanning process over the next couple of years. The department is slowly recalling storage boxes from Iron Mountain which are being audited, scanned and linked to our new GIS system. The long-term goal is to eventually digitize and integrate all Township records into GIS. When complete, this will allow for a substantial reduction in man hours in the processing of records requests and Right-To-Know requests. Unfortunately, there are hundreds of boxes at Iron Mountain that will need to be processed incrementally over the next couple of years.

For additional 2020 goals, Mr. Grace stated that the completion of the Comprehensive Plan update is a major goal with a target date of September 2020. Over the next 3-5 years, Mr. Grace believes that the Township will be transitioning from large undeveloped tracts of land to smaller ones. In that regard, he asked the Board for some policy clarifications on how staff should handle "non application land developments." He stated often times developers approach the staff for opinions on land applications that require some subjective discernment on the part of staff but in the end requires the Board to render a policy decision. He stated that sometimes this process is very grey and that more direction would be welcome. Mr. Bortnichak added that a broader issue is if the Board wants staff to base all interpretations on the zoning map or render an opinion on proposals that may involve more density. He cited the recent Pulte and Klein Road developments as examples. Mr. Grace's concern is not to waste people's investments if there is no Board interest. After some deliberation, the Board's consensus is that staff should not deviate from the zoning ordinance. If they want to pursue a reconsideration, they issue should be on the next Board agenda

Another issue raised by Supervisor Vagnozzi was his concern for more proactive zoning enforcement. He cited a few examples of illegal signage in the Township. There was an extensive discussion on how proactive this enforcement should be, noting that some communities are much more active in property maintenance and re-occupancy inspections for home transfers and apartment inspections. However, these activities carry with them greater manpower needs. There was no consensus on this issue but agreement that this should be on a future agenda for greater discussion as to the positives and negatives of greater zoning, property maintenance, and re-occupancy inspections.

Closing Discussions

Lastly, Mr. Tieperman asked whether the consultants had anything they would like to add to the policy discussion. Mr. Dingman stated that the two big issues regarding sewer assessments and stormwater fees will be discussed at the joint meeting with the Municipal Authority. He also raised the issue of service requests and their involvement in handling certain residential inquiries since these costs are not typically covered by any escrow account. Mr. Broadbelt and Mr. Bortnichak responded that they try to handle most requests at a staff level. They only bring in the Township engineer if their expertise is required. Mr. Moore stated he

appreciates how this Township makes the consultants part of the fabric of the Township team. In the area of transportation, he believes that infrastructure and transportation issues will remain a high priority in the Township's capital budgets in the foreseeable future. He stated that his firm is aware of all available grants and will work with the Township in pursuing any grant assistance that is available, and for which the Township qualifies.

ADJOURNMENT

There being no further business Mr. Tieperman and Supervisor Calci thanked everyone for coming. The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,



Timothy J. Tieperman
Township Manager/Secretary

DRAFT

ORDINANCE NO. 582

**UPPER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE AMENDING THE CODE OF UPPER PROVIDENCE
TOWNSHIP, SPECIFICALLY SECTIONS OF ARTICLE II OF
CHAPTER 143 TO CHANGE THE BILLING FREQUENCY OF
SEWER RENTS FROM QUARTERLY TO SEMIANNUAL**

The Board of Supervisors of Upper Providence Township, Montgomery County, Pennsylvania under and by virtue of authority granted by the Pennsylvania Second Class Township Code does hereby enact and ordain:

SECTION I. CODE AMENDMENTS:

- 1) **§143-11.A, Sewer rents**, is hereby amended to read as follows:

There is hereby imposed upon the owners and upon the users of each property served by the collection system, for the use thereof, an annual rent to be computed and payable semiannually in accordance with the following subsections.

- 2) **§143-11.B, Sewer rents**, is hereby amended to read as follows:

The sewer rent in respect of properties served by the collection / conveyance system which are also served by a metered water supply, other than residential dwelling units, shall be computed on the basis of gallonage of water usage per semiannual period at a rate to be set, from time to time, by Resolution of the Board of Supervisors, for the first 36,500 gallons or any portion thereof (such amount to be a semiannual minimum) and at an additional rate per 1,000 gallons for usage in excess of 36,500 gallons. In any case, where a substantial portion of the total water used by any such property is not discharged into the collection/conveyance system, the owner or user of the property may install, at his expense, a meter or other measuring device on the sewer connection (in which case the sewer rent will be calculated on the reading obtained thereby) or on the facilities through which is discharged effluent not entering into the collection system (in which case the sewer rent will be calculated on the net of the total water usage less the reading obtained thereby), provided that any such meter or other measuring device and the installation and continued maintenance thereof shall be subject to the approval and inspection of the sewer authority. In the case of any property served by a metered water supply in respect of which the sewer authority determines that sewer rent cannot properly be determined on a water usage basis because the entire water supply is not metered or properly metered or the sewer authority is prevented, for any reason, from reading the water meter or making such tests or inspections of the meter or of the water transmission or distribution facilities located on the property as it may deem necessary to determine the accuracy or

sufficiency of the metering devices, then the sewer authority shall compute the sewer rent in the manner provided in Subsection C of this section.

3) **§143-11.E, Sewer rents**, is hereby amended to read as follows:

Sewer rents for commercial establishments under Subsection C, which are dependent upon the number of bays, washers, chairs, stalls or garbage grinders under the foregoing schedule shall be computed on the basis of the average number of such bays, washers, etc., for the calendar semiannual period preceding the date of the semiannual bill.

4) **§143-11.F, Sewer rents**, is hereby amended to read as follows:

Sewer rents for schools payable under Subsection C shall be computed on the basis of the average number of pupils enrolled during the school term preceding the date of the semiannual bill. Teachers and employees shall be included with pupils for purposes of such computation.

5) **§143-13.A, Billing and payment of sewer rents**, is hereby amended to read as follows:

The flat-rate sewer rents imposed by §143-11C shall be payable semiannually in advance, and the rent for each semiannual period shall be billed and payable as of the 15th day of semiannual period, i.e., on the 15th day of April and October in each year. Rent for the semiannual period in which the connection is made shall be prorated and shall be billed in conjunction with the next regular semiannual billing or by special billing, as the official responsible for billing may elect. When sewer service has been provided in such manner as to make a connection available for more than six months, any property capable of connection therewith shall be billed as if connection had actually been made, unless a waiver has been granted by the Board of Supervisors in accordance with §143-3A.

6) **§143-13.B, Billing and payment of sewer rents**, is hereby amended to read as follows:

The water-usage sewer rents imposed by § 143-11B shall be payable upon billing and shall be billed and payable on a semiannual basis. The respective dates of semiannual meter reading and billing in respect of the several properties subject to such sewer rents shall be established by the sewer authority and may be on a staggered basis. The first such reading and billing in respect of each such property may be based upon such time period not exceeding six months, as the sewer authority may determine, with appropriate proration of the rent in respect of any such periods which vary from an exact semiannual period.

7) **§143-14, Penalty For unpaid sewer rents**, is hereby amended to read as follows:

If any semiannual installment of sewer rent is not paid within 30 days after the date of the bill, a penalty of 10% shall be added thereto. Any unpaid sewer rent, together with

penalties thereon to the extent permitted by law, shall be a lien on the property served which may be collected by the filing of a civil complaint or by the filing of a lien in the nature of a municipal claim. In addition, the sewer authority may require any water utility to shut off the water supply to any property with respect to which the sewer rent imposed hereby is unpaid until all such rents, together with penalties as aforesaid, are paid.

SECTION II. SEVERABILITY:

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions shall be separate, distinct and independent and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION III. REPEALER:

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION IV. FAILURE TO ENFORCE NOT A WAIVER:

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its right of future enforcement hereunder.

SECTION V. EFFECTIVE DATE:

This ordinance shall become effective on October 1, 2020.

ENACTED AND ORDAINED by the Board of Supervisors of Upper Providence Township, Montgomery County, Pennsylvania, this ____ day of _____, 2020.

ATTEST:

BOARD OF SUPERVISORS
UPPER PROVIDENCE TOWNSHIP

Timothy J. Tieperman, Secretary

By: _____
Helen Calci, Chair

**BEFORE THE UPPER PROVIDENCE
TOWNSHIP
BOARD OF SUPERVISORS**

Applicant: John Wirant
Property: 429 South Lewis Rd.
Tax Parcel 61-00-03052-00-1
Twp. Plan 04011-0345-0001LD

**RESOLUTION 2020-11
PRELIMINARY AND FINAL LAND DEVELOPMENT
APPROVAL**

The Board of Supervisors, in accordance with Sections 154-10 and 154-11 of the Township Codified Ordinances, grants Applicant, John Wirant, preliminary and final approval of his land development plan to develop 429 South Lewis Road (demolition of existing structure and construction of two story office building). Approval is made on the basis of an 11 sheet plan set dated July 12, 2019, revised November 12, 2019, prepared by Momenee, Inc. and a stormwater management report dated July 15, 2019, revised November 12, 2019, also prepared by Momenee, as well as a two sheet landscape plan prepared by KMS Design Group. This approval requires:

1. Compliance with all applicable Township review letters, and the conditions set forth within them as though each were set forth here, including Gilmore & Associates, Inc.'s December 20, 2019 review letter; Grace Planning Associates' January 7, 2020 review letter; and McMahon Associates' January 3, 2020 review letter. The remaining requirements in those letters being technical in nature, the Board is satisfied to simultaneously grant final approval.
2. Signing the Township's required Land Development documentation, prepared to the satisfaction of the Township Solicitor, including a Land Development Agreement; and, if applicable, Storm Water Management and O&M agreement.

3. Posting financial security for all public improvements shown on the Final Plan to the satisfaction of the Township Engineer and Solicitor. For the purposes of this approval, the term “public improvements” includes, but is not limited to:

streets, drive aisles, curbs, water mains, storm and sanitary sewer systems, rain gardens (best management practice) and appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks.

Security shall be posted in the amount of 110% in accordance with the Pennsylvania Municipalities Planning Code to assure construction of the above improvements. For those items subject to the MPC’s maintenance security provisions, such maintenance period, in an amount not less than 18 months unless shortened by the Township engineer, shall be in the amount of 15% of construction costs.

4. Satisfying all applicable Township Code, Sewer Authority, and water provider requirements. A copy of the Authorities’ agreements and/or permits must be provided to the Township.
5. Identifying all storm water inlets and outfall structures on the final plan in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
6. Obtaining all other applicable permits having jurisdiction over this project.
7. Paying all project-related costs and fees, including any Consultant and Solicitor fees owing.
8. In accordance with the Township’s traffic impact fee ordinance, Applicant shall pay a traffic impact fee of \$19,329.30, which is due prior to the recording of the plans.
9. Any signage identified on the Final Plan is not approved unless it conforms to the Township’s Zoning Ordinance or has been previously granted zoning relief from the Township’s Zoning Hearing Board.
10. The following waivers from the requirements of the Subdivision and Land Development Ordinance are granted by the Board in connection with this approval:
 - a. §154-10.B. Applicant may proceed as Preliminary/Final Plan submittal for final land development approval;

- b. §154-18.C(2) for a minimum right-of-way width of 80 feet and a minimum pavement width of 40 feet. A 40 foot legal right of way will be utilized;
 - c. §154-18.E.(1). Applicant is not required to widen South Lewis Road;
 - d. §154-12.C.(2). Applicant is not required to show the locations of the described improvements within 100-feet of the property. Plans already show a majority of the required features;
 - e. §154-21.A.(1). Applicant is not required to install sidewalks along South Lewis Road;
 - f. §154-22.A. Applicant is not required to install concrete curbs along the property frontage of South Lewis Road;
 - g. §150-11.D.(13). Applicant may use HDPE (high-density polyethylene) for detention system outlet piping;
 - h. §150-12.B.(1). Applicant may use HDPE (high-density polyethylene) for all storm sewer conveyance piping.
11. In consideration of the waivers granted in the previous paragraph, Applicant shall pay the sum of \$3,900.00 to the Township for future use in making like kind improvements elsewhere within the Township.

This Resolution shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing below. If, for any reason, Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within 10 days from the date of this Resolution, then the preliminary and final approval granted herein shall become null and void, the waivers requested shall be deemed denied, and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance, Subdivision and Land Development Ordinance, or Municipalities Planning Code, for the reasons cited herein or as set forth in the letters referenced herein.

{ SIGNATURE PAGE FOLLOWS }

DULY PRESENTED AND ADOPTED by the Upper Providence Township Board of Supervisors at a public meeting held this 18th day of February, 2020.

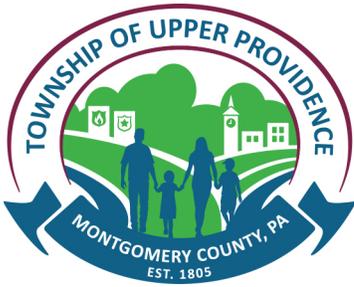
Helene Calci, Board Chair

ATTEST: _____
Timothy J. Tieperman, Township Secretary

APPLICANT'S ACCEPTANCE OF APPROVAL CONDITIONS

Applicant agrees to the above conditions this _____ day of _____, 2020.

BY: _____
John Wirant



1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:
www.uprov-montco.org

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admin@uprov-montco.org

Board of Supervisors

Laurie Higgins, Chair
Helene Calci, Vice Chair
Philip Barker
John Pearson
Albert Vagnozzi

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

November 18, 2019

**RE: *Wirant Land Development
Preliminary Plan
Twp. #4011-0345-0002 (P)LD***

Please review the enclosed material and return your comments to the Township offices at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

cc: (via email unless otherwise noted)
Upper Providence Board of Supervisors
Upper Providence Township Planning Commission
Township Manager
Spring Ford School District (USPS)
Township Solicitor
Township Engineer (internal mail)
Township Traffic Engineer

November 12, 2019

Momenee Job #17-268

Mr. Geoffrey Grace, AICP
Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, PA 19456

**RE: Wirant Land Development (#04011-0345-0001 LD) - 429 S. Lewis Road
Upper Providence Township, Montgomery County, PA**

Dear Mr. Grace,

In accordance with Upper Providence Township's request, a waiver letter and waiver list on the plans is being provided. The following waivers are being requested for the Wirant Land Development located at 429 S. Lewis Road:

- 1) Waiver from §154-10.B for a Preliminary Plan to be submitted for Land Development approval. The applicant seeks to proceed as Preliminary/Final Plan submittal for Land Development approval.
- 2) Waiver from §154-18.C(2) for a minimum Right-of-Way width of 80 feet and a minimum pavement width of 40 feet. The use of an 80-foot Ultimate Right-of-Way instead of the 40-foot legal Right-of-Way would push the proposed building back an additional 20 feet if the building setback line were measured from the Ultimate Right-of-Way. The additional 20-foot setback would be inconsistent with the current building frontages along South Lewis Road which use the 40-foot legal Right-of-Way. Also, the further setback would diminish the development potential for the already undersized Professional Business Office zoned lot. The increase of the South Lewis Road pavement width to 40 feet would create an inconsistently sized road, as well as create traffic/public safety issues. The current width of South Lewis Road is approximately 30 feet.
- 3) Waiver from §154-18.E.(1) for the street width of South Lewis Road to meet the road classification requirement of a Collector Road minimum 40-foot street width. The current street width of South Lewis Road is approximately 30 feet. The expansion of South Lewis Road along only the property frontage would create traffic and safety concerns.
- 4) Waiver from §154-12.C.(2) for the plans to show the locations of the described improvements within 100-feet of the property to be developed. The plans do show a majority of the required features as well as a defined aerial image showing all surrounding surface improvements. The applicant has thoroughly investigated all features within the 100-foot surrounding area which would impact the land development project.
- 5) Waiver from §154-21.A.(1) for a sidewalk to be provided along South Lewis Road. The addition of a sidewalk along the property frontage would not be in the characteristic of the northeast side of South Lewis Road. A sidewalk does exist along the southwest side of the road, but none along the northeast.
- 6) Waiver from §154-22.A for concrete curbs to be installed along the property frontage of South Lewis Road. The adjacent properties along and across South Lewis Road do not have concrete curbs so installation would be out of the surrounding character.

- 7) Waiver from §150-11.D.(13) for a detention facility reinforced concrete outlet pipe. The proposed detention system outlet pipe is HDPE (high-density polyethylene) which has a much longer lifespan, tighter joints, less maintenance issues, and improved waterflow characteristics over concrete pipe.
- 8) Waiver from §150-12.B.(1) for all storm sewer piping to be reinforced concrete pipe. All proposed storm conveyance piping is located on the property out the public Right-of-Way. The storm conveyance piping is proposed as HDPE pipe which has a much longer lifespan, tighter joints, less maintenance issues, and improved waterflow characteristics over concrete pipe.

If there are any questions about this request letter, please contact me by phone at 610-527-3030 or email at wdaggett@karinsengineering.com.

Very truly yours,
MOMENEE, INC.



William Daggett, E.I.T.
Staff Engineer III
WOD Enclosures 17268WaiverRequestLetter

cc: William K. Dingman, P.E. – Township Engineer
Bryan Bortnichak – Assistant Township Manager
Joseph Bresnan, Esquire – Township Solicitor
Timothy Tieperman – Township Manager
Casey A. Moore, P.E. – McMahan Associates
Township Planning Commission
Township Board of Supervisors

October 14, 2019

Momenee Job #17-268

Mr. Geoffrey Grace, AICP
Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, PA 19456

**RE: Wirant Land Development (#04011-0345-0001 LD) - 429 S. Lewis Road
Upper Providence Township, Montgomery County, PA**

Dear Mr. Grace,

We are in receipt of the Zoning Review Letter from Grace Planning Associates dated September 5, 2019 for the above-mentioned project. Please see below our responses to the review letter comments in red.

1. This review is based on an eight (8) sheet set of plans prepared by Momenee Engineering, dated July 12, 2019.

No response is required.

2. This is the first submission and review for the development of this parcel.

No response is required.

3. The subject parcel is currently zoned PBO, Professional Business Office.

No response is required.

4. The plan as submitted show that the lot is 38,745 square feet; the minimum lot area required in the PBO District is 40,000 square feet. The parcel also has a width of 130 feet; 150 feet is required.

Based on § 182-177, Non-conforming Lots of Record, if a lot is non-conforming (in area and width) a "lot may be developed consistent with the use and dimensional standards [setbacks] of the district in which it is located." The proposed development, a dental office, is an allowable use within the PBO District and the proposed building does not violate any of the setback requirements, therefore no variance or special exception for having an undersized lot without the required street frontage is necessary.

No response is required.

5. The applicant's plans are titled as a preliminary plan as well as the application is submitted as a preliminary plan. However, based on § 154-10.A, a tentative sketch plan will be required. It states, "that a tentative sketch plan...shall be submitted by an applicant requesting..." various land development types, including, "...a subdivision or land development of a parcel of land involving and non-residential use, and/or any change or, or to a non-residential use." While the applicant may request a waiver from this section, the Planning Commission in their recommendation or Board of Supervisors in their approval process may choose to keep this application at a tentative sketch level.

The applicant has requested a waiver from §154-10.B for a Preliminary Plan to be submitted, and seeks to proceed as Preliminary/Final Plan submittal for Land Development approval.

6. The plan does not include a requested waiver list or has the applicant submitted a separate letter. The applicant will need to list on a revised set of plans of all requested waivers and provide a letter to the Township (preferable prior to the Planning Commission discussion) of those waiver requests. Please note that if kept at a tentative sketch level of the land development process, waivers are not determined/granted until a preliminary plan has been submitted.

The plans have been updated to show the requested waiver list for the project. A waiver letter has also been provided with the submittal.

7. At a tentative sketch level of plan review, landscaping would not be reviewed; no landscape plan has been submitted with the plans and application. However, if this is considered a preliminary plan, the landscaping plan will need to be submitted for review.

Specifically, the PBO District required in § 182-102.B, that “parking areas with more than 20 cars, a minimum of 10% of the parking area be devoted to interior parking lot landscaping.” No information to show compliance has been provided as part of this application.

In addition, § 182-104 required that any portion of the site abutting a residential or institutional district shall provide a Buffer Type 2. No such buffer is shown on the property boundary with Spring Ford High School.

The landscape plan will also need to show compliance with planting note requirements listed in § 154-12.G, shade and street tree requirements listed within § 154-36.C, buffer planting requirements within § 154-36.D, and parking lot landscaping requirements within § 154-36.E.

The plans have been updated to include the requested Landscape and Lighting Plans per the Township code. A note providing compliance with §182-102.B has also been added to the plans. The Landscape and Lighting Plans will be submitted as supplemental due to the delay of the plans.

If there are any questions about this comment response letter, please contact me by phone at 610-527-3030 or email at wdaggett@karinsengineering.com.

Very truly yours,
MOMENEE, INC.



William Daggett, E.I.T.
Staff Engineer III
WOD Enclosures 17268 Zoning Response Letter

cc: William K. Dingman, P.E. – Township Engineer
Bryan Bortnichak – Assistant Township Manager
Joseph Bresnan, Esquire – Township Solicitor
Timothy Tieperman – Township Manager
Casey A. Moore, P.E. – McMahon Associates
Township Planning Commission
Township Board of Supervisors

November 12, 2019

Momenee Job #17-268

Mr. Geoffrey Grace, AICP
Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, PA 19456

**RE: Wirant Land Development (#04011-0345-0001 LD) - 429 S. Lewis Road
Upper Providence Township, Montgomery County, PA**

Dear Mr. Grace,

We are in receipt of the Gilmore & Associates, Inc review letter from William K. Dingman dated August 27, 2019 for the above-mentioned project. Please see below our responses to the comments in red.

GENERAL

1. The subject property is a 0.89 acres parcel located along the westerly side of South Lewis Road (State Route 4013) between Vaughn Road and Spring Street within the PBO – Professional and Business Office District. The parcel ID #61-00-03052-1. The applicant is proposing to demolition the existing residential dwelling, driveway, deck and shed, and relocate the existing garage to the rear of the parcel to construct a two story 6,191 square feet office building, access driveway and parking area.

No response required.

ZONING

1. Section 182-96.3B (2) (a): The Legal and Ultimate Right-of-Ways of South Lewis Road shall be indicated on the plan to determine the location of the building and parking setbacks.

The Legal and Ultimate Right-of-Ways have been indicated on the plans.

2. Section 182-100: Information shall be added to the Zoning Regulations table denoting the proposed value for each listing to demonstrate compliance with the bulk zoning requirements.

Additional information has been added to the Zoning Regulations table denoting the proposed value for each list to demonstrate compliance with the bulk zoning requirements.

3. Section 182-100.A.: The plan proposes to remove the existing building and construct a new building. A Zoning variance will be required.

The applicant has coordinated with the Township Zoning Officer regarding this comment, and no zoning variance will be required.

4. Section 182.100.C.(1): The required front yard of 50 feet shall be measured from the Ultimate ROW line.

The applicant has coordinated with the Zoning Officer regarding this comment, and no zoning variance will be need. A waiver has been requested though from §154-18.C(2).

5. Section 182.179.B.(2)(f): An office use requires one space for each 200 square feet of gross floor area. The proposed use requires 32 parking spaces and 34 parking spaces are proposed.

The proposed parking count has been updated to reflect the required 32 spaces.

SUBDIVISION AND LAND DEVELOPMENT

1. Section 154-12.B.(7): The Montgomery County Planning Commission file number if such has been assigned to the plan shall be on the plan.

The Montgomery County Planning Commission (MCPC) file number has been added to the plans. The MCPC file number is 19-0188-001.

2. Section 154-12.C.(2): Within 100 feet of the land being subdivided, the plan shall show the location, names, widths (both cartway and right-of-way) and surface conditions of all existing roads, as well as the location of watercourses, bodies of water, floodplains, wetlands, steep slopes, sanitary and storm sewers, on-lot sewage systems and wells, utilities above and below ground and any other man-made or natural features having an impact on the ability of the applicants to subdivide the land in questions and areas subject to deed restrictions. The plans shall show, label and dimension as needed the existing and proposed features along the parcel frontage, IE: roadway centerline, roadway stripping, Legal and Ultimate Right-of-Ways, easements, underground utilities, sidewalk on the opposite side of the road, etc. The plan set provides a Vicinity Plan with an aerial photographic background. A partial waiver of this Section should be requested.

The plans have been updated to show a majority of the requested information. A partial waiver has been requested from §154-12.C.(2) though the plans do show a defined aerial map with all the surface features requested.

3. Section 154-12.D.(5): Profile drawings for all storm sewer and sanitary sewer pipe runs shall be provided.

The profile drawings for all storm and sanitary sewer pipe runs shall be provided the next submittal once the layout and design has been approved by the Planning Commission and Board of Commissioners.

4. Section 154-12.G.: A Landscape Plan including all the items listed in this Section shall be prepared and submitted to the Township for review and approval.

The plans have been updated to include a Landscape Plan meeting all Township landscape requirements. The Landscape Plan will be submitted as a supplemental.

5. Section 154-12.H: A Lighting Plan including all the items listed in this Section shall be prepared and submitted to the Township for review and approval.

The plans have been updated to include a Lighting Plan meeting all Township lighting requirements. The Lighting Plan will be submitted as a supplemental.

6. Section 154-13.B.(2)(h): The Ultimate Right-of-Way for Lewis Road shall be offered for dedication to the Township. The note as stated subsection [1] shall be added to the Site Plan (Record Plan).

The plans have been updated to reflect the offering of the Ultimate Right-of-Way from South Lewis Road to the Township. The note as stated in subsection [1] has also been added to the Site Plan.

7. Section 154-13.B.(3): The certifications shall be revised and/or required certifications added to Sheet 2.

The certifications on Sheet 2 have been revised as required. Additional required certifications have been added to Sheet 2 as required.

8. Section 154-17.L.: All site construction and sanitary sewer construction shall be in accordance with Upper Providence Township Construction Standards and Improvement Procedures. The following details shall replace the details on plan or be added to the plan:

Trench Restoration, Detail 2; Sewer Lateral Installation, Detail 18 ;Gravity Building Sewer Installation, Detail 19; Lateral Connection to an Existing Manhole, Detail 28; Plain Cement Concrete Curb, SD-1; Depressed Curb, SD-2; Plain Cement Concrete Sidewalk, SD-4; Inlet Top to Inlet Box Joint Seal, SD-6; Storm Sewer Trench & Backfill, SD-8; Storm Manhole Cover, SD-9; Storm Manhole Frame, SD-10; Trout Plate C Model, SD-11

The plans have been updated to reflect the required construction details.

9. Section 154-18.C.(2): South Lewis Road is classified as a Collector Road by Upper Providence Township. Being classified as such, a minimum right-of-way width of 80 feet and a minimum cartway width of 40 feet as shown on the Upper Providence Township Ultimate Rights-of-Way Plan is required at this location. The applicant shall indicate and label the Legal and Ultimate Right-of-Ways.

The applicant is requesting a waiver of §154.18.C.(2) for a minimum Right-of-Way width of 80 feet and a minimum cartway width of 40 feet. The use of an 80-foot Right-of-Way instead of the 40-foot legal Right-of-Way would push the proposed building back an additional 20 feet if the building setback line were measured from the Ultimate Right-of-Way. The additional 20-foot setback would be inconsistent with the current building frontages along South Lewis Road which use the 40-foot legal Right-of-Way. Also, the further setback would diminish the development potential for the already undersized Professional Business Office (PBO) zoned lot. The increase of the South Lewis Road pavement width to 40 feet would create an inconsistently sized road, as well as create traffic/public safety issues. The current width of South Lewis Road is approximately 30 feet. The applicant would like to comply with §154-13.B(2)(h) and any other associated Township requirement involving the Ultimate Right-of-Way, except using the Ultimate Right-of-Way to determine the building setback requirement due to §154.18.C.(2).

10. Section 154-18.E.(1): No cartway widening and curbing along S. Lewis Road have been proposed.

The applicant is requesting a waiver of §154-18.E.(1). The increase of the South Lewis Road pavement width to 40 feet would create an inconsistently sized road, as well as create traffic/public safety issues. The current width of South Lewis Road is approximately 30 feet.

11. Section 154-19.A.(1): Provide a profile of the proposed driveway.

The plans have been updated to show a profile of the proposed driveway.

12. Section 154-19.A.(4): A curbed access is proposed. Provide a 26-foot wide driveway from S. Lewis Rd to the first parking space.

The plans have been updated to provide a 26-foot wide driveway and drive aisle.

13. Section 154-26.B: Grading shall be revised to provide the required minimum of three feet from the property to the top or bottom edge of a slope.

The plans have been updated to reflect the required grading minimum of three feet from the property to the top of bottom edge of a slope.

14. Section 154-19.B.: All driveway construction shall conform to the current PennDOT standard and specification and/or Upper Providence Township Engineering Standards and Procedures, whichever is more restrictive. This requirement shall be noted on the plans.

The driveway construction has been updated to conform to the current PennDOT and/or Upper Providence Township Engineering Standards and Procedures, whichever is more restrictive. The requirement has also been noted on the plans.

15. Section 154-21.A.(1): A sidewalk along the S. Lewis Rd. site frontage has not been proposed.

The applicant is requesting a waiver from §154-21.A.(1) regarding sidewalk along the property frontage. The addition of a sidewalk along the property frontage would not be in the characteristic of the northeast side of South Lewis Road. A sidewalk does exist along the southwest side of the road but none along the northeast.

16. Section 154-22.A.: Curbing along the S. Lewis Rd. site frontage has not been proposed.

The applicant is requesting a waiver from §154-22.A regarding concrete curbs to be installed along the property frontage of South Lewis Road. The adjacent properties along and across South Lewis Road do not have concrete curbs so installation will be out of the surrounding character.

17. Section 154-27 and Chapter 150: The following comments pertain to the stormwater management design and calculations prepared for the project:

- a. Section 127-27.C: The following note shall appear on the record plan whenever permanent water detention basins are required:
“The property owner shall have the responsibility for the perpetual maintenance of the permanent water detention basin, basin outlet structures and pipes which are located on his property. No changes shall be made to the structures, pipes or finish grading without prior written approval from the Township. The Township has the

right to enter the lot to perform any required maintenance which has not been properly performed or carried out in a timely manner. The property owner shall be responsible for the cost of any maintenance which is performed by the Township. The Township shall lien the property for said costs until the Township has been reimbursed in full.”

The plans have been updated to reflect the required note.

- b. Section 150-9.B.: The required infiltration volume shall be calculated using the PADEP methodology and Worksheet 4 – Change in Runoff Volume for 2-YR Storm Event.

The required infiltration volume has been calculated using the PADEP methodology and Worksheet 4.

- c. Section 150-11.C: Weighted runoff coefficients used for the stormwater runoff rate control shall be calculated using the runoff coefficients by land character values in Section 150-12.B.(6).

Weighted runoff coefficients have been updated to the required §150-12.B.(6).

- d. Section 150-11.D.(11): Provide anti-seep collars on detention/retention facility outlet pipe.

Calculations and details for anti-seep collars on the retention facility outlet pipe have been added to the plans and included in the stormwater report.

- e. Section 150-11D.(13): Detention facility outlet pipe shall be reinforced concrete pipe with watertight joints using O-ring joint pipe.

The applicant is requesting a waiver for §150-11D.(13) for a detention facility concrete outlet pipe. The proposed detention system, outlet pipe is HDPE (high-density polyethylene) which has a much longer lifespan, tighter joints, less maintenance issues, and improved waterflow characteristics over concrete pipe.

- f. Section 150-11.D.(15): Plan notes a 10 LF Bubble-up Spreader #1 at the combined discharge point of the off-site diversion pipe and detention facility outlet but the details provided are for a 5 LF and an 11 LF Level Spreader. Provide correct detail(s) for the energy dissipaters and/or level spreader. Details shall specify design elevations of spreader. The invert and cover of the proposed spreader inflow and distribution pipes does not match existing/proposed grade at the spreader as shown on the plan.

The plans have been updated to provide correct level spreader details to match the plan. Elevations have also been added to the level spreader detail and plan.

- g. Section 150-12.B.(1): All storm sewer piping shall be 18-inch diameter reinforced concrete pipe.

The applicant is requesting a waiver for §150-12.B.(1) for all storm sewer piping to be 18-inch diameter reinforced concrete pipe. All proposed storm conveyance piping is located on the property out of the public Right-of-Way. The storm conveyance piping is proposed as HDPE pipe which has a much longer lifespan, tighter joints, less maintenance issues, and improved waterflow characteristics over concrete pipe.

- h. Section 150-12.B.(10): Off-site bypass storm sewer pipe shall be designed to convey the 100-year storm.

The plans and calculations have been updated to reflect the off-site bypass storm sewer pipe has been designed to convey the 100-year storm.

- i. Section 150-12.B.(13): Provide documentation and calculations that the proposed 36" yard drain has the capacity to capture the tributary runoff to the yard drain flow for a 100-year storm.

Capacity calculations for the proposed 36" yard drain have been provided in the stormwater report.

- j. Section 150-16.A.: A BMP operations and maintenance plan for consistency with the purposes and requirements of Chapter 150 shall be submitted for review by the Township.

The applicant acknowledges that a BMP operations and maintenance plan is required to be submitted for review by the Township.

- k. Section 150-16.C: Upon completion of construction an as-built survey plan of all stormwater BMP's shall be submitted to the Township for review.

The applicant acknowledges upon completion of construction that an as-built survey plan of all stormwater BMP's will be required to submit to the Township for review.

- l. Section 150-17.: The following note shall be added to the plan:
"It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved BMP operations and maintenance plan, or allow the property to remain in a condition which does not conform to an approved BMP operations and maintenance plan, unless an exception is granted in writing by the Township."

The plan has been updated with the required note.

- m. Section 150-18.A.: The applicant shall sign an operations and maintenance agreement with the Township covering all BMP that are to be privately owned. A sample agreement is included in Appendix B of Chapter 150 of the Code of the Township of Upper Providence.

The applicant acknowledges a signed operations and maintenance (O&M) agreement with the Township covering all BMPs that are to be privately owned is required.

- n. Section 150-20.A.: The owner of any land upon which permanent BMP's will be placed, constructed or implemented, as described in the BMP operations and maintenance plan, shall record the following documents in the office of the Recorder of Deeds for Montgomery County within 15 days of approval of the BMP operations plan by the Township:
 - 1. The operations and maintenance plan or a summary thereof.
 - 2. Operations and Maintenance Agreements
 - 3. Stormwater Management Easements

The applicant acknowledges that the BMP operations and maintenance plan and all other required documents be recorded at the Montgomery County Recorder of Deeds.

18. Section 154-29: The following comments pertain to the sanitary sewer design to serve the proposed Office Building:

- a. The applicant shall provide the projected sanitary sewer flows and the required number of EDUs for the project so that it can be verified that adequate conveyance capacity exists in the existing sanitary sewer mains.

The applicant acknowledges the projected sanitary sewer flows and the required number of EDUs for the project shall be provided to verify conveyance capacity exists.

- b. The exact location of the sanitary sewer lateral which serves the existing building to be demolished shall be field located and shown on the Existing Conditions/Demolition Plan (Sheet 4 of 20). The existing sanitary sewer lateral shall be sealed in accordance with approved Upper Providence Township procedures prior to the demolition of the existing building. A note stating such shall be added to the Demolition Plan to alert all contractors of the requirement.

The applicant acknowledges that the sanitary sewer lateral to be demolished will be field located and sealed in accordance with approved Upper Providence Township procedures prior to demolition of the existing building. The required note has been added to the plan.

- c. The plan shows a proposed six-inch diameter sanitary sewer line connection to an existing manhole in S. Lewis Rd. The existing and proposed sanitary sewer invert elevations shall be provided and labeled on the plans to verify that the proposed sanitary sewer will be installed with an adequate pipe slope and cover.

The plans have been updated with the existing and proposed sanitary sewer invert elevations to show adequate slope and cover.

- d. All PVC sanitary sewer pipes must be SDR-26.

The construction specification and plans have been updated to show all PVC sanitary sewer pipes as being SDR-26.

19. Section 154-34: Survey monuments shall be placed on the Right-of-Way line and parcel corners.

The plans have been updated to show survey monuments to be placed on the Right-of-Way line and parcel corners.

GENERAL COMMENTS

1. Plan proposed parking space with a slope greater than 11.6%. The maximum grade within the parking lot shall be five percent.

The grading and layout of the proposed parking lot and access driveway have been reconfigured as required. The maximum slope within the parking lot does not exceed five (5) percent.

2. The underground basin details and section show and label all pipes with pipe type and diameter, invert elevations, type of stone to be used, stone bedding and backfill limits, minimum cover requirements, existing and finish grades and any other information necessary to construct this facility.

The underground basin details and section view have been updated as required.

3. Provide the infiltration test location and elevation on the Grading and Utility Plan.’

The infiltration test location and elevations have been added to the Grading and Utility Plan.

4. A safety factor of 2 shall be used to calculate the infiltration system drain time.

A safety factor of 2 has been incorporated into the infiltration system drain time calculations.

PERMITS AND APPROVALS

1. A PADOT Highway Occupancy Permit(s) will need to be obtained for the proposed access driveway to South Lewis Road, sanitary sewer connection to the existing sanitary sewer and other utility connections as needed.

The applicant acknowledges a PADOT Highway Occupancy Permit will be required to be obtained for the proposed access driveway to South Lewis Road, the sanitary sewer connection to the existing sanitary sewer, and other utility connections as required.

2. PADEP Planning Module or exemption will be required for this project.

The applicant acknowledges that a PADEP Planning Module or exemption will be required for this project. Correspondence regarding the PADEP Planning Module has been underway with the Township Engineer and associated entities.

3. Approval of the Erosion and Sedimentation Control Plan for the proposed earth disturbance activity by the Montgomery County Conservation District may be required.

The applicant acknowledges that approval of the Erosion and Sedimentation Control Plan for the proposed earth disturbance activity by the Montgomery County Conservation District may be required.

4. Approval from PA American Water Company and the Township Fire Marshal must be obtained for the proposed water service.

The applicant acknowledges that approval from PA American Water Company and the Township Fire Marshal must be obtained for the proposed water service.

If there are any questions about this comment response letter, please contact me by phone at 610-527-3030 or email at wdaggett@karinsengineering.com.

Very truly yours,
MOMENEE, INC.



William Daggett, E.I.T.
Staff Engineer III
WOD Enclosures 17268 Gilmore Response Letter

cc: William K. Dingman, P.E. – Township Engineer
Bryan Bortnichak – Assistant Township Manager
Joseph Bresnan, Esquire – Township Solicitor
Francis J. Hanney – PennDOT District 6-0
Kevin Chavous – Montgomery County Planning Commission
Casey A. Moore, P.E. – McMahan Associates
Township Planning Commission
Township Board of Supervisors

November 12, 2019

Momenee Job #17-268

Mr. Geoffrey Grace, AICP
Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, PA 19456

**RE: Wirant Land Development (#04011-0345-0001 LD) - 429 S. Lewis Road
Upper Providence Township, Montgomery County, PA**

Dear Mr. Grace,

We are in receipt of the McMahon Transportation Engineers & Planners review letter from Casey A. Moore, P.E. dated August 21, 2019 for the above-mentioned project. Please see below our responses to McMahon's comments in red.

1. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area Two, which has a corresponding impact fee of \$2,766.02 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. According to Land Use Code 720 (Medical-Dental Office Building) in the Institute of Transportation Engineers publication, Trip Generation, 10th Edition, the proposed development will generate approximately 21 total "new" weekday afternoon trips. Providing a credit of 1 "new" trip for the existing single-family home, the total number of "new" trips subject to the transportation impact fee is 20, resulting in a **transportation impact fee of \$55,320.40**. A Traffic Impact Assessment (TIA) should verify these numbers.

Based on the trip generation included in the TIA, the development is anticipated to generate 16 weekday P.M. peak hour trips, which results in a gross fee of \$44,256.32. Allowing credit for the single-family home would reduce this fee to \$41,490.30. Per Act 209 of 1990, "An applicant shall be entitled to a credit against the impact fee in the amount of the fair market value of any land dedicated by the applicant to the municipality for future right-of-way..." As part of the land development application, approximately 2,764 square feet of ultimate right-of-way is being offered to the Township along the site frontage. Utilizing a common level ratio as published by the State Equalization Board of 2.03 for Montgomery County, applied to the assessed value of \$158,210.00 for the property, yields a fair market value of \$321,166.30, or \$8.24 per square foot. Applying this value to the offered right-of-way area yields a credit of \$22,775.36, for a net calculated impact fee of \$18,714.94.

2. A site access, TIA should be completed for the proposed development. The TIA can be limited to the site access and should include an analysis of opening year conditions and five years after opening year conditions with the proposed development during the weekday morning and weekday afternoon commuter peak hours at the site driveway. Both levels-of-service and queuing should be addressed in the site access assessment, and a gap study should be performed at the access. This is a known area of high congestion, especially during the arrival and dismissal times for Spring Ford High School. Since access to the site is provided via a state road, we recommend that the site access assessment be scope jointly with PennDOT.

A site access TIA has been prepared by Traffic Planning and Design, Inc. (TPD). We are including the report as a part of the resubmission package.

3. The applicant's engineer must evaluate the need for auxiliary turn lanes (particularly a left turn lane) at the site access intersection with South Lewis Road (S.R. 4048). The site is located immediately adjacent to what appears to be the "Wonder Years Preschool" (Hart property).

An analysis for the need for a left-turn is included in the TIA prepared by TPD. We are including the report as a part of the resubmission package

4. The applicant should consider coordinating with the owner of the adjacent preschool to possibly combine driveways and create a joint access for better access management and based on how the access driveways are situated side by side.

Neither the applicant nor the "Wonder Years Preschool" have a desire to create a joint access for the properties.

5. The plans indicate the ingress radius of the proposed access extends beyond the subject property and encroaches onto the adjacent property (Erik R. Hart property, TMP #61-001-006). If driveways are not combined into joint access, revise the design to eliminate this encroachment or provide documentation demonstrating permission/consent from the Hart property for the current design.

The proposed access has been adjusted to provide a ten (10) foot tangential section between the radii of the adjacent entrances.

6. Sight distance information for the proposed access along South Lewis Road must be shown on the plans and shall be in accordance with **Section 154-19.B.1** of the **Subdivision and Land Development Ordinance**. The plan should indicate the available sight distance looking ahead and to the rear of a vehicle entering the driveway access on South Lewis Road. The plans should also indicate the available sight distance to the left and to the right for a vehicle exiting the driveway access onto South Lewis Road.

Intersection and stopping sight distances have been provided on the plans. Sight distance triangles have been included on the plans as well.

7. According to the Township Roadway Map, South Lewis Road (S.R. 4048) is considered a collector road. According to **Section 154-18.C** of the **Subdivision and Land Development Ordinance**, South Lewis Road (S.R. 4048) should have a minimum cartway width of 40 feet. The plans show an approximate 24 to 28-foot cartway width along South Lewis Road (S.R. 4048) site frontage, thereby not satisfying the ordinance requirement. South Lewis Road (S.R. 4048) would need to be widened to provide a minimum cartway width of 40 feet, or a waiver needs to be requested from this ordinance requirement. Widening the site frontage shoulder at a minimum to allow for on-road bicyclists will be beneficial.

The applicant is requesting a waiver of §154-18.E.(1) regarding the minimum cartway width of 40 feet for South Lewis Road. The expansion of South Lewis Road only along the property frontage would create traffic and safety concerns.

8. The ultimate right of way lines should be clearly marked on the plans and meet requirements in **Section 154-18.C** of the **Subdivision and Land Development Ordinance**.

The ultimate right-of-way line has been clearly marked on the plans.

9. All curb radii dimensions for the access and throughout the site should be identified on the plans. Ensure the radii meet the requirements contained in **Section 154-19.A(3)** and **Section 154-20.H** of the **Subdivision and Land Development Ordinance**.

All curb radii dimensions for the access and throughout the site have been identified on the plans and meet the Township requirements.

10. According to **Section 154-21.A** of the **Subdivision and Land Development Ordinance**, sidewalk should be shown on the plans along the site frontage of South Lewis Road (S.R. 4048). A waiver must be requested otherwise. We note for the Township Boards that currently sidewalk is only provided on the south side of Lewis Road opposite of the site for pedestrian use to/from the school and residential areas east of the high school.

The applicant is requesting a waiver from §154-21.A.(1) regarding sidewalk along the property frontage. The addition of a sidewalk along the property frontage would not be in the characteristic of the northeast side of South Lewis Road. A sidewalk does exist along the southwest side of the road but none along the northeast.

11. According to **Section 154-19.A(4)** of the **Subdivision and Land Development Ordinance**, when curbing is provided along driveways, two feet should be added to the width of the pavement. Therefore, the plans should show a minimum 26-foot wide driveway. The plans currently show a 25-foot wide driveway, thereby not satisfying the ordinance requirement. Our office finds this width for the type of use and proximity to the property line to be satisfactory; however, a waiver needs to be requested from this ordinance requirement.

The proposed drive aisle has been updated to reflect the minimum twenty-six (26) foot wide driveway per the Township requirement.

12. According to **Section 154-22.A** of the **Subdivision and Land Development Ordinance**, curbing must be shown on the plans along the site frontage of South Lewis Road (S.R. 4048) unless it can be demonstrated that the stormwater runoff can be accommodated with swales and/or channels, in lieu of curbing and inlets. Curbing and shoulder is currently not located along the site frontage or immediately adjacent properties but is present further to the west in front of the high school.

The applicant is requesting a waiver from §154-22.A for concrete curbs to be installed along the property frontage of South Lewis Road. The adjacent properties along and across South Lewis Road do not have concrete curbs so installation will be out of the surrounding character. Swales have been proposed along South Lewis Road along the property frontage to convey stormwater runoff.

13. The proposed pavement section for the access should be revised to indicate Superpave warm-mix asphalt material, in lieu of ID-2. The specific Superpave asphalt mix, course type, PG binder, ESAL design, Superpave course mixture size, etc. should also be identified. The plans should also differentiate if separate sections are proposed for portions of the access within PennDOT Right-of-Way and for portions of the access outside of the PennDOT Right-of-Way. Note that PennDOT typically requires a minimum of 5.5 inches of bituminous material (1.5 inches of wearing course and 4 inches of base course) over 6-inches of subbase for driveway accesses. The Township recommends a similar pavement section be provided for the proposed access beyond the PennDOT Right-of-Way line for the proposed commercial use.

The Highway Occupancy Permit will be designed with the required pavement per request up to the PennDOT Ultimate Right-of-Way.

14. Truck turning and emergency vehicle turning templates should be provided with future submissions demonstrating the ability of the largest truck expected on site, as well as emergency vehicles (dimensions obtained from the Township Fire Marshall) that will need to maneuver throughout the site. The Township Fire Marshall should review and comment on the plans.

Vehicle turning templates have been provided on the plans to ensure sufficient vehicular maneuverability throughout the site.

15. The plans should indicate a minimum of 2-ft. of pavement replacement beyond any proposed sawcut lines and pavement tie-in points.

The plans have been updated to reflect an additional two (2) feet of pavement shown beyond all proposed sawcuts and pavement tie-in points.

16. The plans do not appear to address whether or not there will be an impact to the existing mailboxes and brick column structure currently situated within the grass median between the subject property and the adjacent Hart property to the southeast. Demonstrate whether these items will be removed, relocated, etc.

The existing mailboxes and brick column structure will both remain. The plans have been updated to better reflect this.

17. A stop sign and stop bar should be shown on the plans for the driveway egress of the commercial use.

The plans have been updated to show a stop sign and stop bar along with construction details for each.

18. A pedestrian connection is recommended to be provided between the six parking spaces on the northern end of the site and the building. Ensure appropriate ADA curb ramp accommodations are also provided.

Pedestrian connection has been provided for the six (6) rear parking spaces at the northern end of the property by means of a curb ramp and sidewalk, though ADA accommodations could not be met due to the site and surrounding topography. The site does have a sufficient number of handicap and ADA accessible parking spaces.

19. A PennDOT Highway Occupancy Permit is required for this project since South Lewis Road (S.R. 4048) is a State roadway. The Township and our office must be copied on all correspondence and submissions to PennDOT, as well as invited to any meetings between the applicant and PennDOT.

The applicant acknowledges that a PennDOT Highway Occupancy Permit will be required and the Township/McMahon Transportation Engineers and Planners must be copied on all correspondence with PennDOT. The applicant also acknowledges that the Township/McMahon must be invited to any meetings between the applicant and PennDOT.

20. The proposed ADA ramp on the southern corner of the building must be designed per current ADA standards.

The plans have been updated to reflect the design of the proposed ADA ramp on the southern corner of the building per current ADA standards.

21. Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. In all subsequent submissions, the applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

The applicant acknowledges that each subsequent submission will require a response letter.

If there are any questions about this comment response letter, please contact me by phone at 610-527-3030 or email at wdaggett@karinsengineering.com.

Very truly yours,
MOMENEE, INC.



William Daggett, E.I.T.
Staff Engineer III
WOD Enclosures 17268 McMahon Response Letter

cc: Casey A. Moore, P.E. – McMahon Associates
Bryan Bortnichak – Assistant Township Manager
William K. Dingman, P.E. – Township Engineer
Joseph Bresnan, Esquire – Township Solicitor
Francis J. Hanney – PennDOT District 6-0
Kevin Chavous – Montgomery County Planning Commission
Township Planning Commission
Township Board of Supervisors

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

LINE TYPE LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	ULTIMATE RIGHT-OF-WAY LINE
---	BUILDING SETBACK
X X X	FENCE LINE
---	OVERHEAD ELECTRIC
E	ELECTRIC LINE
G	GAS LINE
T/C	TELECOM LINE
W	WATER LINE
SS	SANITARY LINE
ST	EXISTING STORM PIPES
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	ZONING DISTRICT BOUNDARY
---	PROPOSED GRADING
---	PROPOSED STORMPIPE
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	PROPOSED LANDSCAPE
---	DETECTABLE WARNING SURFACE
---	INTERIOR PARKING LANDSCAPE
---	PROPOSED CURB

TREES TO BE REMOVED

(4) 6" MAPLE	(1) 8" CHERRY
(1) 8" HOLLY	(3) 8" MAPLE
(1) 10" CEDAR	(2) 10" MAPLE
(1) 10" PINE	(1) 12" PINE (S)
(1) 12" MAPLE	(1) 12" CHERRY
(1) 12" EVERGREEN (S)	(3) 14" MAPLE
(1) 14" CHERRY	(1) 18" CHERRY
(1) 16" PINE (S)	(1) 18" PINE (S)
(2) 22" MAPLE	(1) 24" MAPLE (S)
(1) 32" MAPLE (S)	(1) 34" CHERRY (S)
(1) 36" MAPLE (S)	(1) 48" POPLAR (S)

TOTAL: 33 TREES
 9 SPECIMEN TREES TO BE REMOVED
 * (S) DENOTES SPECIMEN TREE

EASEMENT:
 A BLANKET EASEMENT IS GRANTED TO THE TOWNSHIP OF UPPER PROVIDENCE FOR THE RIGHT OF ACCESS TO ALL BMPs FOR THE PURPOSES OF INSPECTION AND ENFORCEMENT OF THE REQUIREMENTS OF CHAPTER 150 OF THE CODE OF THE TOWNSHIP OF UPPER PROVIDENCE, AND ANY APPLICABLE OPERATION AND MAINTENANCE PLANS AND AGREEMENTS.

DEVELOPMENT NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF THIS SITE WITH THE CONVERSION OF THE EXISTING RESIDENTIAL STRUCTURE TO A PROFESSIONAL BUSINESS OFFICE.
- PARKING FOR THE PROFESSIONAL BUSINESS OFFICE WILL BE PROVIDED ON THE SITE. THIRTY-TWO (32) PARKING SPACES ARE PROPOSED (SEE "PARKING CALCULATION" NOTE).
- OWNERSHIP OF THE UNITS WILL BE BY OWNER, DR. JOHN WIRANT, WITH THE RESPONSIBILITY FOR MAINTENANCE OF ALL COMMON FACILITIES BY OWNER.
- A ROADWAY CONSTRUCTION PERMIT SHALL BE OBTAINED FOR THE PROPOSED WORK WITHIN THE ROAD RIGHTS-OF-WAY.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL NECESSARY RIGHT-OF-WAY REPAIRS AT THE DIRECTION OF THE TOWNSHIP.
- THE STORMWATER CONTROLS AND BMPs SHOWN ON THESE PLANS ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF THE TOWNSHIP.

SYMBOL LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
LS	LANDSCAPE AREA
PERC	PERC TEST LOCATIONS
DECIDUOUS TREE	DECIDUOUS TREE
EVERGREEN TREE	EVERGREEN TREE
LIGHT POLE	LIGHT POLE
SANITARY MANHOLE	SANITARY MANHOLE
WATER VALVE	WATER VALVE
SANITARY CLEANOUT	SANITARY CLEANOUT
POWER POLE	POWER POLE
STORM CLEANOUT	STORM CLEANOUT
STORMWATER MANHOLE	STORMWATER MANHOLE
ELECTRIC BOX	ELECTRIC BOX
FIRE HYDRANT	FIRE HYDRANT
FIRE VALVE	FIRE VALVE
GAS VALVE	GAS VALVE
TELEPHONE BOX	TELEPHONE BOX
GAS METER	GAS METER
ELECTRIC MANHOLE	ELECTRIC MANHOLE
PARKING SPACE COUNT	PARKING SPACE COUNT
CONCRETE MONUMENT	CONCRETE MONUMENT
IRON PIN	IRON PIN
AC UNIT	AC UNIT

WAIVERS REQUESTED:

- WAIVER FROM §154-10.B: PRELIMINARY PLAN TO BE SUBMITTED FOR LAND DEVELOPMENT APPROVAL.
- WAIVER FROM §154-18.C(2): MINIMUM RIGHT-OF-WAY WIDTH OF 80 FEET AND A MINIMUM PAVEMENT WIDTH OF 40 FEET.
- WAIVER FROM §154-18.E(1): SOUTH LEWIS ROAD WIDTH TO MEET CLASSIFICATION REQUIREMENT OF A COLLECTOR ROAD MINIMUM OF 40-FEET.
- WAIVER FROM §154-12.C: PROVIDE LOCATIONS OF A DESCRIBED IMPROVEMENTS WITHIN 100-FEET OF PROPERTY.
- WAIVER FROM §154-21.A(1): PROVIDE SIDEWALK ALONG SOUTH LEWIS ROAD.
- WAIVER FROM §154-22.A: PROVIDE CONCRETE CURBS ALONG SOUTH LEWIS ROAD.
- WAIVER FROM §150-11.D(13): DETENTION FACILITY TO BE CONSTRUCTED WITH REINFORCED CONCRETE OUTLET PIPE.
- WAIVER FROM §150-12.B(1): ALL STORM SEWER PIPING TO BE 18" REINFORCED CONCRETE PIPE

PARKING AREA LANDSCAPING CALCULATIONS:
 THE PARKING AREA BEGINS AT THE FIRST ADA PARKING SPOT AND ENDS AT THE DRIVE AISLE DEAD END OF ASPHALT. THE PARKING AREA INCLUDES THE PARKING SPACES AND FULL DRIVEWAY. THE PARKING LOT INTERIOR LANDSCAPING IS SHADED ON THE PLAN AS SHOWN.

PARKING LOT AREA: 13,598 S.F.
 MIN. LANDSCAPING AREA (10% OF PARKING LOT AREA): 1,360 S.F.
 PARKING LOT LANDSCAPING PROVIDED: 1,375 S.F.

Serial Number: 20181563545
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

UPPER PROVIDENCE TOWNSHIP ZONING REGULATIONS:
 LOT AREA: 38,745 S.F. OR 0.8895 ACRES
 ZONING CLASSIFICATION: PROFESSIONAL AND BUSINESS OFFICE DISTRICT (PBO)

REGULATION	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	38,745 S.F.
MIN. LOT WIDTH	150 FEET	130 FEET
FRONT YARD	50 FEET	50 FEET
SIDE YARD	60 FEET AGG.	82.15 AGG.
	20 FEET MIN.	20 FEET MIN.
SIDE YARD ACCESSORY-USE	5 FEET	5.48 FEET
REAR YARD	40 FEET	154.11 FEET
REAR YARD ACCESSORY-USE	15 FEET	33.68 FEET
MAX. BUILDING COVERAGE	25%	10.84%
MAX. IMPERVIOUS COVERAGE	70%	57.29%
MAX. BLDG. HT.	35 FEET	33 FEET
MAX. BLDG. DIMENSION	125 FEET	93.33 FEET

FOR MORE DETAILED INFORMATION SEE UPPER PROVIDENCE TOWNSHIP ZONING CODE.



LOT INFORMATION
 LANDS N/F JOHN M. WIRANT
 TAX MAP PARCEL #61-011-005
 PARCEL ID #61-00-03052-1
 DEED BOOK 6081, PAGE 686

LOT AREA: 35,981 S.F. OR 0.8260
 *LOT AREA EXCLUDES R.O.W. AREA
 GROSS LOT AREA: 38,745 S.F. OR 0.8895 ACRES
 ZONING CLASSIFICATION: PBO

PLAN MADE AT THE REQUEST OF:
 JOHN WIRANT

OWNER:
 JOHN WIRANT
 46 PIN OAK DRIVE
 PHOENIXVILLE, PA 19460

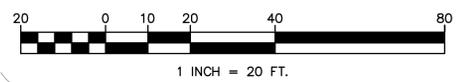
EXISTING IMPERVIOUS COVERAGE:	REMOVED IMPERVIOUS COVERAGE:
HOUSE	1,432 S.F.
SHED	166 S.F.
POOL HOUSE	213 S.F.
GARAGE	576 S.F.
DRIVEWAY	3,357 S.F.
WOOD DECKS	718 S.F.
CONCRETE	1,476 S.F.
FLAGSTONE	118 S.F.
WALLS	69 S.F.
POOL/SPA	581 S.F.
TOTAL	8,706 S.F.
(22.47% OF NET LOT AREA)	

ADDED IMPERVIOUS COVERAGE:	PROPOSED IMPERVIOUS COVERAGE:
OFFICE BUILDING	3,402 S.F.
ROOF OVERHANG	223 S.F.
SIDEWALK/CONCRETE	1,840 S.F.
CURB	599 S.F.
ASPHALT	15,181 S.F.
WALLS	376 S.F.
TOTAL	21,621 S.F.
(57.29% OF NET LOT AREA)	

RESERVATION OF ULTIMATE RIGHT-OF-WAY NOTES:

- THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE SHALL CONTINUE TO BE OWNED IN FEE BY THE RECORD PROPERTY OWNER AND RESERVED FOR FUTURE ROAD WIDENING AND IMPROVEMENT PURPOSES.
- ALL LAND LYING BETWEEN THE EXISTING (LEGAL) RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE SHOWN ON THIS PLAN FOR THE ENTIRE FRONTAGE OF THIS PROPERTY ON EACH EXISTING PUBLIC STREET OR BETWEEN THE ULTIMATE RIGHT-OF-WAY LINES OF EACH PROPOSED STREET IS HEREBY RESERVED FOR FUTURE ROADWAY AND/OR RELATED IMPROVEMENTS.
- THE ULTIMATE RIGHT-OF-WAY FOR EXISTING ROADS AND NEW ROAD RIGHT-OF-WAY SHOWN ON THIS PLAN ARE HEREBY OFFERED FOR DEDICATION TO THE APPLICABLE GOVERNMENTAL AGENCIES.

PARKING CALCULATION
 PER TOWNSHIP CODE §182-79
 1ST FLOOR:
 OFFICE SPACE 3,028 SF
 1 SPACE PER 200 SF
 16 SPACES TOTAL
 2ND FLOOR:
 DENTAL OFFICE 3,163 SF
 1 SPACE PER 200 SF
 16 SPACES TOTAL
 32 PARKING SPACES REQUIRED
 32 PARKING SPACES PROVIDED



SOILS INFORMATION

SYMBOL	NAME	%SLOPE	ERODIBILITY INDEX	HYDROLOGIC GROUP	AGRICULTURAL CAPABILITY CLASS	DRAINAGE	LOAD BEARING CAPACITY	DEPTH TO WATER TABLE	DEPTH TO BEDROCK	GRAVEL SOURCE	SAND SOURCE	ROADFILL SOURCE	TOPSOIL SOURCE
AbA	ABBOTTSTOWN SILT LOAM	0 TO 3 PERCENT SLOPES	5	D	3W	SOMEWHAT POORLY	VERY LIMITED	0.5-1.5 FT	1.5-1.8 FT (FRAGIPAN) 3.8-4.2 FT (LITHIC BEDROCK)	POOR	POOR	FAIR	FAIR
AbB	ABBOTTSTOWN SILT LOAM	3-8 PERCENT	5	D	3W	SOMEWHAT POORLY	VERY LIMITED	.5-1.5 FT	1.5-1.8 FT (FRAGIPAN) 3.3-5 FT (LITHIC BEDROCK)	POOR	POOR	FAIR	FAIR
RaA	RARITAN SILT LOAM	0-3 PERCENT	5	C/D	2W	MODERATE LY WELL	VERY LIMITED	.5-2.6 FT	1.7-2.5 FT (FRAGIPAN) 5-8.3 FT (LITHIC BEDROCK)	POOR	POOR	FAIR	FAIR

INTERSECTION SIGHT DISTANCE-PASSENGER CARS/SU TRUCKS ONTO 2-LANE ROAD

	TURNING LEFT AVAILABLE	TURNING LEFT REQUIRED (35 MPH)	TURNING RIGHT AVAILABLE	TURNING RIGHT REQUIRED (35 MPH)
429 S. LEWIS ROAD	1,058'	440'	1,397'	350'

STOPPING SIGHT DISTANCE

	NORTHBOUND AVAILABLE	NORTHBOUND REQUIRED*	SOUTHBOUND AVAILABLE	SOUTHBOUND REQUIRED*
429 S. LEWIS ROAD	1,058'	243'	1,397'	256'

SIGHT DISTANCE NOTES:
 *TO INTERSECTION WITH VAUGHAN ROAD/RT. 4013

PROPOSED SITE PLAN FILE NO.: 17-268

MI MOMENEY, INC.
 a Karins Company
 ENGINEERING | PLANNING | SURVEYING
 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030

LAND DEVELOPMENT PLAN

429 S. LEWIS ROAD
 UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ONE-CALL: 20181563545
 DRAWN BY: WOD
 CHECKED BY: JCM

OWNER/APPLICANT
 JOHN WIRANT
 429 S. LEWIS ROAD
 ROYERSFORD, PA 19468

SHEET 2 OF 11
 DATE: JULY 12, 2019
 SCALE: 1" = 20'

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF (THEMSELVES) TO BE THE OWNER(S) OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND I (WE) DESIRE THAT THIS PLAN BE DULY RECORDED.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY UPPER PROVIDENCE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION, FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

DATE _____ SURVEYOR _____

THIS PLAN HAS BEEN APPROVED BY UPPER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____,

CHAIRMAN _____ ATTESTED: TOWNSHIP MANAGER _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE SOLE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I (WE) DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I (WE) DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF UPPER PROVIDENCE AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT, FOR WHICHEVER REASON PRESENT OR FUTURE.

I DO HEREBY CERTIFY THAT THE DELINEATION OF THE WETLANDS SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON CORPS OF ENGINEER GUIDELINES.

OWNER _____ OWNER _____

DATE _____ SIGNATURE _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF _____,

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

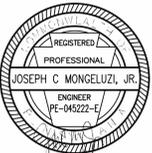
ON THE _____ DAY OF _____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____, A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID CORPORATION BY HIMSELF AS THAT SAID CORPORATION IS THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND SAID CORPORATION DESIRES THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

I, _____, ACKNOWLEDGE MYSELF TO BE THE _____ OF _____, A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE CORPORATION IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF UPPER PROVIDENCE AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

CORPORATE OFFICIAL _____ OFFICE _____

SHEET 2 OF 2 FOR RECORDING

RECORD PLAN NOTES		FILE NO.: 17-268
 MI MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030		
LAND DEVELOPMENT PLAN 429 S. LEWIS ROAD UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		
ONE-CALL: 20181563545	OWNER/APPLICANT: JOHN WIRANT	SHEET 3 OF 11
DRAWN BY: WOD	429 S. LEWIS ROAD	DATE: JUNE 21, 2019
CHECKED BY: JCM	ROYERSFORD, PA 19468	SCALE: AS NOTED

Serial Number: 20181563545

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776



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LINETYPE LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	ULTIMATE RIGHT-OF-WAY LINE
---	BUILDING SETBACK
X X X	FENCE LINE
---	OVERHEAD ELECTRIC
E	ELECTRIC LINE
G	GAS LINE
T/C	TELECOM LINE
W	WATER LINE
SS	SANITARY LINE
ST	EXISTING STORM PIPES
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	ZONING DISTRICT BOUNDARY
---	PROPOSED GRADING
---	PROPOSED STORMPIPE
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	DETECTABLE WARNING SURFACE
---	PROPOSED CURB

SYMBOL LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
LS	LANDSCAPE AREA
⊗	PERC TEST LOCATIONS
⊙	DECIDUOUS TREE
⊙	EVERGREEN TREE
⊙	LIGHT POLE
⊙	SANITARY MANHOLE
⊙	WATER VALVE
⊙	SANITARY CLEANOUT
⊙	POWER POLE
⊙	STORM CLEANOUT
⊙	STORMWATER MANHOLE
⊙	ELECTRIC BOX
⊙	FIRE HYDRANT
⊙	FIRE VALVE
⊙	GAS VALVE
⊙	TELEPHONE BOX
⊙	GAS METER
⊙	ELECTRIC MANHOLE
⊙	PARKING SPACE COUNT
⊙	CONCRETE MONUMENT
⊙	IRON PIN
⊙	AC UNIT

PARKING CALCULATION
 PER TOWNSHIP CODE §182-79
 1ST FLOOR:
 OFFICE SPACE 3,028 SF
 1 SPACE PER 200 SF
 16 SPACES TOTAL
 2ND FLOOR:
 DENTAL OFFICE 3,163 SF
 1 SPACE PER 200 SF
 16 SPACES TOTAL
 32 PARKING SPACES REQUIRED
 32 PARKING SPACE PROVIDED

Serial Number: 20181563545
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 5 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
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 1-800-242-1776

CONTRACTOR: THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSES WITHOUT WRITTEN AUTHORIZATION FROM MOMENEE, INC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE USED FOR CONSTRUCTION PURPOSES.
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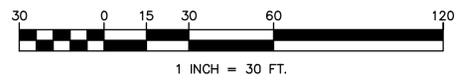
LOT INFORMATION
 LANDS N/F JOHN M. WIRANT
 TAX MAP PARCEL #61-011-005
 PARCEL ID #61-00-03052-1
 DEED BOOK 6081, PAGE 686

GROSS/NET LOT AREA: 38,745 S.F. OR 0.8895 ACRES
 MAXIMUM IMPERVIOUS AREA: 27,122 S.F. OR 0.6226 ACRES
 ZONING CLASSIFICATION: PBO

PLAN MADE AT THE REQUEST OF:
 JOHN WIRANT

OWNER:
 JOHN WIRANT
 46 PIN OAK DRIVE
 PHOENIXVILLE, PA 19460

EXISTING IMPERVIOUS COVERAGE:		ADDED IMPERVIOUS COVERAGE:	
OFFICE	1,431.6 S.F.	OFFICE	3402.0 S.F.
HOUSE	165.8 S.F.	ROOF OVERHANG	222.5 S.F.
SHED	213.0 S.F.	GARAGE	576.0 S.F.
POOL HOUSE	576 S.F.	SIDEWALK CONCRETE	1,840.4 S.F.
GARAGE	3,357.3 S.F.	CURB CONCRETE	583.4 S.F.
DRIVEWAY	718.1 S.F.	ASPHALT	15181.4 S.F.
WOOD DECKS	1,476 S.F.	WALLS	367.3 S.F.
CONCRETE	118.5 S.F.	TOTAL	22,173.0 S.F.
FLAGSTONE	69.3 S.F.		
WALLS	550.8 S.F.		
POOL	29.6 S.F.		
SPA			
TOTAL	8705.8 SF		
	(22.47% OF NET LOT AREA)		
REMOVED IMPERVIOUS COVERAGE:		PROPOSED IMPERVIOUS COVERAGE:	
OFFICE	1,431.6 S.F.	OFFICE	3402.0 S.F.
HOUSE	165.8 S.F.	ROOF OVERHANG	222.5 S.F.
SHED	213.0 S.F.	GARAGE	576.0 S.F.
POOL HOUSE	576 S.F.	ASPHALT	15181.4 S.F.
GARAGE	3,357.3 S.F.	SIDEWALK CONCRETE	1,840.4 S.F.
DRIVEWAY	718.1 S.F.	CURB CONCRETE	583.4 S.F.
WOOD DECKS	1,476 S.F.	WALLS	369.1 S.F.
CONCRETE	118.5 S.F.	TOTAL	22,174.8 SF
FLAGSTONE	67.5 S.F.		(57.23% OF NET LOT AREA)
WALLS	550.8 S.F.		
POOL	29.6 S.F.		
SPA			
TOTAL	8128 SF		



VICINITY PLAN		FILE NO.:	17-268
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030			
LAND DEVELOPMENT PLAN			
429 S. LEWIS ROAD			
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA			
ONE-CALL:	20181563545	OWNER/APPLICANT:	JOHN WIRANT
DRAWN BY:	WOD		429 S. LEWIS ROAD
CHECKED BY:	JCM		ROYERSFORD, PA 19468
REV. DATE	11/12/19	SHEET	4 OF 11
PER. TWP. REVIEW COMMENTS		DATE:	JULY 12, 2019
		SCALE:	1" = 30'

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

LINETYPE LEGEND	
---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	ULTIMATE RIGHT-OF-WAY LINE
---	BUILDING SETBACK
X X X	FENCE LINE
---	OVERHEAD ELECTRIC
E	ELECTRIC LINE
G	GAS LINE
T/C	TELECOM LINE
W	WATER LINE
SS	SANITARY LINE
ST	EXISTING STORM PIPES
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	ZONING DISTRICT BOUNDARY
---	PROPOSED GRADING
---	PROPOSED STORMPIPE
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	DETECTABLE WARNING SURFACE
---	PROPOSED CURB

SYMBOL LEGEND			
TW	TOP OF WALL	⊙	STORMWATER MANHOLE
BW	BOTTOM OF WALL	⊙	ELECTRIC BOX
LS	LANDSCAPE AREA	⊙	FIRE HYDRANT
⊙	PERC TEST LOCATIONS	⊙	FIRE VALVE
⊙	DECIDUOUS TREE	⊙	GAS VALVE
⊙	EVERGREEN TREE	⊙	TELEPHONE BOX
⊙	LIGHT POLE	⊙	GAS METER
⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
⊙	WATER VALVE	⊙	PARKING SPACE COUNT
⊙	SANITARY CLEANOUT	⊙	CONCRETE MONUMENT
⊙	POWER POLE	⊙	IRON PIN
⊙	STORM CLEANOUT	⊙	AC UNIT

GRADING AND UTILITY NOTES:

- 1) THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN WERE DESIGNED TO ACCOUNT FOR THE NEW/REPLACEMENT IMPERVIOUS COVER ON SITE OF 22,559 SF. IN ADDITION, THE FACILITIES WERE DESIGNED FOR TO HANDLE THE ANTICIPATED AMOUNT OF IMPERVIOUS COVERAGE PLUS AN ADDITIONAL 500 SF, 250 SF OF WHICH MAY BE DIRECTED TO THE SYSTEM.
- 2) THE RESPONSIBILITY OF THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
- 3) THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE CONSTRUCTION OF THE SEEPAGE BED AND PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
- 4) CLEANOUTS SHALL BE PLACED AT ALL GRADE CHANGES OR CHANGES IN ALIGNMENT OF THE RAIN WATER CONDUCTORS. RAIN WATER CONDUCTORS ARE TO COLLECT ALL ROOF RUNOFF AND CONVEY IT TO THE STORMWATER MANAGEMENT SYSTEM.
- 5) GRADE CHANGES AROUND THE DRIP LINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED.
- 6) ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
- 7) ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE CROWN AND DEEP ROOTING FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING PRIOR TO THE ISSUANCE OF AN EROSION CONTROL OR MINOR GRADING PERMIT. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPERSIBLE @ 15 LBS. PER 100 GALLON OR EQUAL.
- 8) THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- 11) THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
12. ALL PROPOSED CLEANOUTS TO BE LOCATED WITHIN PAVED AREAS ARE TO BE PROVIDED WITH H2O RATED COVERS.

SANITARY SEWER NOTES:

1. ALL PVC SANITARY SEWER PIPES MUST BE SDR-26
2. THE EXISTING SANITARY SEWER LATERAL SHALL BE SEALED IN ACCORDANCE WITH THE APPROVED UPPER PROVIDENCE TOWNSHIP PROCEDURES PRIOR TO THE DEMOLITION OF THE EXISTING BUILDING.

§150-17: ADHERENCE TO APPROVED STORMWATER BMP OPERATIONS AND MAINTENANCE PLAN:

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY THE TOWNSHIP.

Serial Number: 20181563545

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 1 WORKING DAY IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc.
1-800-242-1776

APPROVED FOR THE INFORMATION DESIGN AND DRAWING OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR COPIED FOR ANY PURPOSES WITHOUT THE WRITTEN AUTHORIZATION FROM MOMENEE, INC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE USED FOR CONSTRUCTION PURPOSES.

MOMENEE, INC. 2018111212421
PA REGISTERED PROFESSIONAL ENGINEER 12788

UPPER PROVIDENCE TOWNSHIP ZONING REGULATIONS:
LOT AREA: 38,745 S.F. OR 0.8895 ACRES
ZONING CLASSIFICATION: PROFESSIONAL AND BUSINESS OFFICE DISTRICT (PBO)

REGULATION	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	38,745 S.F.
MIN. LOT WIDTH	150 FEET	130 FEET
FRONT YARD	50 FEET	50 FEET
SIDE YARD	60 FEET AGG.	82.15 AGG.
	20 FEET MIN.	20 FEET MIN.
SIDE YARD ACCESSORY-USE REAR YARD	5 FEET	5.48 FEET
REAR YARD ACCESSORY-USE	40 FEET	154.11 FEET
MAX. BUILDING COVERAGE	15 FEET	10.84%
MAX. IMPERVIOUS COVERAGE	25%	57.29%
MAX. BLDG. HT.	35 FEET	33 FEET
MAX. BLDG. DIMENSION	125 FEET	93.33 FEET

FOR MORE DETAILED INFORMATION SEE UPPER PROVIDENCE TOWNSHIP ZONING CODE.



LOCATION MAP
SCALE: 1" = 2,000'

LOT INFORMATION

LANDS N/F JOHN M. WIRANT
TAX MAP PARCEL #61-011-005
PARCEL ID #61-00-03052-1
DEED BOOK 6081, PAGE 686

GROSS/NET LOT AREA: 38,745 S.F. OR 0.8895 ACRES
MAXIMUM IMPERVIOUS AREA: 27,122 S.F. OR 0.6226 ACRES
ZONING CLASSIFICATION: PBO

PLAN MADE AT THE REQUEST OF:

JOHN WIRANT

OWNER:

JOHN WIRANT
46 PIN OAK DRIVE
PHOENIXVILLE, PA 19460

§150-26: PROHIBITED DISCHARGES:

A. NO PERSON IN THE TOWNSHIP SHALL ALLOW, OR CAUSE TO ALLOW, STORMWATER DISCHARGES INTO THE TOWNSHIP'S SEPARATE STORM SEWER SYSTEM WHICH ARE NOT COMPOSED ENTIRELY OF STORMWATER, EXCEPT AS PROVIDED IN SUBSECTION B BELOW.

B. DISCHARGES WHICH MAY BE ALLOWED, BASED ON A FINDING BY THE TOWNSHIP THAT THE DISCHARGE(S) DO NOT SIGNIFICANTLY CONTRIBUTE TO POLLUTION TO SURFACE WATERS OF THE COMMONWEALTH, ARE:

1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
2. POTABLE WATER SOURCES, INCLUDING DECHLORINATED WATER LINE AND FIRE HYDRANT FLUSHINGS.
3. IRRIGATION DRAINAGE
4. ROUTINE EXTERNAL BUILDING WASHDOWN (WHICH DOES NOT USE DETERGENTS OR OTHER COMPOUNDS).
5. AIR-CONDITIONING CONDENSATE.
6. WATER FROM INDIVIDUAL RESIDENTIAL CAR WASHING.
7. SPRINGS.
8. WATER FROM CRAWL SPACE PUMPS.
9. UNCONTAMINATED WATER FROM FOUNDATION OR FROM FOOTING DRAINS.
10. FLOWS FROM RIPARIAN HABITATS AND WETLANDS.
11. LAWN WATERING.
12. PAVEMENT WASHWATERS WHERE SPILLS AND LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILL MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED.
13. DECHLORINATED SWIMMING POOL DISCHARGES.
14. UNCONTAMINATED GROUNDWATER.

C. IN THE EVENT THAT THE TOWNSHIP DETERMINES THAT ANY OF THE DISCHARGES IDENTIFIED IN SUBSECTION B SIGNIFICANTLY CONTRIBUTE TO POLLUTION OF WATERS OF THE COMMONWEALTH, OR IS SO NOTIFIED BY DEP, THE TOWNSHIP WILL NOTIFY THE RESPONSIBLE PERSON TO CEASE THE DISCHARGE.

§150-27: PROHIBITED CONNECTIONS:

THE FOLLOWING CONNECTIONS ARE PROHIBITED, EXCEPT AS PROVIDED IN §150-26B:

1. ANY DRAIN OR CONVEYANCE, WHETHER ON THE SURFACE OR SUBSURFACE, WHICH ALLOWS ANY NONSTORMWATER DISCHARGE, INCLUDING SEWAGE, PROCESS WASTEWATER AND WASHWATER, TO ENTER THE SEPARATE STORM SEWER SYSTEM AND ANY CONNECTIONS TO THE STORM DRAIN SYSTEM FROM INDOOR DRAINS AND SINKS; AND
2. ANY DRAIN OR CONVEYANCE CONNECTED FROM A COMMERCIAL OR INDUSTRIAL LAND USE TO THE SEPARATE STORM SEWER SYSTEM WHICH HAS NOT BEEN DOCUMENTED IN PLANS, MAPS OR EQUIVALENT RECORDS AND APPROVED BY THE TOWNSHIP.

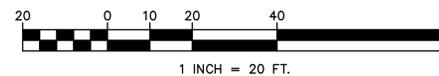
KEY #	DESCRIPTOR
ASC1	ANTI-SLEEP COLLAR #1
C1	C-INLET#2, TG: 192.95, INV: 190.44, BOT: 189.44
C2	C-INLET#2, TG: 193.25, 6" INV. IN 191.70, 10" INV. OUT: 191.40, BOT: 190.40
C3	C-INLET#3, TG: 192.89, 6" INV. IN: 187.12, 10" INV. OUT: 186.80, BOT: 185.80
CO1	CO #1, TG: 202.23, INV: 200.40
CO2	CO #2, TG: 201.93, INV: 199.84
CO3	CO #3, TG: 201.07, INV: 198.80
CO4	CO #4, TG: 200.62, INV: 197.60
CO5	CO #5, TG: 199.62, INV: 196.47
CO6	CO #6, TG: 197.79, INV: 194.94
CO7	CO #7, TG: 197.72, INV: 196.17
CO8	CO #8, TG: 194.65, INV: 193.15
CO9	CO #9, TG: 194.27, INV: 192.35
CO10	CO #10, TG: 197.58, INV: 190.64
CO11	CO #11, TG: 193.38, INV: 188.57
CO12	CO #12, TG: 193.89, INV: 191.04
CO13	CO #13, TG: 194.00, INV: 189.64
CO14	CO #14, TG: 197.58, INV: 189.09
DS	DOWNSPOUT
I1	INV. IN @ PCSM 189.00
I2	INV. IN @ PCSM 186.63
LS1	15 LF BUBBLE-UP SPREADER #1, TG: 189.80, INV: 188.30
P1	13 LF 6" PVC @ 1.00% MIN.
P2	12.8 LF 6" PVC @ 1.00% MIN.
P3	12.9 LF 6" PVC @ 4.33%
P4	24.0 LF 6" PVC @ 4.33%
P5	89.2 LF 6" PVC @ 4.33%
P6	26.0 LF 6" PVC @ 4.36%
P7	35.1 LF 6" PVC @ 4.36%
P8	74.9 LF 6" PVC @ 4.33%
P9	19.2 LF 10" HDPE @ 5.00%
P10	28.9 LF 10" HDPE @ 5.00%
P11	39.1 LF 6" PVC @ 6.06%
P12	9.3 LF 6" PVC @ 6.06%
P13	49.8 LF 6" PVC @ 6.06%
P14	13.2 LF 6" PVC @ 6.06%
P15	20.2 LF 6" PVC @ 1.00% MIN.
P16	10.8 LF 6" PVC @ 1.00% MIN.
P17	28.2 LF 6" PVC @ 6.06%
P18	31.4 LF 6" PVC @ 1.00% MIN.
P19	34.1 LF 6" PVC @ 6.06%
P20	23.9 LF 6" PVC @ 6.06%
P21	16.9 LF 10" HDPE @ 1.00%
P22	68.0 LF 12" HDPE @ 2.04%
P23	68.4 LF 12" HDPE @ 2.04%
P24	27.2 LF 12" HDPE @ 2.04%
P25	38.5 LF 12" HDPE @ 2.04%
P26	39.0 LF 12" HDPE @ 1.79%
PCSM #1.1	PCSM #1.1, 48" BURIED ADS PIPE, TOP STONE: 190.50, TOP PIPE: 190.00, BOT PIPE: 185.50, BOT STONE: 185.00
YD1	36" YARD DRAIN #1, TG: 193.93 INV: 192.43, BOT: 191.43

EASEMENT:

A BLANKET EASEMENT IS GRANTED TO THE TOWNSHIP OF UPPER PROVIDENCE FOR THE RIGHT OF ACCESS TO ALL BMPs FOR THE PURPOSES OF INSPECTION AND ENFORCEMENT OF THE REQUIREMENTS OF CHAPTER 150 OF THE CODE OF THE TOWNSHIP OF UPPER PROVIDENCE, AND ANY APPLICABLE OPERATION AND MAINTENANCE PLANS AND AGREEMENTS.

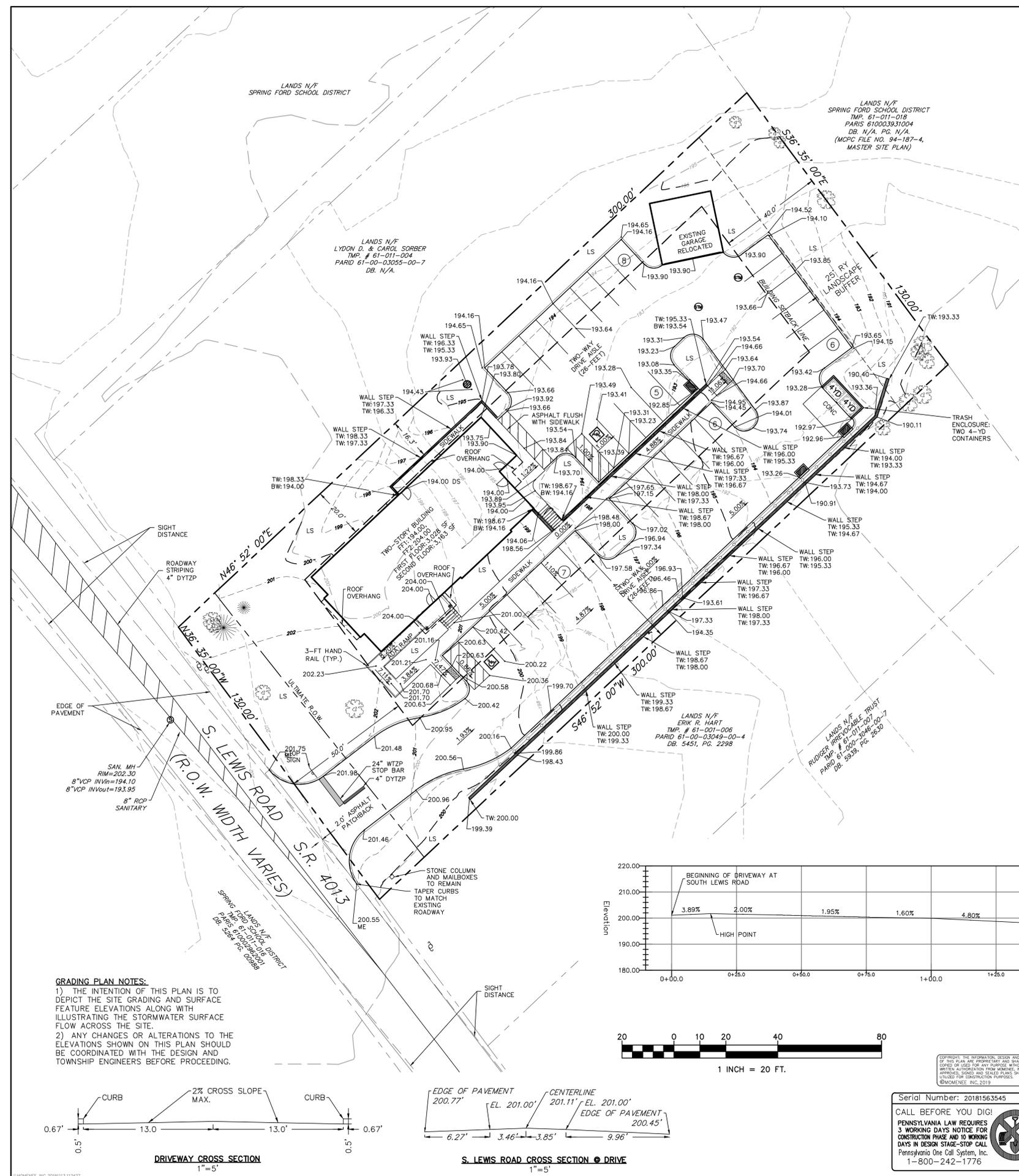
PERCOLATION TEST

TEST DEPTHS AT 4.0', 5.0', AND 6.0'
PERC RATE = 6.00 IN/HR AT ALL DEPTHS
NO LIMITING ZONE CLEAR TO 10.0'
TEST COMPLETED BY DELAWARE VALLEY SEPTIC
DATED AUGUST 24, 2018



STORMWATER PERCOLATION TESTING:						
TEST #	DATE	INFILTRATION RATE	TEST DEPTH	TEST TYPE	LIMITING ZONE	FIRM COMMENT
1	8/24/2018	6"/HOUR	7' & 8'	DOUBLE-RING INFILTRATION TEST	NO LIMITING ZONE CLEAR TO 10'	DELAWARE VALLEY SEPTICS

UTILITY PLAN		FILE NO.: 17-268
<p>MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030</p>		
LAND DEVELOPMENT PLAN		
429 S. LEWIS ROAD		
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		
ONE-CALL: 20181563545	OWNER/APPLICANT: JOHN WIRANT	SHEET 5 OF 11
DRAWN BY: WOD	CHECKED BY: JCM	DATE: JULY 12, 2019
		SCALE: 1" = 20'



UPPER PROVIDENCE TOWNSHIP ZONING REGULATIONS:
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 ZONING CLASSIFICATION: PROFESSIONAL AND BUSINESS OFFICE DISTRICT (PBO)

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MAX. IMPERVIOUS COVERAGE	25%	10.84%
MAX. BLDG. HT.	70%	57.29%
MAX. BLDG. DIMENSION	35 FEET	33 FEET
	125 FEET	93.33 FEET

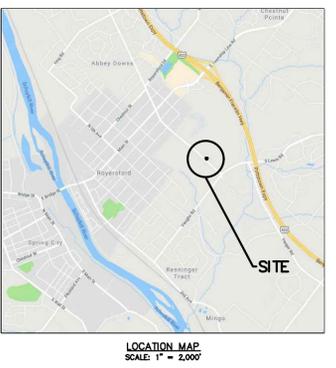
FOR MORE DETAILED INFORMATION SEE UPPER PROVIDENCE TOWNSHIP ZONING CODE.

LOT INFORMATION
 LANDS N/F JOHN M. WRANT
 TAX MAP PARCEL #61-011-005
 PARCEL ID #61-00-03052-1
 DEED BOOK 6081, PAGE 686

GROSS/NET LOT AREA: 38,745 S.F. OR 0.8895 ACRES
 MAXIMUM IMPERVIOUS AREA: 27,122 S.F. OR 0.6226 ACRES
 ZONING CLASSIFICATION: PBO

PLAN MADE AT THE REQUEST OF:
 JOHN WRANT

OWNER:
 JOHN WRANT
 46 PIN OAK DRIVE
 PHOENIXVILLE, PA 19460



LINE/TYPE LEGEND

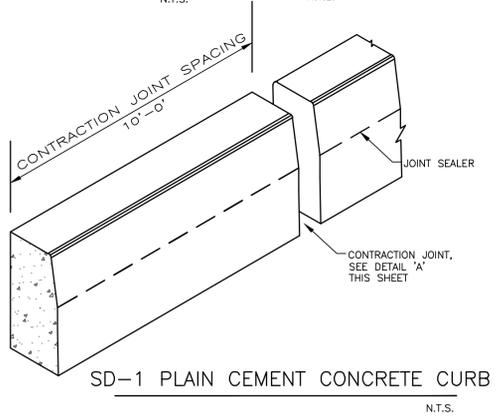
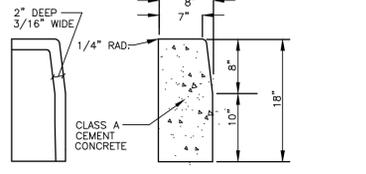
---	PROPERTY LINE
- - - -	ADJOINER PROPERTY LINE
---	ULTIMATE RIGHT-OF-WAY LINE
---	BUILDING SETBACK
-x-x-	FENCE LINE
-x-x-	OVERHEAD ELECTRIC
-x-x-	ELECTRIC LINE
-x-x-	GAS LINE
-x-x-	TELECOM LINE
-x-x-	WATER LINE
-x-x-	SANITARY LINE
-x-x-	EXISTING STORM PIPES
-x-x-	EXISTING 2' CONTOUR
-x-x-	EXISTING 10' CONTOUR
-x-x-	ZONING DISTRICT BOUNDARY
-x-x-	PROPOSED GRADING
-x-x-	PROPOSED STORMPIPE
-x-x-	PROPOSED ELECTRIC LINE
-x-x-	PROPOSED GAS LINE
-x-x-	PROPOSED WATER LINE
-x-x-	PROPOSED SANITARY LINE
-x-x-	DETECTABLE WARNING SURFACE
-x-x-	PROPOSED CURB

SYMBOL LEGEND

TW	TOP OF WALL
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⊗	PERC TEST LOCATIONS
⊙	DECIDUOUS TREE
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⊙	SANITARY CLEANOUT
⊙	STORM POLE
⊙	STORMWATER MANHOLE
⊙	ELECTRIC BOX
⊙	FIRE HYDRANT
⊙	FIRE VALVE
⊙	GAS VALVE
⊙	TELEPHONE BOX
⊙	GAS METER
⊙	ELECTRIC MANHOLE
⊙	PARKING SPACE COUNT
⊙	CONCRETE MONUMENT
⊙	IRON PIN
⊙	AC UNIT
⊙	SPOT ELEVATION
→	SLOPE ARROW

CURB CONSTRUCTION NOTES:

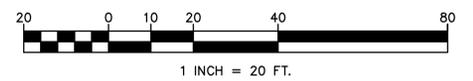
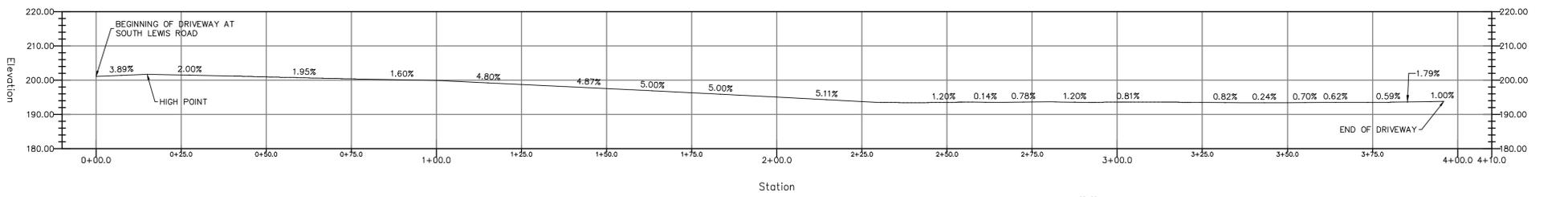
- 3/4" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED EVERY 30 FT AT STRUCTURES AND AT THE END OF EACH WORK DAY.
- CURB SHALL BE DOWEL PINNED INTO INLETS.
- SPRAY CURE OR COVER IMMEDIATELY UPON FINISHING.
- ALL AREAS ADJACENT TO STRAIGHT CURBS SHALL BE SEALED WITH AC-20, 12" WIDE.
- ALL CONCRETE SHALL BE CLASS AA AS IDENTIFIED BY PENNDOT PUBLICATION 408, SECTION 704.
- EXTRUDED CURB SHALL BE PERMITTED UNDER THE FOLLOWING CONDITIONS:
 - MACHINE MUST BE APPROVED BY THE TOWNSHIP ENGINEER.
 - CONCRETE SHALL BE CLASS AA AS DEFINED BY PENNDOT PUBLICATION 408, SECTION 704.
 - EXPANSION JOINTS SHALL BE EVERY 60', AT STRUCTURES AND AT THE END OF EACH WORK DAY.
 - FULL TIME INSPECTION REQUIRED.
- CONSTRUCTION TO BE IN ACCORDANCE WITH UPPER PROVIDENCE TOWNSHIP ENGINEERING AND CONSTRUCTION STANDARDS AND IMPROVEMENT PROCEDURES AND PENNDOT PUBLICATION 408, LATEST EDITION, WHICHEVER IS MORE RESTRICTIVE.



EXCAVATION NOTES:

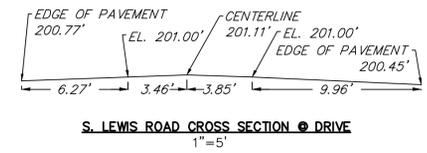
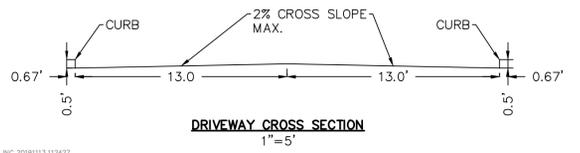
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DRIVEWAY CENTERLINE SURFACE PROFILE



GRADING PLAN NOTES:

- THE INTENTION OF THIS PLAN IS TO DEPICT THE SITE GRADING AND SURFACE FEATURE ELEVATIONS ALONG WITH ILLUSTRATING THE STORMWATER SURFACE FLOW ACROSS THE SITE.
- ANY CHANGES OR ALTERATIONS TO THE ELEVATIONS SHOWN ON THIS PLAN SHOULD BE COORDINATED WITH THE DESIGN AND TOWNSHIP ENGINEERS BEFORE PROCEEDING.



Serial Number: 20181563545
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

GRADING PLAN		FILE NO.: 17-268
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030		
LAND DEVELOPMENT PLAN		
429 S. LEWIS ROAD		
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		
ONE-CALL: 20181563545	OWNER/APPLICANT: JOHN WRANT	
DRAWN BY: WOD	429 S. LEWIS ROAD	
CHECKED BY: JCM	ROYERSFORD, PA 19468	
DATE: 11/12/19	SHEET 6 OF 11	DATE: JULY 12, 2019
SCALE: 1" = 20'		SCALE: 1" = 20'

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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LINETYPE LEGEND

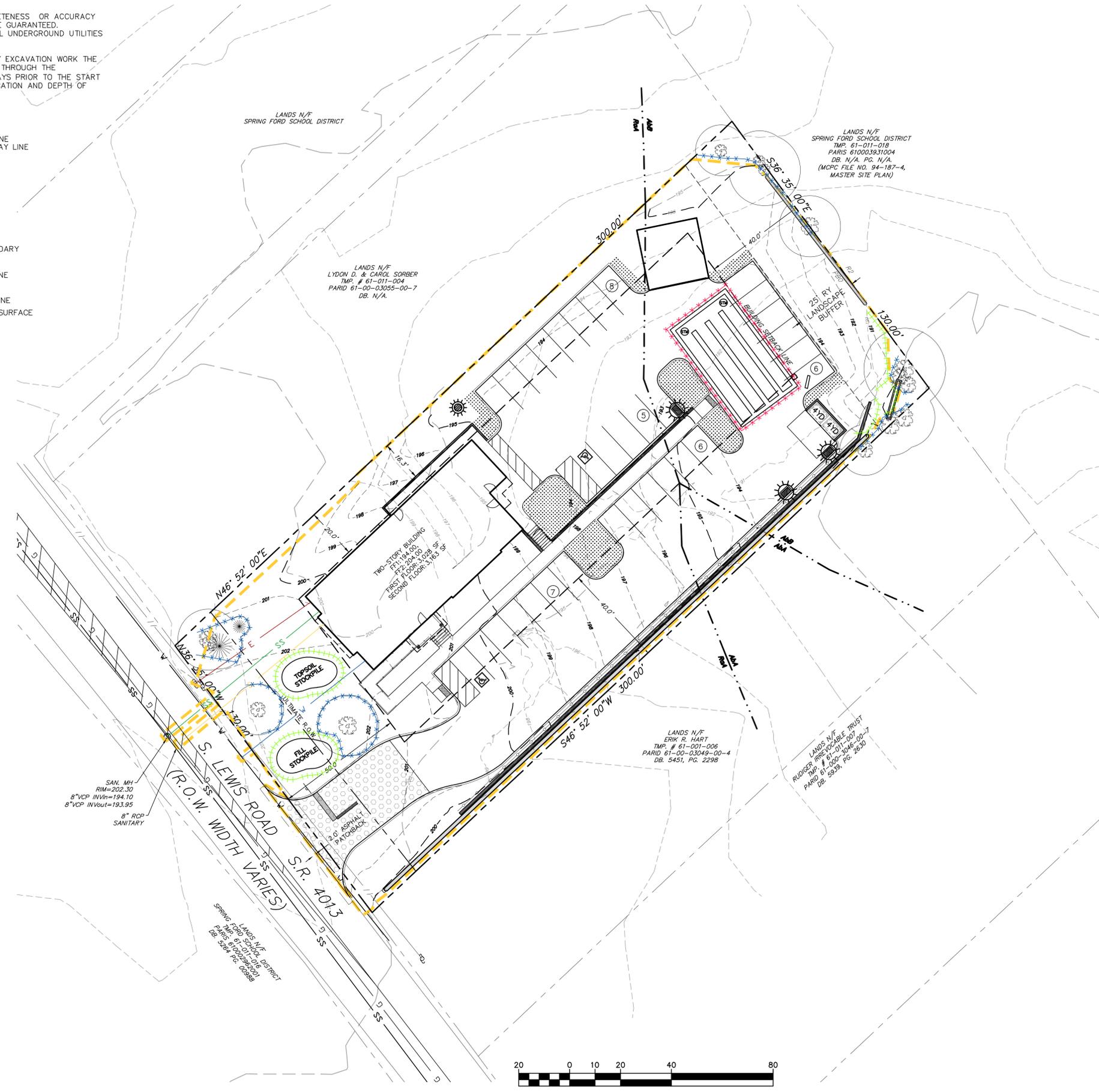
---	PROPERTY LINE
- - - -	ADJOINER PROPERTY LINE
---	ULTIMATE RIGHT-OF-WAY LINE
---	BUILDING SETBACK
X - X - X	FENCE LINE
---	OVERHEAD ELECTRIC
E	ELECTRIC LINE
G	GAS LINE
T/C	TELECOM LINE
W	WATER LINE
SS	SANITARY LINE
ST	EXISTING STORM PIPES
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	ZONING DISTRICT BOUNDARY
---	PROPOSED GRADING
---	PROPOSED STORMPIPE
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	DETECTABLE WARNING SURFACE
---	PROPOSED CURB

E&S LEGEND

---	CONSTRUCTION FENCING
---	TREE PROTECTION
---	SILT FENCE OR SILT SOCK
---	LIMIT OF DISTURBANCE
---	CONSTRUCTION ENTRANCE
---	EROSION CONTROL BLANKET AND HYDROSEEDING
---	INLET PROTECTION

SYMBOL LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
LS	LANDSCAPE AREA
⊗	PERC TEST LOCATIONS
⊙	DECIDUOUS TREE
⊙	EVERGREEN TREE
⊙	LIGHT POLE
⊙	SANITARY MANHOLE
⊙	WATER VALVE
⊙	SANITARY CLEANOUT
⊙	POWER POLE
⊙	STORM CLEANOUT
⊙	STORMWATER MANHOLE
⊙	ELECTRIC BOX
⊙	FIRE HYDRANT
⊙	FIRE VALVE
⊙	GAS VALVE
⊙	TELEPHONE BOX
⊙	GAS METER
⊙	ELECTRIC MANHOLE
⊙	PARKING SPACE COUNT
⊙	CONCRETE MONUMENT
⊙	IRON PIN
⊙	AC UNIT



LOT INFORMATION

LANDS N/F JOHN M. WIRANT
 TAX MAP PARCEL #61-011-005
 PARCEL ID #61-00-03052-1
 DEED BOOK 6081, PAGE 686

GROSS/NET LOT AREA: 38,745 S.F. OR 0.8895 ACRES
 MAXIMUM IMPERVIOUS AREA: 27,122 S.F. OR 0.6226 ACRES
 ZONING CLASSIFICATION: PBO

PLAN MADE AT THE REQUEST OF:
 JOHN WIRANT

OWNER:
 JOHN WIRANT
 46 PIN OAK DRIVE
 PHOENIXVILLE, PA 19460

EXISTING IMPERVIOUS COVERAGE:

HOUSE	1,431.6 S.F.
SHED	165.8 S.F.
POOL HOUSE	213.0 S.F.
GARAGE	576 S.F.
DRIVEWAY	3,357.3 S.F.
WOOD DECKS	718.1 S.F.
CONCRETE	1,476 S.F.
FLAGSTONE	118.5 S.F.
WALLS	69.3 S.F.
POOL	550.6 S.F.
SPA	29.6 S.F.
TOTAL	8705.8 SF

ADDED IMPERVIOUS COVERAGE:

OFFICE	3402.0 S.F.
ROOF OVERHANG	222.5 S.F.
GARAGE	576.0 S.F.
SIDEWALK CONCRETE	1,840.4 S.F.
CURB CONCRETE	583.4 S.F.
ASPHALT	15181.4 S.F.
WALLS	367.3 S.F.
TOTAL	22,173.0 S.F.

REMOVED IMPERVIOUS COVERAGE:

HOUSE	1,431.6 S.F.
SHED	165.8 S.F.
POOL HOUSE	213.0 S.F.
DRIVEWAY	3,357.3 S.F.
WOOD DECKS	718.1 S.F.
CONCRETE	1,476 S.F.
FLAGSTONE	118.5 S.F.
WALLS	67.5 S.F.
POOL	550.6 S.F.
SPA	29.6 S.F.
TOTAL	8128 SF

PROPOSED IMPERVIOUS COVERAGE:

OFFICE	3402.0 S.F.
ROOF OVERHANG	222.5 S.F.
GARAGE	576.0 S.F.
ASPHALT	15181.4 S.F.
SIDEWALK CONCRETE	1,840.4 S.F.
CURB CONCRETE	583.4 S.F.
WALLS	369.1 S.F.
TOTAL	22,174.8 SF

(57.23% OF NET LOT AREA)

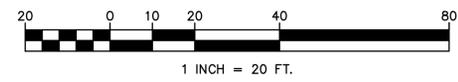
EROSION AND SEDIMENTATION CONTROL PLAN
 DISTURBED AREA 37,729 SF± (0.866 AC)

Serial Number: 20181563545

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

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EROSION AND SEDIMENT CONTROL PLAN		FILE NO.: 17-268
MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030		
LAND DEVELOPMENT PLAN		
429 S. LEWIS ROAD		
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		
ONE-CALL: 20181563545	OWNER/APPLICANT: JOHN WIRANT	SHEET 7 OF 11
DRAWN BY: WOD	429 S. LEWIS ROAD	DATE: JULY 12, 2019
CHECKED BY: JCM	ROYERSFORD, PA 19468	SCALE: 1" = 20'

NOTES:

- NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25% OR GREATER) SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL NETTING.
- GEOTEXTILE FABRIC SHALL BE CLASS 1. GEOTEXTILE FABRIC IN ACCORDANCE WITH PENNDOT SPECIFICATION FROM 408. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYFAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
- TO ALL AREAS WHICH REMAIN DISTURBED FOR MORE THAN 20 DAYS AND WILL BE SUBJECT TO THE ACTION OF EARTHMOVING AND OTHER EQUIPMENT, APPLY A MULCH (WOODCHIP-20 TONS PER ACRE; HAY OR STRAW-3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN FOR MORE THAN 20 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
- ALL TREES AND BRUSH WITHIN THE SIGHT TRIANGLE SHALL BE TRIMMED AND/OR REMOVED AS NECESSARY TO OBTAIN CLEAR SIGHT DISTANCE.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALLED EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
- A ROUTINE "END-OF-DAY-CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL DESIGN, IMPLEMENT, AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS THE RESULT OF STORMWATER RUNOFF.
- TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER APPROVAL OF THE TOWNSHIP ENGINEER AND THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.

MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES

A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL DESIGN, IMPLEMENT, AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS A RESULT OF STORMWATER RUNOFF.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

INLET PROTECTION: INLET PROTECTION SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.

SILT FENCE/SOCK: SILT FENCE/SOCK SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM SILT FENCES/SOCKS WHEN IT REACHES 1/2 THE FENCE/SOCK HEIGHT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER. SILT FENCING/SOCK WHICH HAS BEEN UNDERMINED OR TOPPED WILL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.

SEDIMENT DISPOSAL: SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND DRAINAGE SWALES.

DUST CONTROL: DUST AND OTHER PARTICLES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NEEDED OR AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT.

PREPARATION OF AREAS TO BE TOPSOILED

GRADE THE AREAS TO BE COVERED BY TOPSOIL, USING ACCEPTABLE METHODS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE PLACING THE TOPSOIL. REMOVE STONES AND OTHER FOREIGN MATERIAL 2 INCHES OR LARGER IN DIMENSION. REMOVE AND SATISFACTORILY DISPOSE OF UNSUITABLE AND SURPLUS MATERIAL.

PLACING AND SPREADING TOPSOIL

PLACE TOPSOIL ON THE PREPARED AREAS AND, UNLESS OTHERWISE INDICATED, SPREAD AND COMPACT TO A 4-INCH UNIFORM DEPTH ± 1/2 INCH. COMPACT WITH A ROLLER WEIGHING NOT OVER 120 POUNDS PER FOOT WIDTH OF ROLLER OR BY OTHER ACCEPTABLE METHODS, AS DIRECTED. REMOVE OVERDEPTH TOPSOIL, UNLESS OTHERWISE AGREED UPON IN WRITING. DO NOT PLACE TOPSOIL IN A

SEEDING SPECIFICATIONS:

WHERE DENUDED AREAS ARE DESIRED TO BE LAWN:

- PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.
- APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT.
- APPLY FERTILIZER ACCORDING TO SOIL TEST OR WORK IN DEEPLY 20 LBS. OF 0-20-20 OR EQUIVALENT PER 1,000 SQ. FT. AND AT THE TIME OF SEEDING, WORK INTO THE SURFACE 10 LBS. OF 10-10-10 OR EQUIVALENT PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
- SMOOTH AND FIRM AREA TO BE SEEDED PRIOR TO SEEDING.
- SEED USING A MIXTURE OF 60% PENNSTAR KENTUCKY BLUEGRASS, 30% PENNLAWN RED FESCUE AND 10% PENNFINE PERENNIAL RYEGRASS AT THE RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.
- COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH (RATE OF 3 TONS PER ACRE).
- MOW AS REQUIRED.
- WHERE SLOPES EXCEED 25% JUTE NETTING OR OTHER APPROVED (EQUAL) SLOPE STABILIZATION MEASURES SHALL BE UTILIZED. IN ADDITION, THE SEEDING SPECIFICATIONS FOR STEEP SLOPES SHALL BE INCREASED TO INCLUDE 3 LBS./1,000 SQ. FT. OF ANNUAL RYEGRASS FOR RAPID VEGETAL ESTABLISHMENT.

HYDROSEEDING SPECIFICATIONS

DEFINITION: STABILIZING SEDIMENT PRODUCING AND SEVERELY ERODED AREAS BY ESTABLISHING PERMANENT GRASS COVER.

PURPOSE: TO PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL RAPID RUN-OFF AND EROSION.

PROCEDURE: SURFACE TO BE HYDRO-SEEDED SHALL BE CLEANED OF ALL DEBRIS AND OTHER MATTER HARMFUL TO UNIFORM GERMINATION. A WATER-SLURRY MIXTURE COMPOSED OF THE BELOW MENTIONED "MATERIALS" SHALL BE SPRAYED UNIFORMLY OVER THE AREAS TO BE HYDRO-SEEDED.

MATERIALS:

PERMANENT SEEDING

NAME	DESCRIPTION	APPLICATION RATE (PER ACRE)
1)	60% PENNSTAR KENTUCKY BLUEGRASS	260 LBS.
2)	30% PENNLAWN RED FESCUE	
3)	10% PENNFINE PERENNIAL RYEGRASS	

2)	COMMERCIAL FERTILIZER	10-20-20	1,000 LBS.
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3)	LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	2 TONS
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4)	MULCH	HAY OR STRAW	3 TONS
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5)	SOIL STABILIZER	TERRA TACK OR EQUIVALENT	20 LBS.
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1)	SEED	ANNUAL RYEGRASS (95% PURE)	40 LBS.
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2)	COMMERCIAL FERTILIZER	5-5-5	1,000 LBS.
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3)	LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	1 TON
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4)	MULCH	HAY OR STRAW	3 TONS
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CONSTRUCTION TIMING AND SEQUENCE

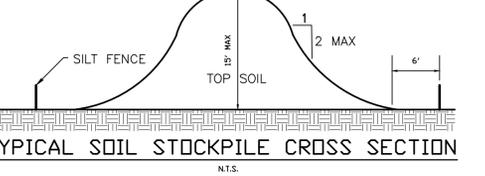
NOTE: THE TOWNSHIP ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF THE SEEPAGE BED AND PRIOR TO THE START OF EARTHMOVING ACTIVITIES.

- NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE. ANTICIPATED DATE: AUGUST 2019.
- CONTRACTOR IS TO INSTALL A STABILIZED CONSTRUCTION ENTRANCE FOR CONSTRUCTION ACCESS. THIS ENTRANCE MUST BE UTILIZED BY ALL CONSTRUCTION VEHICLES EXITING THE SITE.
- INSTALL TREE PROTECTION AS INDICATED ON PLAN. INSTALL SILT FENCE AS SHOWN ON PLAN AND ON THE DOWNHILL SIDE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE.
- PRIOR TO EARTH DISTURBANCE, NOTIFY THE TOWNSHIP ENGINEER THAT CONSTRUCTION IS GOING TO BEGIN.
- REMOVE TREES DESIGNATED FOR REMOVAL AND CLEAR AND CRUB THE AREAS AS NECESSARY WITHIN THE LIMITS OF DISTURBANCE OF EXISTING VEGETATION. STRIP TOPSOIL AND STOCKPILE SUITABLE MATERIAL FOR FUTURE USE. UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SURROUND STOCKPILES WITH SILT FENCE. TEMPORARILY SEED ALL STOCKPILED TOPSOIL PER THE TEMPORARY SEEDING SPECIFICATIONS. ONLY LIMITED CLEARING AND GRUBBING IS PERMITTED FOR ACCESS TO SEDIMENT INSTALLATIONS.
- ONCE THE TEMPORARY CONTROLS ARE IN PLACE AND FUNCTIONING, BEGIN CONSTRUCTION OF THE IMPROVEMENTS. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE IN AN APPROVED MANNER.
- REMOVE THE EXISTING DRIVEWAY, RESIDENCE, SHED, POOL HOUSE, POOL, SPA, PATIOS, WALKS, WALLS, WOOD DECKS, AND UTILITIES AS SHOWN ON THE EXISTING CONDITIONS/DEMOLITION PLAN. MOVE THE EXISTING GARAGE INTO ITS NEW LOCATION AS SHOWN ON THE PLANS.
- PERFORM ROUGH GRADING OF THE SITE.
- BEGIN EXCAVATION FOR THE FOUNDATION OF THE PROPOSED BUILDING. CONTINUE CONSTRUCTION OF THE PROPOSED BUILDING, ROOF RAINWATER COLLECTION SYSTEM, UTILITIES, STORMWATER INLETS AND CONVEYANCE PIPING, DRIVEWAY, PARKING LOT, LANDSCAPING, WALLS, WALKS, AND RAMPS. PROVIDE INLET PROTECTION ON ALL NEWLY INSTALLED INLETS AND MAINTAIN UNTIL CONTRIBUTORY AREA IS VEGETATED. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY. DO NOT CONSTRUCT THE PARKING LOT AREA IN THE VICINITY OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
- INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.
- UPON FINAL STABILIZATION OF THE CONTRIBUTORY AREA AND APPROVAL FROM THE TOWNSHIP ENGINEER, INSTALL THE PERMANENT BURIED ADS PIPE. CONNECT SUMP BOX AND C-INLETS TO THE PERMANENT BURIED ADS PIPE. CONNECT THE ADS PIPE, OUTLET CONVEYANCE PIPE TO THE PROPOSED LEVEL SPREADER AS SHOWN ON THE PLAN. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF THE BURIED ADS PIPE. THE INFILTRATION SYSTEM SHALL NOT RECEIVE RUNOFF WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP ENGINEER AND THE ENTIRE AREA CONTRIBUTORY TO THE INFILTRATION BMP HAS ACHIEVED FINAL STABILIZATION.
- FINISH PARKING LOT CONSTRUCTION AND STRIPING.
- FINAL GRADE DENUDED AREAS, SPREAD STOCKPILED TOPSOIL AND SEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH SOD OR EROSION CONTROL NETTING AND MULCH.
- INSTALL FINAL HARDSCAPE AND LANDSCAPE FEATURES, AND COMPLETE CONSTRUCTION.
- UPON PERMANENT STABILIZATION, REMOVE THE SEDIMENT BARRIERS. IMMEDIATELY SEED ANY DENUDED AREAS DUE TO THEIR REMOVAL. NOTE: REMOVAL OF SEDIMENT BARRIERS SHALL BE PERFORMED ONLY AFTER CONCURRENCE OF THE TOWNSHIP ENGINEER.
- CONSTRUCTION COMPLETED. ANTICIPATED DATE: FEBRUARY 2020.

25' REAR YARD LANDSCAPING BUFFER

THE 25' REAR YARD LANDSCAPING BUFFER SHALL BE PLANTED AS PER §154-36-D-5(c) OF THE CODE OF UPPER PROVIDENCE TOWNSHIP:

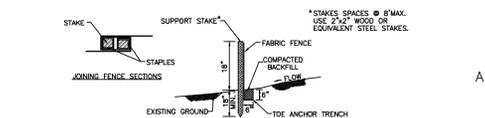
- 60% DECIDUOUS MATERIAL
- 40% EVERGREEN MATERIAL



NOTE: SILT FENCE MUST COMPLETELY ENCLOSE STOCKPILES

TOP SOIL PROTECTION:

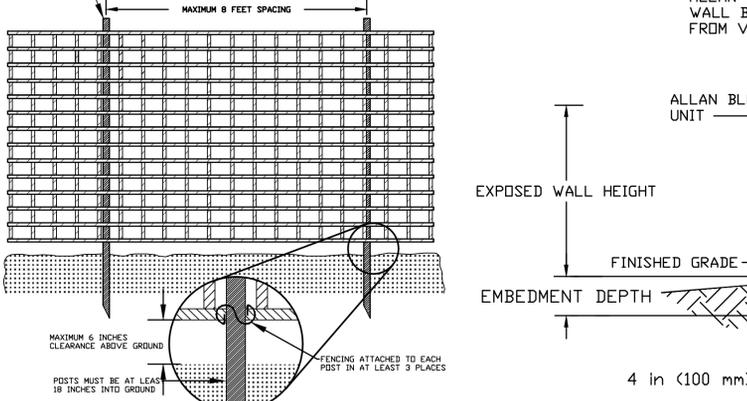
TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.



FILTER FABRIC MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8' UP SLOPE AND 45' TO THE MAIN BARRIER ALIGNMENT. ANY SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. SEE ROCK FILTER OUTLET DETAIL.

SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

STANDARD FILTER FABRIC FENCE



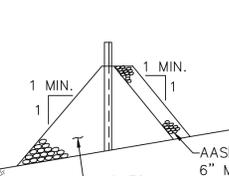
- PROTECTION BARRIERS SHALL BE 4 FEET HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL. (PLASTIC ORANGE CONSTRUCTION FENCE AND SNOW-FENCE MAY BE USED)
- PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.
- ADDITIONAL WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.

SPECIMEN TREE PROTECTION BARRIER FENCING

N.T.S.

PARKING LOT LANDSCAPING REQUIREMENTS

1. PARKING LOT LANDSCAPING ISLANDS ARE TO BE PLANTED WITH A MINIMUM OF ONE SHADE TREE AND THREE SHRUBS.



NOTE: SILT FENCE MUST COMPLETELY ENCLOSE STOCKPILES

TOP SOIL PROTECTION:

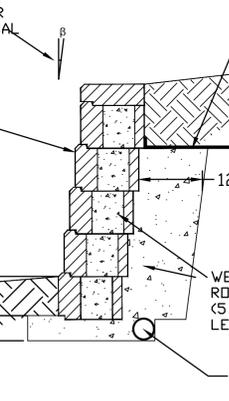
TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.



FILTER FABRIC MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8' UP SLOPE AND 45' TO THE MAIN BARRIER ALIGNMENT. ANY SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. SEE ROCK FILTER OUTLET DETAIL.

SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

STANDARD FILTER FABRIC FENCE

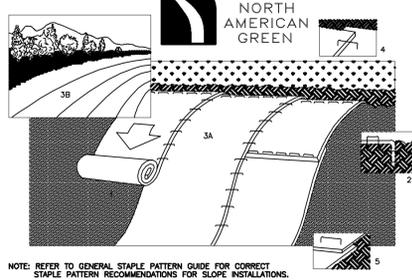


- PROTECTION BARRIERS SHALL BE 4 FEET HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL. (PLASTIC ORANGE CONSTRUCTION FENCE AND SNOW-FENCE MAY BE USED)
- PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.
- ADDITIONAL WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.

SPECIMEN TREE PROTECTION BARRIER FENCING

N.T.S.

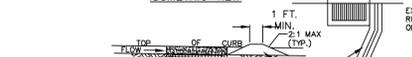
SLOPE INSTALLATION



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-TO-SEED DO NOT SEED PREPARED AREA. CELL-TO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STRIPING.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.



ISOMETRIC VIEW



NOTE: MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR ALL INSTALLATIONS. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SURFACE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 P.S.F. AND A MINIMUM TRIANGULAR TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-15 FILTER BAG INLET PROTECTION - TYPE C INLET

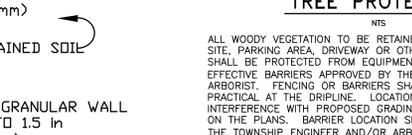


NOTE: ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER AND/OR ARBORIST. FENCING OR BARRIERS SHALL BE PLACED AS MUCH AS IS PRACTICAL AT THE DRUPLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS. BARRIER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER AND/OR ARBORIST.

COMPOST STANDARDS

ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.0
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 ds/m (mmhqe/cm) MAXIMUM

MODIFIED CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



NOTE: MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

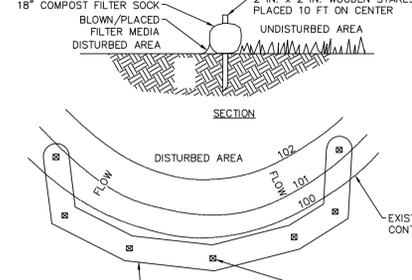
TREE PROTECTION

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER AND/OR ARBORIST. FENCING OR BARRIERS SHALL BE PLACED AS MUCH AS IS PRACTICAL AT THE DRUPLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS. BARRIER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER AND/OR ARBORIST.

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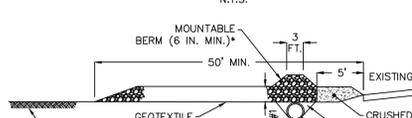
18" COMPOST FILTER SOCK



NOTE: SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

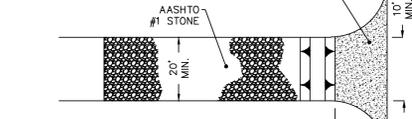
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTOGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL 18" COMPOST FILTER SOCK

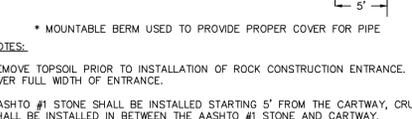


NOTE: MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

PROFILE



PLAN VIEW



NOTE: MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

AASHTO #1 STONE SHALL BE INSTALLED STARTING 5' FROM THE CARTWAY. CRUSHED STONE SHALL BE INSTALLED IN BETWEEN THE AASHTO #1 STONE AND CARTWAY.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

MODIFIED CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



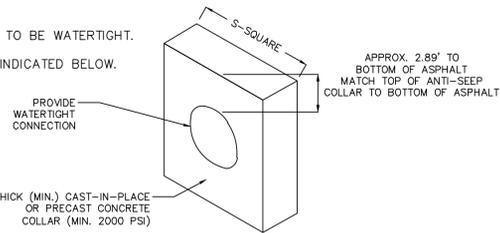
NOTE: MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

TREE PROTECTION

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER AND/OR ARBORIST. FENCING OR BARRIERS SHALL BE PLACED AS MUCH AS IS PRACTICAL AT THE DRUPLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS. BARRIER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER AND/OR ARBORIST.

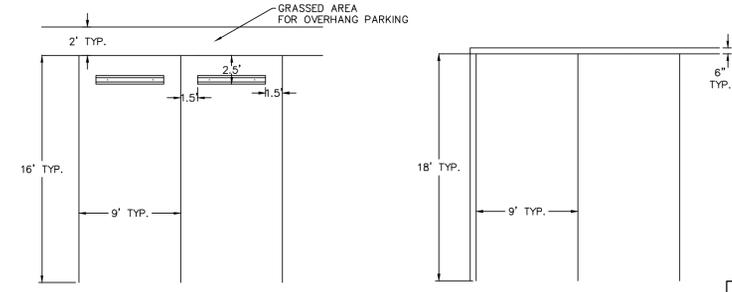
Serial Number: 20181563545
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

NOTES:
ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
COLLAR SIZE AND SPACING SHALL BE AS INDICATED BELOW.

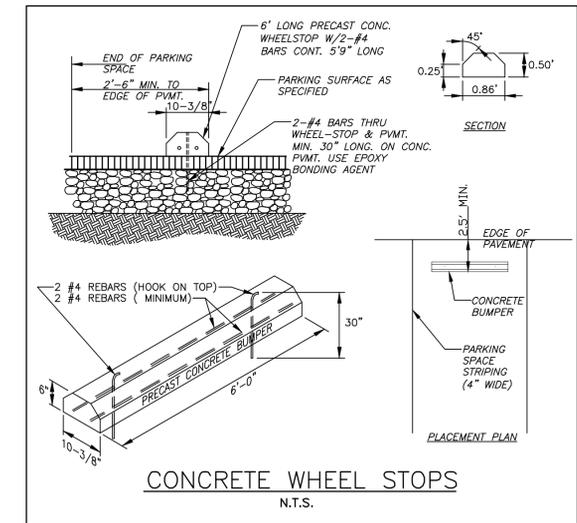


BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	DISTANCE WEIR TO 1ST COLLAR (FT)	COLLAR SPACING (FT)
PCSM #1	12"	60"	1	3'	N/A - ONE COLLAR

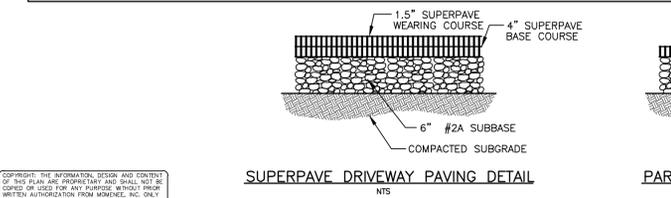
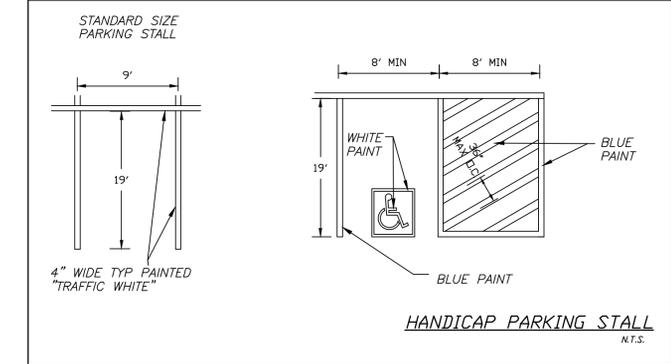
**STANDARD CONSTRUCTION DETAIL #7-16
CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS**
N.T.S.



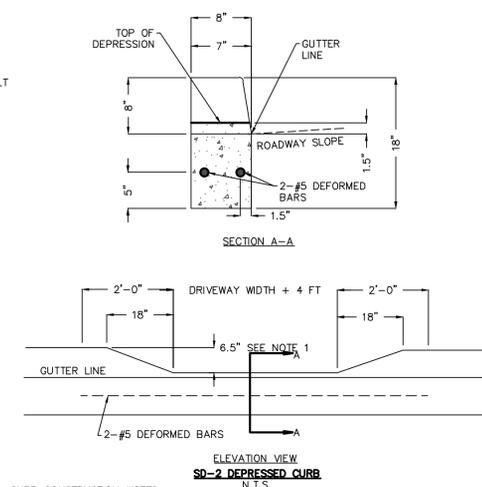
PARKING STALL DETAIL W/GRASSED BUFFER N.T.S. PARKING STALL DETAIL W/CURB N.T.S.



CONCRETE WHEEL STOPS N.T.S.

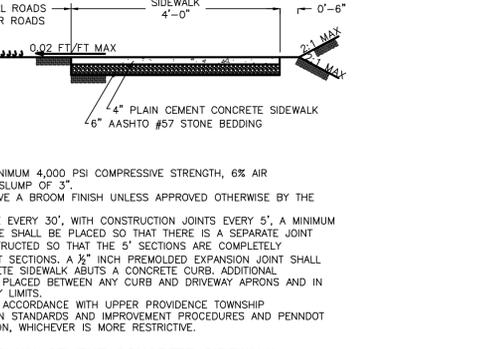
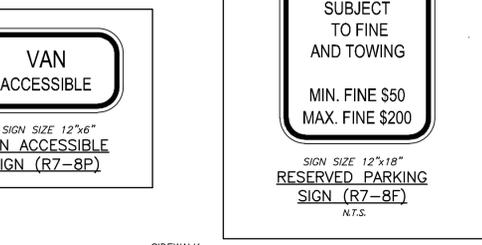


SUPERPAVE DRIVEWAY PAVING DETAIL N.T.S. PARKING LOT PAVING DETAIL N.T.S. PARKING LOT PAVING DETAIL OVER PCSM N.T.S.

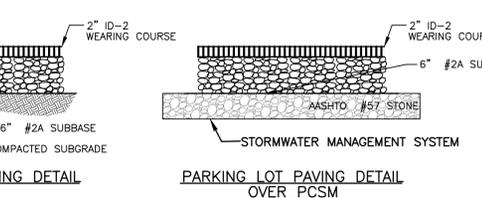
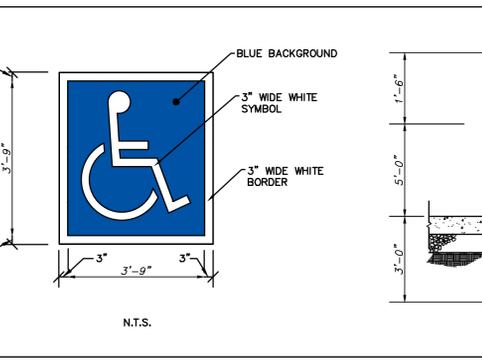


CURB CONSTRUCTION NOTES:
1. DIMENSIONS MAY VARY TO MEET EXISTING CURBS.
2. PROVIDE 4\"/>

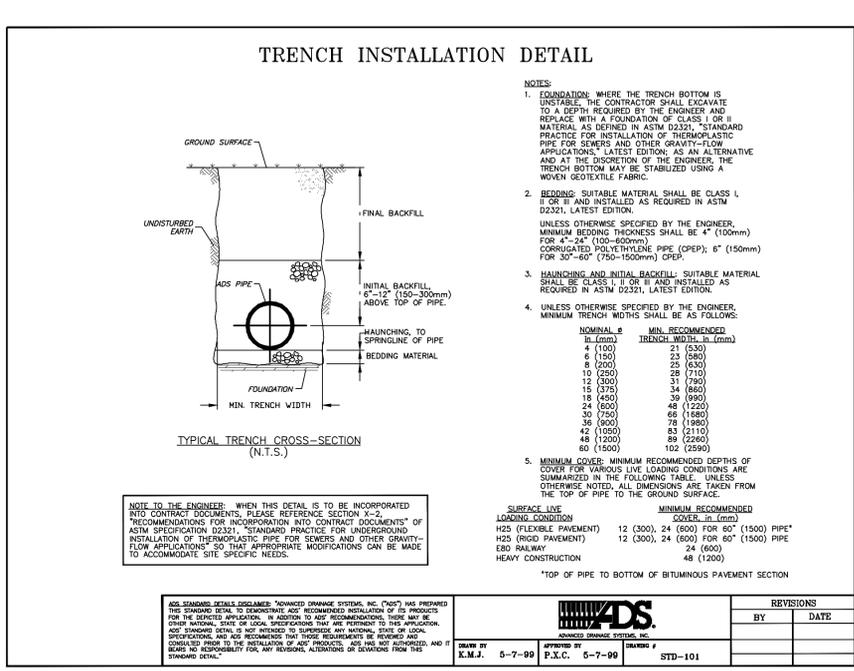
VIOLATORS SUBJECT TO FINE AND TOWING
MIN. FINE \$50
MAX. FINE \$200
RESERVED PARKING SIGN (R7-8F)
N.T.S.



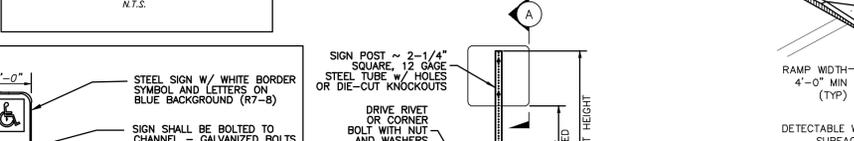
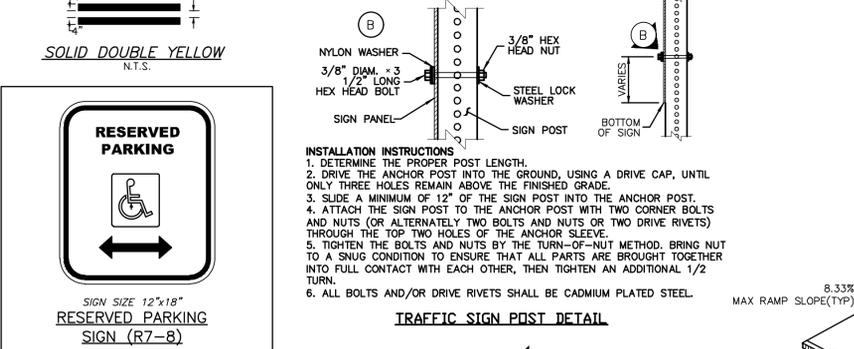
SD-4 PLAIN CEMENT CONCRETE SIDEWALK N.T.S.



TRAFFIC SIGN POST DETAIL N.T.S.



NOMINAL PIPE SIZE (IN)	MIN. RECOMMENDED TRENCH WIDTH (in)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
14 (350)	34 (860)
16 (400)	37 (940)
18 (450)	39 (990)
20 (500)	42 (1060)
24 (600)	48 (1200)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2580)



CONSTRUCTION NOTES & DETAILS-2
FILE NO.: 17-268

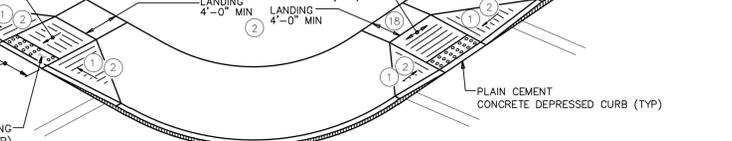
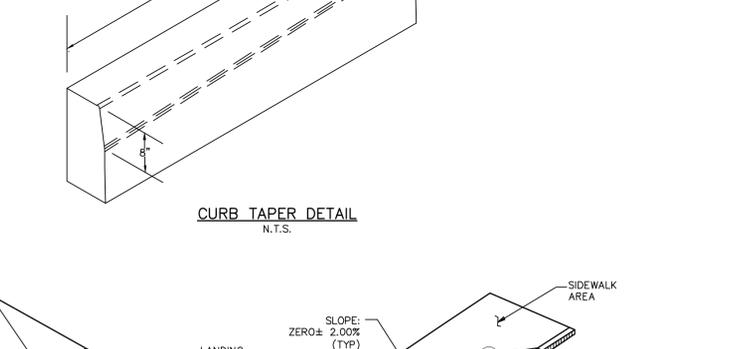
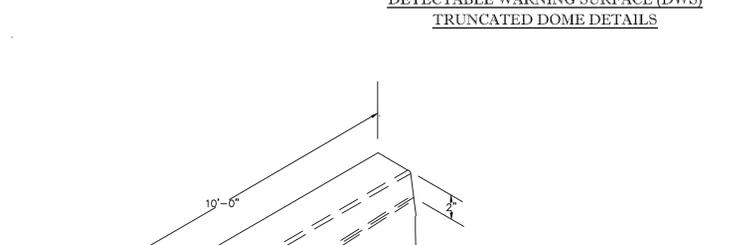
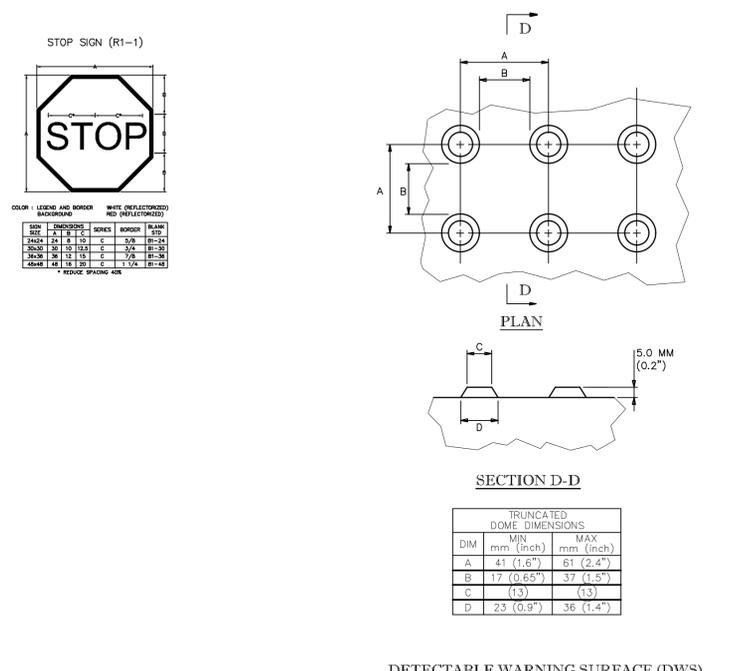
MOMENEY, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030

LAND DEVELOPMENT PLAN
429 S. LEWIS ROAD
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

OWNER/APPLICANT: JOHN WIRANT
429 S. LEWIS ROAD
ROYERSFORD, PA 19468

ONE-CALL: 20181563545
DRAWN BY: WOD
CHECKED BY: JCM

SHEET 9 OF 11
DATE: JULY 12, 2019
SCALE: AS NOTED



CONSTRUCTION NOTES & DETAILS-2
FILE NO.: 17-268

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ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030

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DATE: JULY 12, 2019
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INFILTRATION BMP NOTES

- 1) INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEPTAGE BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM FABRIC, STONE, BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
- 2) ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
- 3) THE BOTTOM OF ALL INFILTRATION BMPs SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
- 4) INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEM SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES AND DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THE SYSTEM. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.

CONSTRUCTION SPECIFICATIONS STORMWATER DETENTION SYSTEMS

1. ALTER AND REFINE THE GRADES AS NECESSARY TO BRING SUBGRADE TO REQUIRED GRADES AND SECTIONS AS SHOWN IN THE DRAWINGS.
2. THE TYPE OF EQUIPMENT USED IN SUBGRADE PREPARATION CONSTRUCTION SHALL NOT CAUSE UNDUE SUBGRADE COMPACTION. TRAFFIC OVER SUBGRADE SHALL BE KEPT AT A MINIMUM.
3. INSTALL POLYPROPYLENE GEOTEXTILE FABRIC (I.E., DUPONT TYPAR #3401, AMOCO PROPEX #4545, OR APPROVED EQUIVALENT) ON BOTTOM OF BED AREAS AND TACK UP SIDES OF EXCAVATION. WHERE EDGES OF ROLLS OVERLAP, THEY SHALL DO SO BY AT LEAST TWO FEET. ADEQUATE FABRIC SHALL BE LEFT ON THE ROLLS (NOT CUT FROM SIDE INSTALLATION) TO FACILITATE OVERTOPPING THE STONE AT COMPLETION OF BED AREA.
4. ALL STONE USED SHALL BE CLEAN, WASHED, CRUSHED STONE AGGREGATE MEETING PENNDOT/AASHTO #3 SPECIFICATIONS.
5. STONE BASE COURSE SHALL BE LAID OVER A DRY SUBGRADE, TO A DEPTH SHOWN IN DRAWINGS, IN LIFTS TO LAY NATURALLY COMPACTED. DO NOT ROLL OR COMPACT THE STONE BASE COURSE. KEEP THE BASE COURSE CLEAN FROM DEBRIS, CLAY AND ERODING SOIL.
6. COVER STONE BED WITH REMAINING FABRIC.
7. STONE BED TO BE TOTALLY ENCLOSED IN THE GEOTEXTILE FABRIC.
8. ALL PVC PIPE TO BE SCHEDULE 80.

STORMWATER MANAGEMENT FACILITY MAINTENANCE PLAN

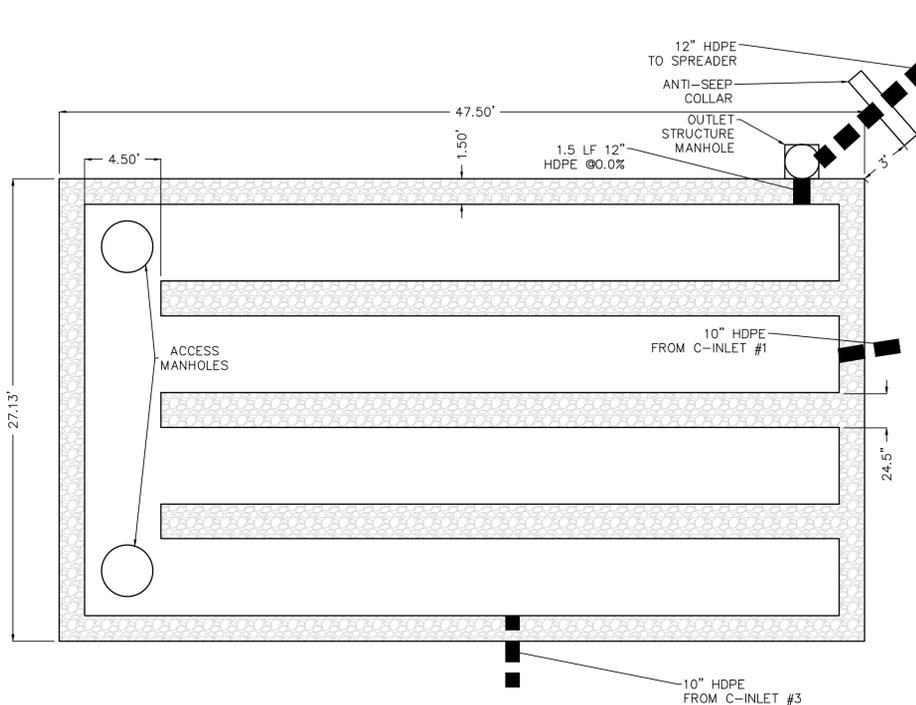
THE STORMWATER MANAGEMENT SYSTEM ON THIS LOT CONSISTS OF BURIED ADS N-12 HDPE PIPE BURIED IN A STONE BED. ALL STONE WILL BE SURROUNDED BY FILTER FABRIC. WATER RUNOFF IS DIRECTED TO THE SYSTEM VIA C-INLETS AND THE ASSOCIATED CONVEYANCE PIPING WHICH CAPTURES AND COLLECTS RUNOFF FROM PORTIONS OF THE ROOF, PORTIONS OF THE PARKING AREA, PORTIONS OF THE WALKWAYS, AND SOME OF THE PROPOSED GRASSED AREAS.

THE SYSTEM IS DESIGNED TO PROMOTE GROUNDWATER RECHARGE. RUNOFF IN EXCESS CAPACITY OF THE SYSTEM WILL DISCHARGE VIA 8" PVC CONVEYANCE PIPING TO A BUBBLE-UP LEVEL SPREADER SO IT MAY DISCHARGE TO GRADE IN AN UNCONCENTRATED MANNER.

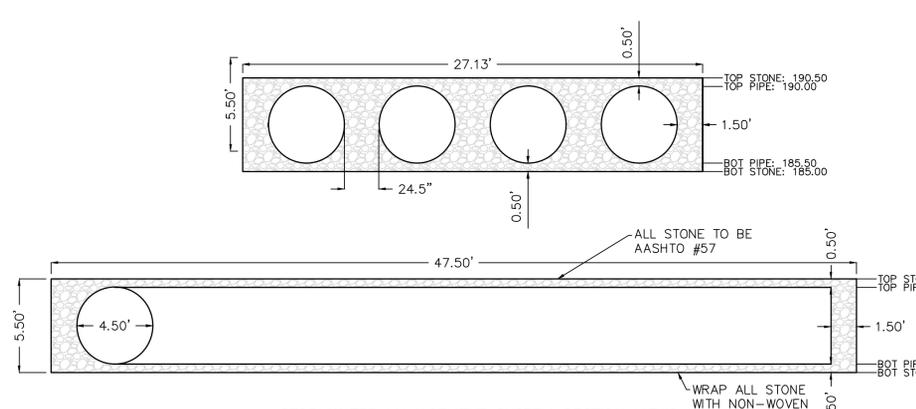
THE RESPONSIBILITY FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON THIS LOT IS THAT OF THE PROPERTY OWNER.

MAINTENANCE OF THE FACILITIES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

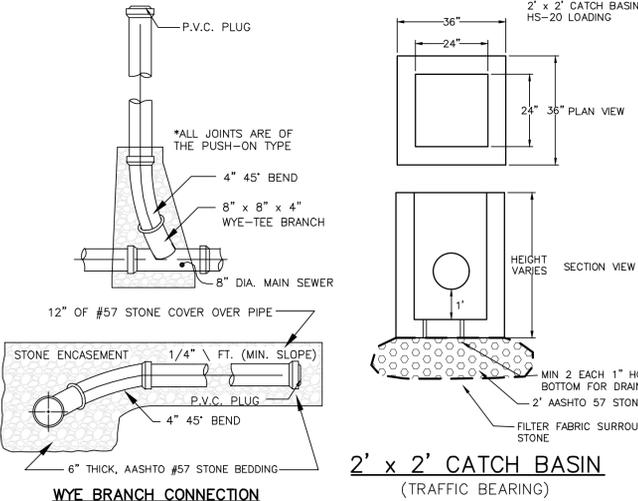
1. THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT IMPEDE THE FLOW OF WATER DRAINING TO THE STORMWATER MANAGEMENT BASIN.
 2. ALL ROOF DOWNSPOUTS AND OTHER WATER WAYS SHALL BE KEPT OPEN AND OPERATION TO PASS THE FLOW OF WATER TO THE BASIN AS INTENDED.
 3. SUBSURFACE PIPES SHALL BE INSPECTED ON AN ANNUAL BASIS TO INSURE THAT THEY ARE CLEAN AND OPERATIONAL. ANY ACCUMULATED DEBRIS AND SILT SHALL BE REMOVED IN A TIMELY MANNER. THE SUBSURFACE PIPES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER WITHIN THEM.
 4. PROMPT REMEDIAL MEASURES ARE TO BE TAKEN IN THE EVENT OF ANY BLOCKAGE OR MALFUNCTION OF THE SYSTEM.
- THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT TAKE ANY MEASURES TO DISRUPT OR IN ANY WAY IMPAIR THE EFFECTIVENESS OF THE BASIN OR ITS CONTROLS. THIS INCLUDES ALTERATION OF GRADES IN ANY MANNER THAT WOULD DIVERT RUNOFF AWAY FROM INLET COLLECTION POINTS.



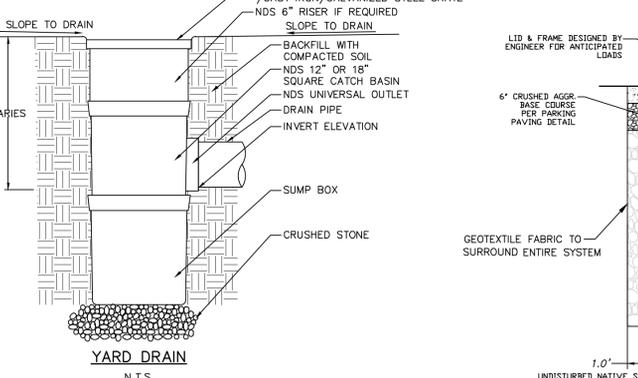
STORMWATER MANAGEMENT SYSTEM PLAN VIEW
1"=5'



STORMWATER MANAGEMENT SYSTEM SECTION VIEWS
1"=5'



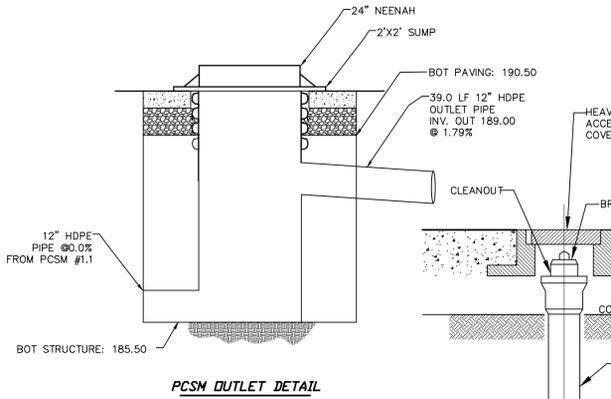
WYE BRANCH CONNECTION
N.T.S.



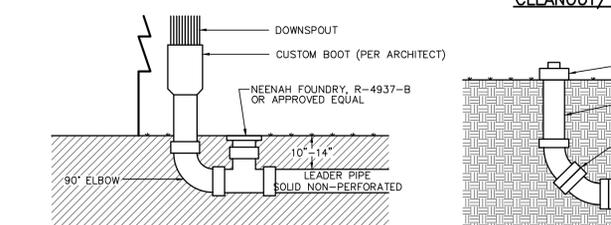
YARD DRAIN
N.T.S.

RISER TEE W/ CONCRETE INSTALLATION DETAIL
N.T.S.

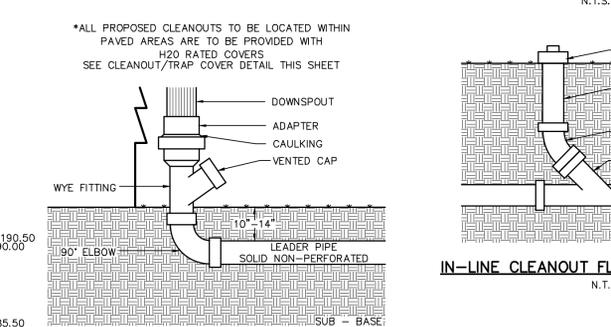
Copyright: The information, design and content of this plan are proprietary and shall not be copied or used for any purpose without prior written authorization from MOMENEE, INC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE USED FOR CONSTRUCTION PURPOSES.
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MOMENEE, INC. 201911.11214
PA PERMIT NO. 0011212008.MAI.000000017298



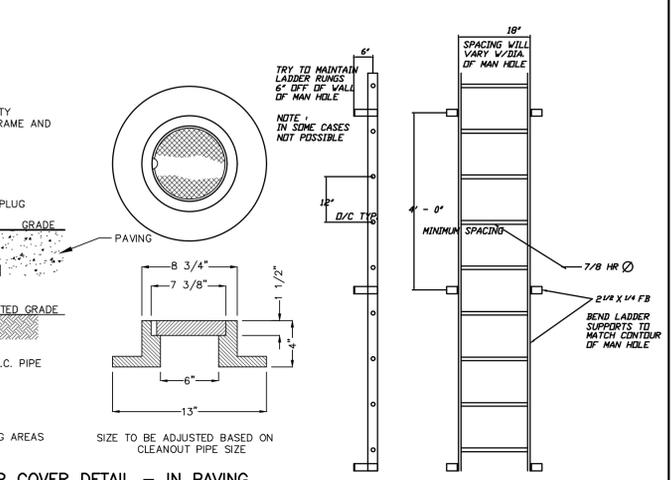
PCSM OUTLET DETAIL
N.T.S.



DOWNSPOUT DETAIL*
N.T.S.



DOWNSPOUT DETAIL
N.T.S.

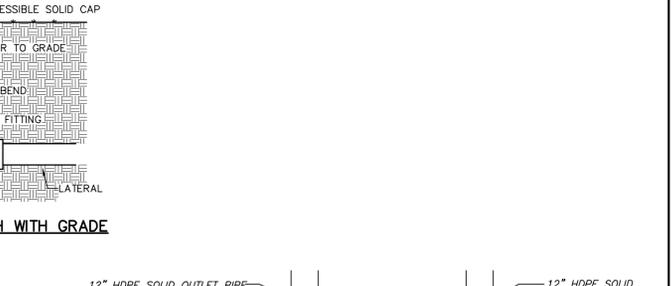


CLEANOUT/TRAP COVER DETAIL - IN PAVING
N.T.S.

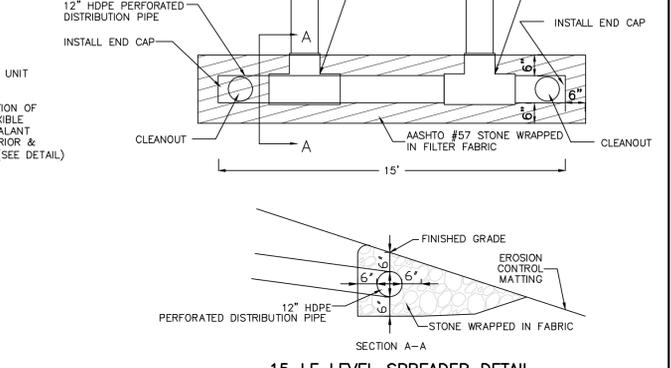
STORMWATER RISER ACCESS LADDER
N.T.S.



TERMINAL CLEANOUT (TYPICAL)
N.T.S.



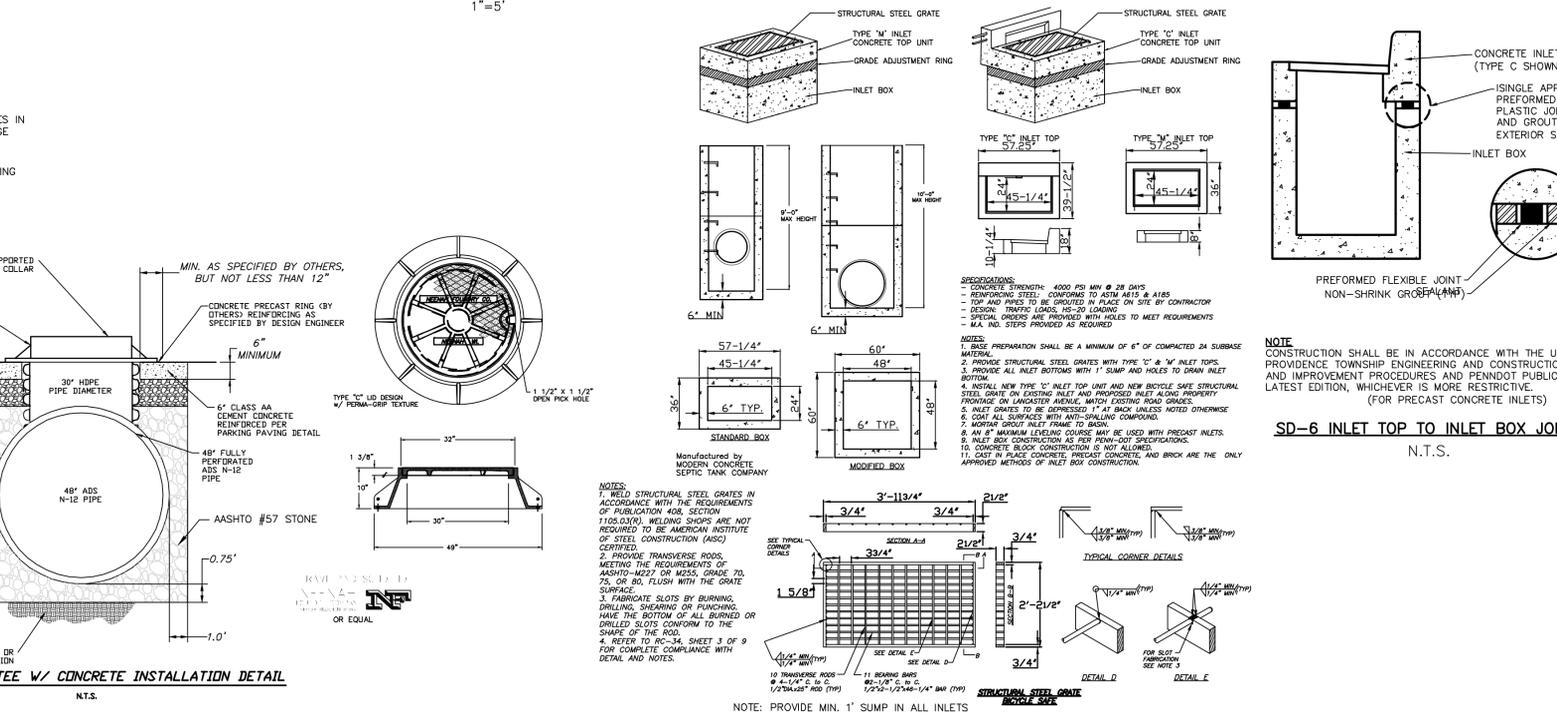
IN-LINE CLEANOUT FLUSH WITH GRADE
N.T.S.



SD-6 INLET TOP TO INLET BOX JOINT SEAL
N.T.S.



15 LF LEVEL SPREADER DETAIL
N.T.S.



STRUCTURAL STEEL GRATE
N.T.S.

NOTE: PROVIDE MIN. 1' SUMP IN ALL INLETS

CONSTRUCTION NOTES & DETAILS-3		FILE NO.: 17-268
MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030		
LAND DEVELOPMENT PLAN 429 S. LEWIS ROAD UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		
ONE-CALL: 20181563545	OWNER/APPLICANT: JOHN WIRANT	SHEET 10 OF 11 DATE: JULY 12, 2019 SCALE: AS NOTED
DRAWN BY: WOD	429 S. LEWIS ROAD	
CHECKED BY: JCM	ROYERSFORD, PA 19468	

**BEFORE THE UPPER PROVIDENCE
TOWNSHIP
BOARD OF SUPERVISORS**

RESOLUTION 2020-12

Applicant: Pope John Paul II High School

Township Plan 5006-0358-0001 LD

FINAL LAND DEVELOPMENT APPROVAL

The Board of Supervisors grants Applicant, Pope John Paul II High School, final approval for its stadium lighting plan.

The submitted plans are in response to a note on the original stadium plan set calling for an additional submission if lighting were desired at a future time. The present application is not in recordable form and will not be recorded as a plan amendment insofar as it is strictly limited to the installation of light poles, but will be retained in the Township's records.

This Board's approval is subject to Applicant complying in all respects with the December 16, 2019 review letter from Gilmore & Associates.

Stadium lights will not be on after the hour of 11:00 p.m.

No public improvements are associated with this submission.

DULY PRESENTED AND ADOPTED by the Upper Providence Township Board of Supervisors at a public meeting held this 18th day of February, 2020.

**UPPER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**

BY: _____
Helene Calci, Chair

Attest: _____
Timothy J. Tieperman, Secretary

APPLICANT'S ACCEPTANCE OF APPROVAL CONDITIONS

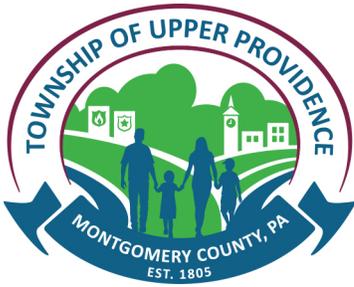
Applicant agrees to the above conditions this _____ day of
_____, 2020.

Pope John Paul II High School

BY: _____

EXHIBIT "A"
[Plan List]

Plan Name		
*** Engineer's Name		
Sheet No.	Sheet Name	Revision Date
1 of 9	Cover Sheet	
2 of 9	Record Plan	
3 of 9	Existing Features & Demolition Plan	
4 of 9	Improvement & Landscape Plan	
5 of 9	Erosion Plan	
6 of 9	Construction Details	
7 of 9	Signage & Pavement Marking Plan	
8 of 9	Signage & Pavement Marking Plan	
9 of 9	Traffic Control Plan	



1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:
www.uprov-montco.org

General Inquiries:
admin@uprov-montco.org

Board of Supervisors

Laurie Higgins, Chair
Helene Calci, Vice Chair
Philip Barker
John Pearson
Albert Vagnozzi

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

November 18, 2019

**RE: *Pope John Paul Lighting
Final Plan Submission
Twp. #5006-0358-0001 Amended Final***

Please review the enclosed material and return your comments to the Township offices at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

cc: (via email unless otherwise noted)
Upper Providence Board of Supervisors
Upper Providence Township Planning Commission
Township Manager
Spring Ford School District (USPS)
Township Solicitor
Township Engineer (internal mail)
Township Traffic Engineer



Robert J. Reilly, Jr.*
Salvatore F. Bello, Jr.*
Daniel T. McGrory*
Gregory P. DiPippo*
Carly J. Fenske
Douglas T. Gould
Paul S. Peters, III

*Also Admitted in NJ

November 6, 2019

Upper Providence Township
Attn: Mr. Timothy J. Tieperman, Township Manager
1286 Black Rock Road
Phoenixville, PA 19460

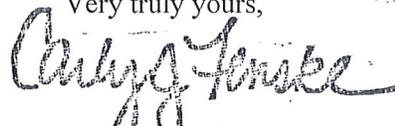
**RE: Archdiocese of Philadelphia, Pope John Paul II High School Stadium Lights
Land Development Application**

Dear Mr. Tieperman:

Enclosed please find the Land Development Application submitted by the Archdiocese of Philadelphia on behalf of Pope John Paul II High School’s stadium lighting proposal. It’s my understanding that when the Township met with my clients regarding the building of the stadium, my clients agreed to submit a land development application when it was ready to install the lighting at the stadium. Accordingly, my clients submit the enclosed Land Development Application for the installation of the proposed outdoor lighting at the high school stadium in accordance with Section 154-40 of the Township’s Zoning Code. Specifically, we would like to note that the proposed lights are LED, controlled and non-pollutant lights, which will be more energy efficient and control spill light and glare. The LED stadium lights offer direct light with pinpoint precision so that the lights are only focused on the field and not any of the surrounding areas.

On July 17, 2019 at 6PM, there was a PJP Neighbor Stadium Town Hall Meeting held. There were 260 households invited to that meeting. Of those invited, 12 households attended and 20 individuals attended. Attached are the meeting minutes from that meeting indicating no resistance for the proposed lighting by the surrounding neighbors.

We look forward to meeting with the Board of Supervisors to discuss this Application. Should you need any additional information, please do not hesitate to contact me.

Very truly yours,

Carly J. Fenske

Cc: Mr. Bill Carroll, PJP Board Chair
Ms. Maribeth Boyle, Esquire, General Counsel for the Arch. Diocese of Philadelphia

UPPER PROVIDENCE TOWNSHIP
APPLICATION FOR REVIEW

TWP.PLAN# _____
DATE SUBMITTED _____

Page 1 of 3

Owner's Name ARCHDIOCESE OF PHILADELPHIA Phone 215-587-3600

Address 222 N. 17TH STREET, PHILADELPHIA, PA 19103

Development Name POPE JOHN PAUL II HIGH SCHOOL FOOTBALL STADIUM

Applicant's Name POPE JOHN PAUL II HIGH SCHOOL Phone 484-975-6500

Address 181 RITTENHOUSE ROAD, ROYERSFORD, PA 19468

Submitted by: BELLO, REILLEY, McGRORY & DIPIPPA, P.C.
CARLY J. FENSKE, ESQUIRE Phone 610-992-1300

Address 144 EAST DEKALB PIKE, SUITE 300, KING OF PRUSSIA, PA 19406

E-Mail address CFENSKE@PMRBM.COM

Type of Review Requested	Type of Plan	Type of Submission
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Tentative	<input type="checkbox"/> New Proposal
<input checked="" type="checkbox"/> Land Development	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Revised Prior Proposal
<input type="checkbox"/> Zoning Amendment	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Next Plan Stage based on prior approval
<input type="checkbox"/> Conditional Use		
<input type="checkbox"/> Curative Amendment		
<input type="checkbox"/> Other		

Zoning	Fees:	Area
Existing: <u>E</u>	Application <input checked="" type="checkbox"/>	Ac. or sq. ft.)
Proposed: _____	Plan Escrow _____	
Variance/Special Exception Granted _____	Attached _____	
_____	Under Separate Cover _____	
_____	Not Applicable _____	

UPPER PROVIDENCE TOWNSHIP
 APPLICATION FOR REVIEW
 Page 2 of 3

No application shall be accepted or processed unless properly signed and accompanied by the required fees and escrows.
 By filing this application, you are hereby granting permission to Township Officials to visit the site for review purposes.

<u>Land Use</u>	<u>No. of Lots/Units</u>	<u>Intended Use(s)</u>
Residential	_____	_____
Commercial	_____	Install non-pollutant lights at the school stadium as addressed in original plans
Industrial	_____	_____
Office	_____	_____
Other	_____	_____

Utilities

TAX PLAT INFO

	<u>Central</u>	<u>On-Site</u>	<u>Package</u>	Block___ Unit___
Water	<u> x </u>	_____	_____	Tax Parcel # <u>61-00-04459-00-7</u>
Sewer	<u> x </u>	_____	_____	Plan Size (Circle one)
				15" X 18"
				18" X 30"
				24" X 36"

Capacity

	<u>Available</u>	<u>Not Available</u>	<u>Unknown</u>	Plan Prepared by Registered:
Water	_____	_____	_____	Engineer <u> x </u>
Sewer	_____	_____	_____	Surveyor _____

APPLICANTS SIGNATURE (if authorized agent, indicate for whom)

Owner of Record

Equitable Owner

[Handwritten Signature]

Authorized Agent for:

Owner
 Equitable Owner

No application shall be accepted for processing unless properly signed in the appropriate space provided above.

To be completed by the Township

As required by, and consistent with, those sections of The Pennsylvania Municipalities Planning Code, State Act 247 of 1968 requiring review by the Montgomery County and Upper Providence Township Planning Commissions, this application is hereby submitted on this date as authorized by the Board of Supervisors of Upper Providence Township.

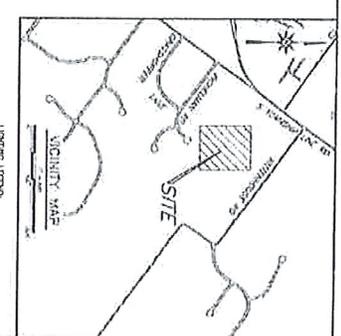
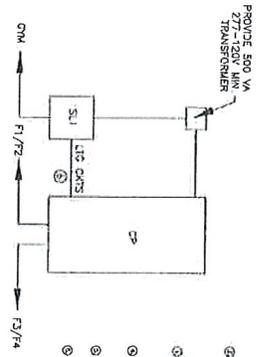
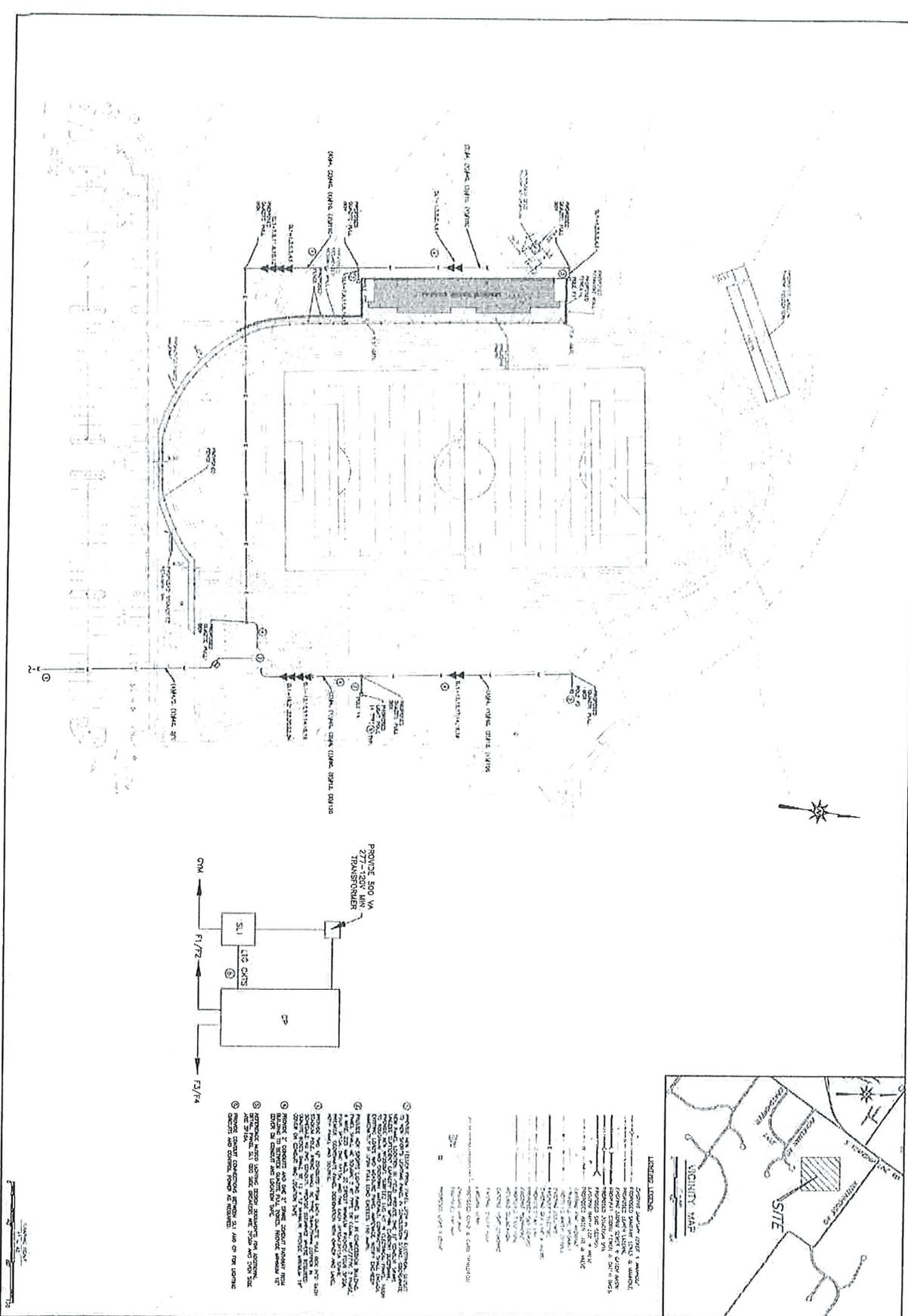
Upper Providence Township
1286 Black Rock Road, P.O. Box 406
Oaks, PA 19456

Accepted by: _____

(610) 933-9179
rev: 12/10

Date: _____

** All applicants shall prepare presentations in electronic format compatible with available projection equipment in the Meeting Hall. The expectation is that the applicant's presentation will be projected onto the available screen for viewing by the public as well as the Township Officials. **



- 1. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 2. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 3. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 4. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 5. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 6. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 7. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 8. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 9. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.
- 10. PROVIDE ONE (1) LIGHT FIXTURE PER 100 SQ. FT. OF BLEACHER AREA.

PROJECT NO. 100-100-100-100
 SHEET NO. 100-100-100-100
 DATE 10/10/10
 DRAWN BY 100-100-100-100
 CHECKED BY 100-100-100-100
 APPROVED BY 100-100-100-100

LIGHTING & ELECTRICAL PLAN
"VISITOR BLEACHERS"

1 OF 1

Engineering Your Success
Full Service Multi-Disciplinary
Engineers & Consultants

300 New Road Road
Columbia, SC 29204
Phone 803.733.2222

300 New Road Road
Columbia, SC 29204
Phone 803.733.2222



Control System Summary

Project Information

Project Specific Notes:

Project #: 196176
 Project Name: Pope John Paul II Football Stadium
 Date: 03/18/19
 Project Engineer: Vashon Alexander
 Sales Representative: Jon Rizzo
 Control System Type: Control and Monitoring
 Communication Type: Digital Cellular
 Scan: 196176A
 Document ID: 196176P1V1-0318091549
 Distribution Panel Location or ID: Site Plan
 Total # of Distribution Panel Locations for Project: 1
 Design Voltage/Hertz/Phase: 480/60/3
 Control Voltage: 120

Equipment Listing

DESCRIPTION	APPROXIMATE SIZE
1. Control and Monitoring Cabinet	24 X 72
	QTY SIZE
Total Contactors	8 30 AMP
Total Off/On/Auto Switches:	2

Preliminary Plans
 Confirm all Details - voltage,
 # of distribution panels, etc.

Materials Checklist

Contractor/Customer Supplied:

- A dedicated control circuit must be supplied per distribution panel location.
 - If the control voltage is NOT available, a control transformer is required.
- Electrical distribution panel to provide overcurrent protection for circuits
 - HID rated or D-curve circuit breaker sized per full load amps on Circuit Summary by Zone Chart
- Wiring:
 - See chart on page 2 for wiring requirements
 - Equipment grounding conductor and splices must be insulated. (per circuit)
 - Lightning ground protection (per pole), if not Musco supplied.
- Electrical conduit wireway system
 - Entrance hubs rated NEMA 4: must be die-cast zinc, PVC, or copper-free die-cast aluminum
- Mounting hardware for cabinets
- Breaker lock-on device to prevent unauthorized power interruption to control power and powerline connection (if present)
- Anti-corrosion compound to apply to ends of wire, if necessary

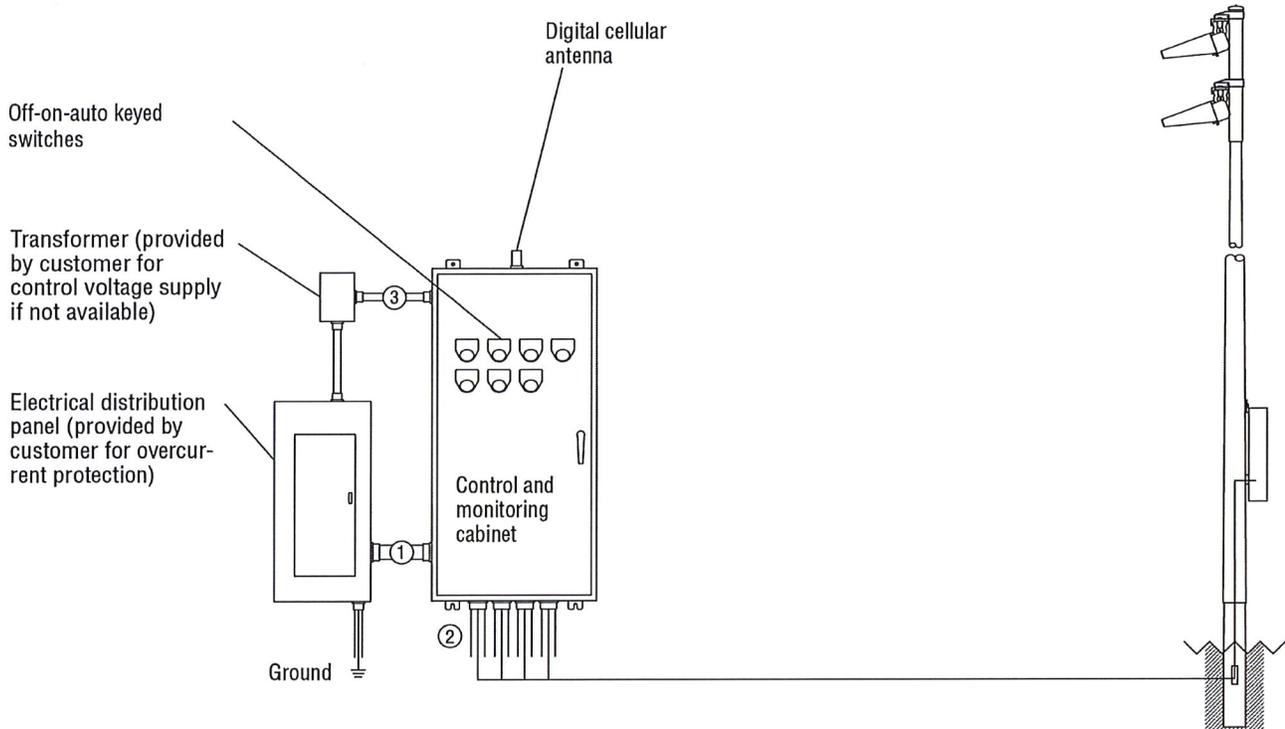
Call Control-Link Central™ operations center at 877/347-3319 to schedule activation of the control system upon completion of the installation.
 Note: Activation may take up to 1 1/2 hours

IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's electrical components enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor is 0.9.

NOTE: Refer to Installation Instructions for more details on equipment information and the installation requirements

Control-Link. Control and Monitoring System



Conduit ID	Description	# of Wires	Wire (AWG)	Conduit (in)	Max. Wire Length (ft)	MUSCO Supplied	Notes
1	Line power to contactors, and equipment grounding conductor	*A	*B	*C	N/A	No	A-E
1	Power-line Communication Connection (dedicated, 20A)	*A	12	*C	N/A	No	A-E
2	Load power to lighting circuits, and equipment grounding conductor	*A	*B	*C	N/A	No	A-E
3	Control power (dedicated, 20A)	3	12	*C	N/A	No	C,E

*** Notes:**

- A. See voltage and phasing per the notes on cover page.
- B. Calculate per load and voltage drop.
- C. All conduit diameters should be per code unless otherwise specified to allow for connector size.
- D. Equipment grounding conductor and any splices must be insulated.
- E. Refer to control and monitoring system installation instructions for more details on equipment information and the installation requirements.

IMPORTANT: Control wires (3) must be in separate conduit from line and load power wires (1, 2).



Control System Summary

Pope John Paul II Football Stadium / 196176 - 196176A
Site Plan - Page 3 of 4

SWITCHING SCHEDULE

Field/Zone Description	Zones
Football/Soccer w/Track	1
Bleachers	2

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 2533.0
	SEALED: 283.8

CIRCUIT SUMMARY BY ZONE

POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	# OF DRIVERS	*FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
F1	Football	12	12	24.8	30	C1	1
F2	Football	12	12	24.2	30	C2	1
F3	Football	13	13	27.5	30	C3	1
F4	Football	13	13	28.1	30	C4	1
F1	Bleachers	1	1	0.9	30	C5	2
F2	Bleachers	1	1	0.9	30	C6	2
F3	Bleachers	2	1	1.7	30	C7	2
F4	Bleachers	2	1	1.7	30	C8	2

*Full Load Amps based on amps per driver.



Control System Summary

Pope John Paul II Football Stadium / 196176 - 196176A
Site Plan - Page 4 of 4

PANEL SUMMARY						
CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole F1	24.78		
1	1	C2	Pole F2	24.16		
1	1	C3	Pole F3	27.52		
1	1	C4	Pole F4	28.14		
1	1	C5	Pole F1	0.87		
1	1	C6	Pole F2	0.87		
1	1	C7	Pole F3	1.73		
1	1	C8	Pole F4	1.73		

ZONE SCHEDULE				
ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	CIRCUIT DESCRIPTION	
			POLE ID	CONTACTOR ID
Zone 1	1	Football	F1	C1
			F2	C2
			F3	C3
			F4	C4
Zone 2	2	Bleachers	F1	C5
			F2	C6
			F3	C7
			F4	C8

Pope John Paul II Football Stadium

Royersford, PA

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
F1-F2	90'	90'	1	TLC-LED-1200	1.23 kW	A
		90'	9	TLC-LED-1500	13.50 kW	A
		15'	2	TLC-BT-575	1.15 kW	A
		50'	1	TLC-LED-400	0.40 kW	B
F3-F4	100'	100'	1	TLC-LED-1200	1.23 kW	A
		100'	10	TLC-LED-1500	15.00 kW	A
		15'	2	TLC-BT-575	1.15 kW	A
		50'	2	TLC-LED-400	0.80 kW	B
4			56		68.92 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Football	66.52 kW	50
B	Bleachers	2.4 kW	6

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1500	LED 5700K - 75 CRI	1500W	156,100	>81,000	>81,000	>81,000	38
TLC-LED-400	LED 5700K - 75 CRI	400W	46,500	>81,000	>81,000	>81,000	6
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>81,000	>81,000	>81,000	8
TLC-LED-1200	LED 5700K - 75 CRI	1230W	132,300	>81,000	>81,000	>81,000	4

Light Level Summary

Calculation Grid Summary									
Grid Name	Calculation Metric	Illumination				Circuits	Fixture Qty		
		Ave	Min	Max	Ave/Min				
Football	Horizontal Illuminance	50.9	43	62	1.44	1.18	A	50	
Home Bleachers	Horizontal	6.58	2	10	6.25	3.29	B	6	
Soccer	Horizontal Illuminance	50.9	43	62	1.45	1.18	A	50	
Track Spill	Horizontal Illuminance	0.12	0.02	0.42	21.43	6.15	A	50	
Track Spill	Max Candela Metric	20791	3113	54877	17.63	6.68	A	50	
Track Spill	Max Vertical Illuminance Metric	0.33	0.07	0.78	11.21	4.74	A	50	
Track	Horizontal Illuminance	30.3	5	56	11.00	6.06	A	50	
Visitor Bleachers	Horizontal	6.77	2	10	5.43	3.39	B	6	

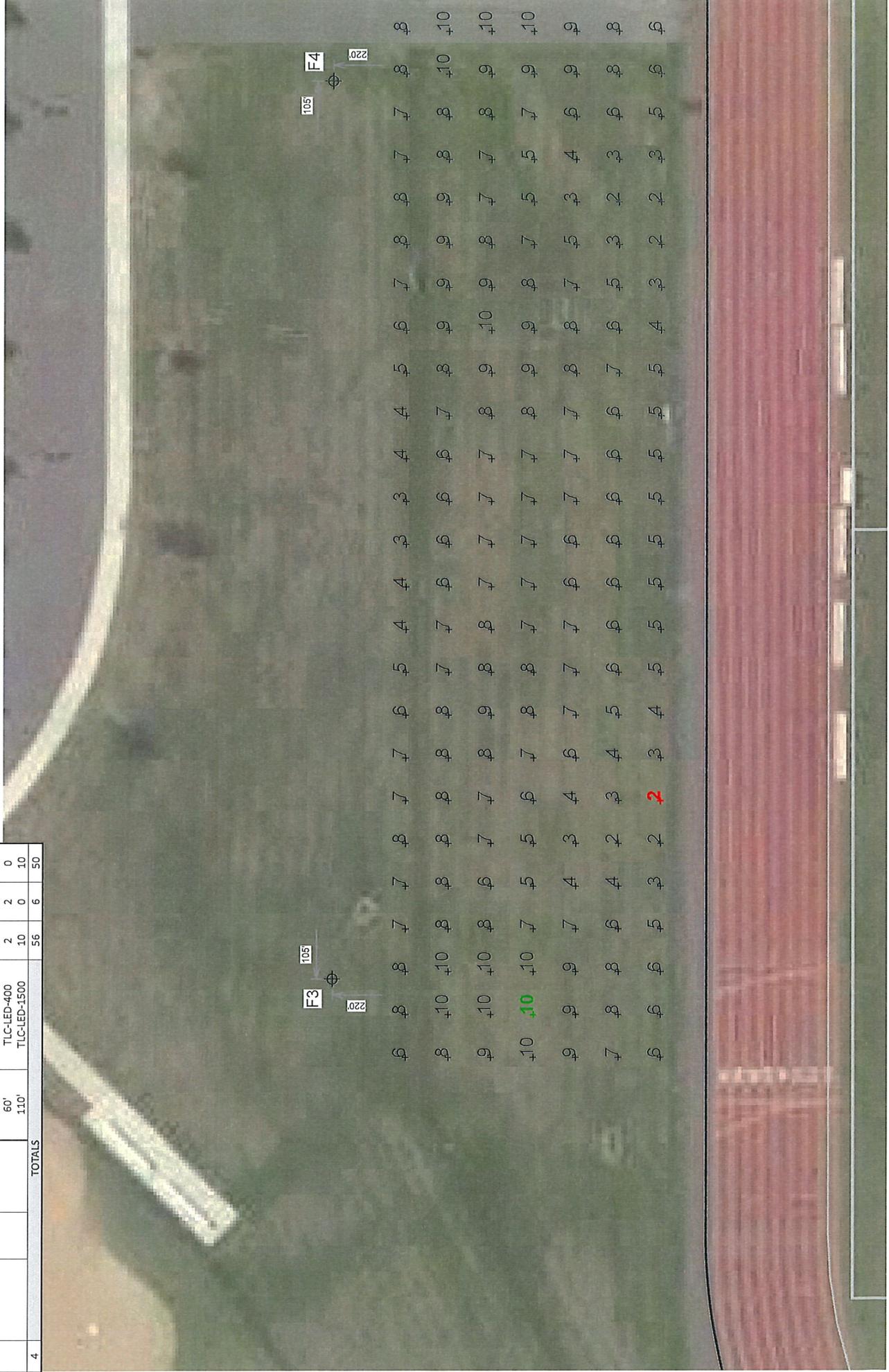
EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	90'	TLC-LED-1200	1	1	0
				15'	TLC-RF-575	2	2	0
				50'	TLC-LED-400	1	0	1
				90'	TLC-LED-1500	9	9	0
2	F3-F4	100'	10'	110'	TLC-LED-1200	1	1	0
				25'	TLC-RF-575	2	2	0
				60'	TLC-LED-400	2	0	2
				110'	TLC-LED-1500	10	10	0
4			TOTALS			56	50	6



EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	90'	TLC-LED-1200	1	0	1
				15'	TLC-BT-575	2	0	2
				50'	TLC-LED-400	1	1	0
				90'	TLC-LED-1500	9	0	9
2	F3-F4	100'	10'	110'	TLC-LED-1200	1	0	1
				25'	TLC-BT-575	2	0	2
				60'	TLC-LED-400	2	2	0
				110'	TLC-LED-1500	10	0	10
4	TOTALS					56	6	50



EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	90'	TLC-LED-1200	1	0	1
				15'	TLC-BT-575	2	0	2
				50'	TLC-LED-400	1	1	0
				90'	TLC-LED-1500	9	0	9
2	F3-F4	100'	10'	110'	TLC-LED-1200	1	0	1
				25'	TLC-BT-575	2	0	2
				60'	TLC-LED-400	2	2	0
4				110'	TLC-LED-1500	10	0	10
TOTALS						56	6	50

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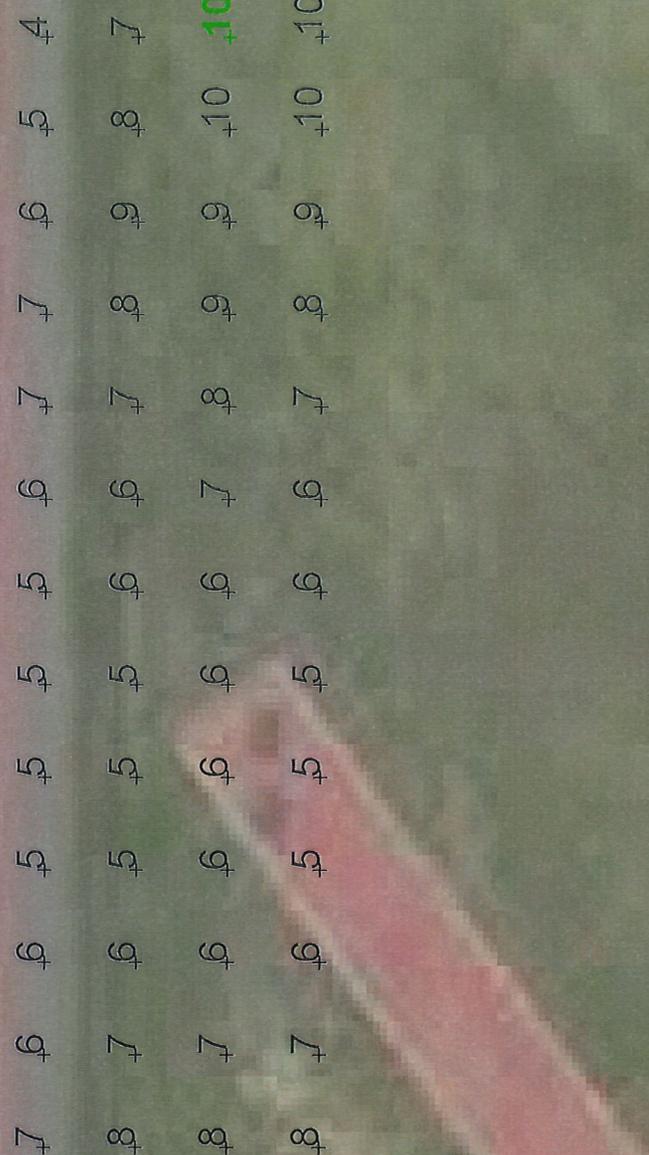
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EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	90'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				50'	TLC-LED-400	1	0	1
				90'	TLC-LED-1500	9	9	0
2	F3-F4	100'	10'	110'	TLC-LED-1200	1	1	0
				25'	TLC-BT-575	2	2	0
				60'	TLC-LED-400	2	0	2
				110'	TLC-LED-1500	10	10	0
4			TOTALS			56	50	6



EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	90'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				50'	TLC-LED-400	1	0	1
				90'	TLC-LED-1500	9	9	0
2	F3-F4	100'	10'	110'	TLC-LED-1200	1	1	0
				25'	TLC-BT-575	2	2	0
				60'	TLC-LED-400	2	0	2
				110'	TLC-LED-1500	10	10	0
4			TOTALS			56	50	6

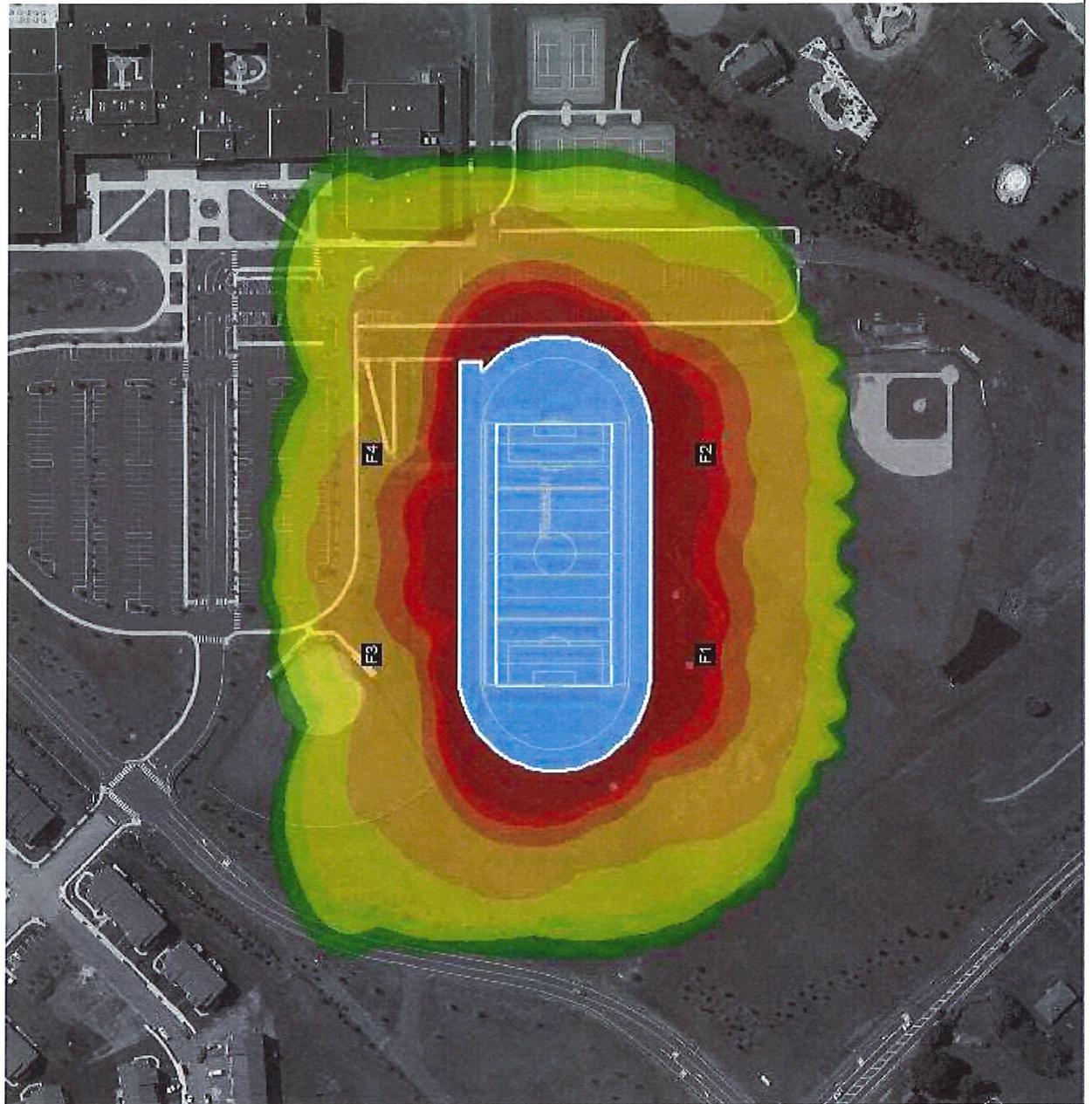


EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	90'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				50'	TLC-LED-400	1	0	1
				90'	TLC-LED-1500	9	9	0
2	F3-F4	100'	10'	110'	TLC-LED-1200	1	1	0
				25'	TLC-BT-575	2	2	0
				60'	TLC-LED-400	2	0	2
				110'	TLC-LED-1500	10	10	0
4			TOTALS			56	50	6









- 1. PROVIDE NEW FEEDER FROM PANEL LP2H IN GYM ELECTRICAL CLOSET TO NEW SPORTS LIGHTING PANEL IN CONCESSION STAND. COORDINATE NEW PANEL LOCATION IN FIELD. PROVIDE ONE 2" CONDUIT SPARE FOR FUTURE EXPANSION. PROVIDE NEW FEEDER FROM CONCESSION STAND TO SPORTS LIGHTING PANEL. PROVIDE NEW FEEDER SUBMERGED IN ELECTRICAL PANEL. TO ROUGH-IN AND ORDERING MATERIALS, CONTRACTOR SHALL ENGAGE EXISTING LOADS AND MEASURE PANEL AMPERAGE. NOTIFY ENGINEER IMMEDIATELY IF LP2H FULL LOAD EXCEEDS 150 AMPS.
- 2. PROVIDE NEW SPORTS LIGHTING PANEL SL1 IN CONCESSION BUILDING. PANEL SHALL BE SQUARE D NF TYPE OR EQUAL 480/277V, 3 PHASE, 250 AMP MCO, 30 CIRCUIT MINIMUM. PROVIDE FOUR 3P-30A, 2-POLAR BREAKERS. PROVIDE FOUR 1-POLAR BREAKERS. PROVIDE FOUR 1-POLAR BREAKER. COORDINATE PANEL DESIGNATION WITH OWNER AND LABEL BOTH PANEL AND SOURCE.
- 3. PROVIDE TWO 1" CONDUITS FROM EACH QUARTZITE PULL BOX INTO EACH BUILDING TO BE CONNECTED TO THE LIGHTING PANEL. PROVIDE SCHEDULE 40 PVC CONDUIT. PROVIDE BUSHINGS WHERE REQUIRED. QUARTZITE BOXES SHALL BE 12 x 12 MINIMUM. PROVIDE MINIMUM 18" COVER ON CONDUIT AND LOCATION TAPE.
- 4. PROVIDE 2" CONDUITS AND ONE 2" SPARE CONDUIT PATHWAY FROM BUILDING TO BETWEEN QUARTZITE PULL BOXES. PROVIDE MINIMUM 18" COVER ON CONDUIT AND LOCATION TAPE.
- 5. REFERENCE MUSCO LIGHTING DESIGN DOCUMENTS FOR ADDITIONAL DETAIL. PANEL SL1 ODD SIDE BREAKERS ARE 3P-30A AND EVEN SIDE ARE 3P-15A.
- 6. PROVIDE CONDUIT CONNECTIONS BETWEEN SL1 AND CP FOR LIGHTING CIRCUITS AND CONTROL POWER AS REQUIRED.

- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER & CATCH BASIN
- PROPOSED STORM SEWER & CATCH BASIN
- PROPOSED JUNCTION BOX
- PROPOSED END SECTION
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- EXISTING ELECTRIC
- PROPOSED GAS LINE & VALVE
- EXISTING GAS LINE
- PROPOSED GAS SERVICE
- EXISTING TELEPHONE
- PROPOSED TELEPHONE
- WETLAND DELINEATION
- EXISTING LIGHT STANDARD
- EXISTING UTILITY POLE
- EXISTING CURB
- PROPOSED CURB & CURB TRANSITION
- EXISTING RIP RAP
- PROPOSED RIP RAP
- PROPOSED LIGHT FIXTURE

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McCarthy Engineering
 555 Van Reed Road
 Homosassa, FL 34715
 Phone: 813.937.8001
 Fax: 813.937.8001
 www.mccarthy-engineering.com

Client: POPE JOHN PAUL II HIGH SCHOOL
 Location: UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
 Date: JANUARY 4, 2019

Drawn By: JMB
 Principal: JCM
 Scale: 1" = 40'
 Sheet No.: 1 OF 1
 Plan No.: 180173-SHT01

GRAPHIC SCALE
 1" = 40'
 0 40 80 120'









Neighbor Stadium Town Hall Meeting Minutes July 17, 2019 6PM

The meeting began at 6:05 PM.

PJP Board Co-Chair Bill Carroll welcomed the group and introduced PJP Board Member: Doug George, and PJP Staff: Jason Bozzone, Joe Trainer, and Shannon Villa. Bill explained the purpose of the meeting in general terms, and pointed to the fact that 260 households received letters inviting them to this meeting. There were 12 households/20 individuals present. **Please see sign-in sheet attachment.*

Bill pointed to construction activity that has already begun, as well as to the future activity for a stadium. He explained that bleachers will be installed by this August. He also pointed to the fact that the school's original design plan called for a stadium.

Bill also provided some background history for why we are ready for this project to happen now. He cited the fact that Pius X Legacy Alumni donated bleachers to PJP, providing our leadership the opportunity to continue that momentum with additional structural growth in the form of a full stadium. The new plans would include a stadium with a 2500 attendee capacity with:

- Bleachers
- Ticket booth
- Press box
- Concession stand
- School store
- Non-pollution lighting
- Eating areas

After Bill's overview, meeting attendees posed questions, and a healthy group dialogue began. The following is a list of the questions, and the responses that were provided to the group.

Question: Will the lighting for the stadium be similar to the lighting that is currently being utilized in the PJP parking lot? Currently the lighting in the parking lot shines very brightly all night long, illuminating the entire interior my home.

Answer: We were unaware that there were lighting issues in the PJP parking lot, and we would like to address that. Ideas were recommended on how this issue could be resolved, i.e.: different bulbs or shields. The lighting for the stadium will be non-light pollution lights.

Question: How late will the stadium lights be on?

Answer: The ordinance permits until 11 PM. However, PJP does not have events during the week that are scheduled for late in the evening. We are cognizant of the fact that our students need to strike the balance between academics and athletics. Weekends would be the only time the lights would be utilized at the stadium later than usual. It was estimated to 10 PM would be the latest they would be used (ordinarily).

Question: How many evenings a week will the lights be utilized?

Answer: No more than three times per week.

Question: Will PJP be letting others use the stadium?

Answer: Perhaps CYO and partner schools. However, it must be noted that the stadium will be primarily used by PJP.

Question: Will there be additional parking provided? We are concerned about overflow parking into our neighborhoods.

Answer: PJP already has acreage to provide for overflow parking that is not currently being utilized.

Question: What is your enrollment growth since opening the school? Are you concerned that as you grow you will run out of parking spaces?

Answer: PJP currently has almost 800 students. PJP can accommodate 1000 students. As was stated previously, there are areas on the PJP property that could be utilized as additional parking spaces for overflow.

Question: What about parking for construction vehicles during the construction periods?

Answer: There will not be any offsite parking for construction vehicles. All construction vehicles will park on PJP property. The construction daily schedule is 7:30 AM until 3 PM, Monday through Friday.

Question: What about parking down near the lower fields? This is in regard to the parking lot outside of the PJP cafeteria.

Answer: The fire marshal has stipulated that we cannot utilize this specific parking lot due to safety/fire lane issues. We currently have four spots we can legally utilize in this area, two of which are used by faculty for handicap accessibility.

Question: What is being done about students parking their car in the neighborhoods before and after school?

Answer: PJP has hosted special assemblies to alert students of the importance of driving safely through the neighborhoods surrounding PJP, and using only the school parking lot.

Question: Can anything be done about student drop off and pick up down near the walkway that leads from PJP to the neighborhood behind the school? The concern is that this neighborhood is populated with young children, and the PJP parents are driving very fast through the area, making it unsafe for the neighborhood children.

Answer: PJP can report this to the upper Providence Police Department. They work very closely with the school's leadership and help patrol our area.

Question: Will there be a sound system with the new stadium?

Answer: Yes there will be a new sound system.

Question: Can PJP plant more trees to act as sound buffers?

Answer: PJP leadership can look into this. In addition, it needs to be noted that the stadium's entry is elevated. Consequently, the PJP stadium will not have the same level of sound pollution that is currently found at the Spring-Ford High School stadium.

Question: Will construction vehicles be driving on neighborhood streets?

Answer: Perhaps. PJP can only control the construction vehicles in terms of having access to the PJP property, how they enter and leave the property.

Question: What is the overall schedule for the construction project to be completed ?

Answer: One year to build the stadium, including lights.

Question: Does PJP plan on using grass or turf in the stadium?

Answer: Currently the plan is grass.

Question: Are there any plans for the back fields on the PJP property?

Answer: Not at this time.

The meeting concluded at 7:08 PM.

The following two pages include the meeting sign-in sheet.



Welcome!

PJP Neighbors Meeting
July 17, 2019

Name	Email Address
Janet + Ron Thrum	Thrumronjanet@AOL.Com
Anne Duong	john.anne.103p@gmail.com
Carole and Lock Croll	jobanjo@speglobal.net
Tom Grasso	thomas.grassojr@hotmail.com
Ram Kommanabojin	KRNACKO@gmail.com
Robert Burshardt	rburshardt@yahoo.ca
PAUL J seserko	p seserko 449 Verizon.net
TJ Fonash	TJFonash@gmail.com
Stacey Fonash	thefonashs@mac.com
Karen Weingarten	karen@wine-garden.com
Hope Bødenschatz	hope@bodenschatz.u
Rob Bødenschatz	rob@bodenschatz.u





BEFORE THE UPPER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

Applicant: Genterra Corporation
Property: 188 Bechtel Road
Plan No.: 05019-0354-0002(P)SD

RESOLUTION 2020-13 PRELIMINARY AND FINAL APPROVAL (SUBDIVISION AND LAND DEVELOPMENT)

The Board of Supervisors, in accordance with Sections 154-10 and 154-11 of the Township Codified Ordinances, grants Applicant, Genterra Corporation, preliminary and final approval of its plan to develop 188 Bechtel Road (existing lot into eight lots with existing home on one lot and seven new dwellings). Approval is made on the basis of a fifteen sheet plan set prepared by Inland Design, dated November 4, 2019, last revised January 7, 2020. Conditions for preliminary and final approval are set forth below:

1. Compliance with all applicable Township review letters, including McMahon Associates, Inc.'s review letter of January 30, 2020; Grace Planning Associates' January 28, 2020 and December 4, 2019 review letters; Gilmore & Associates' review letter of January 27, 2020; and any recommendations of the Township or County planning commissions.
2. Signing the Township's required Land Development documentation, prepared to the satisfaction of the Township Solicitor, including, but not limited to, a Land Development Agreement; Storm Water Management and Easement Agreement; Sanitary Sewer Maintenance and Easement Agreement.
3. Posting financial security for all public improvements shown on the Final Plan to the satisfaction of the Township Engineer and Solicitor. For the purposes of this approval, the term "public improvements" includes, but is not limited to:

streets, drive aisles, curbs, water mains, storm and sanitary sewer systems, rain gardens (best management practice) and

appurtenances, grading, erosion and sediment control, lighting, required trees, shrubs and landscape buffering, monuments, pins and sidewalks.

Security shall be posted in accordance with the Municipalities Planning Code: 110% for twelve months subject to annual revision, 15% during maintenance period (18 months) measured from Township acceptance of dedicated improvements.

4. Satisfying all applicable Township Code, Sewer Authority, and water provider requirements. A copy of applicable agreements and/or permits must be provided to the Township.
5. Identifying all storm water inlets and outfall structures on the final plan in accordance with the PADEP Municipal Separate Storm Sewer Systems requirements.
6. Obtaining all other applicable permits having jurisdiction over this project.
7. Paying all project-related costs and fees, including any Consultant and Solicitor fees owing. This also includes payment of a fee in lieu of dedicated open space, pursuant to Ordinance 182-43, as well as payment into the fund established pursuant to Act 209 (traffic impact fees).
8. Any signage identified on the Final Plan is not approved unless it conforms to the Township's Zoning Ordinance or has been previously granted zoning relief from the Township's Zoning Hearing Board.
9. Waivers from the requirements of the Township SALDO are granted as follows:
 - a. §150-11.B. The post-development 50-year storm event runoff rate is not required to be reduced to the pre-event 2 year event runoff rate;
 - b. §150-11.D(7). The detention basin berm is not required to have a minimum top width of 10 feet and an 8 feet wide by three feet deep minimum cutoff trench (keyway);
 - c. §150-11.D(8). Applicant is not required to have a low flow channel for basin #7;
 - d. §150-11.D.(11). Applicant is not required to have a minimum freeboard of one foot for berms #1, #2, #3, #4, #5 and #6;
 - e. §150-11.D(13). Applicant is not required to install reinforced concrete pipes with watertight o-ring joint for the outlet pipes for berms #1, #2, #3, #4, #5 and #6;

- f. §150-12.B(1). Applicant is not required to use reinforced concrete pipe;
- g. §150-11.B. The post-development 50-year storm event runoff rate is not required to be reduced to the pre-development 2 year event runoff rate;
- h. §154-18.D(2)(d). The cul-de-sac turnaround is not required to have a minimum payment/curb radius of 50 feet and a minimum right-of-way radius of 60 feet;
- i. §154-18.D(2)(e). The cul-de-sac may exceed 600 feet from the near right-of-way line of the intersecting street;
- j. §154-21.A. Applicant is not required to construct sidewalks along both sides of the street;
- k. §154-22.A. Applicant is not required to construct curbing along new roads;
- l. §154-24.E. The minimum lot frontage may be less than 150 feet along the proposed right-of-way;
- m. §154-36.F(6). Applicant is not required to plant at least one shade tree and two shrubs for each 50 linear feet of stormwater management facility for perimeter of #1, #2, #3, #4, #5 and #6;
- n. §154-40. Applicant is not required to install street lights.

This Resolution shall become effective on the date upon which all of the above stated conditions are accepted by the Applicant in writing below. If, for any reason, Applicant fails to acknowledge the acceptance of the conditions contained in this Resolution within 10 days from the date of this Resolution, then the approvals granted herein shall become null and void, the waivers requested shall be deemed denied (if any), and the plan shall be denied for failure to comply with Sections of the Township Zoning Ordinance and/or Township Subdivision and Land Development Ordinance for the reasons cited herein or as set forth in the letters referenced herein.

DULY PRESENTED AND ADOPTED by the Upper Providence Township Board of Supervisors at a public meeting held this 18th day of February, 2020.

Helene Calci, Chair

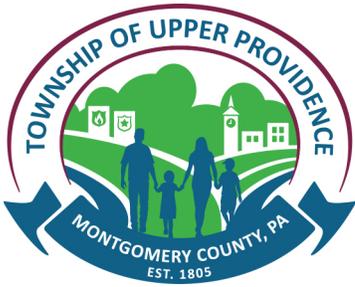
Attest: _____
Timothy J. Tieperman, Secretary

APPLICANT'S ACCEPTANCE OF APPROVAL CONDITIONS

Applicant agrees to the above conditions this _____ day of _____, 2020.

Genterra Corporation

BY: _____
John Panizza



1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:

www.uprov-montco.org

General Inquiries:

admin@uprov-montco.org

Board of Supervisors

Laurie Higgins, Chair
Helene Calci, Vice Chair
Philip Barker
John Pearson
Albert Vagnozzi

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

November 5, 2019

**RE: 188 Bechtel Road / Genterra Corporation
Preliminary Plan Submission
Twp. #0519-0354-0002 (P) LD**

Please review the enclosed material and return your comments to the Township offices at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

cc: (via email unless otherwise noted)
Township Solicitor
Township Engineer
Township Traffic Engineer



Civil Engineers, Surveyors & Land Development Consultants

November 4, 2019

Upper Providence Twp. Board of Supervisors
Attn: Geoffrey Grace, Twp. Secretary
1286 Black Rock Road
Oaks, PA 19456

**RE: Subdivision/Land Development Application
Preliminary Submission
188 Bechtel Road (Parcel #61-00-00185-00-6)
Upper Providence Twp., Montgomery County, PA
Inland Design Project Number 11412**

Dear Board of Supervisors:

Our client, Genterra Corporation, is proposing to subdivide and develop Parcel #61-00-00185-00-6. The following information is being submitted for your review:

- Fifteen (15) copies of the Preliminary Subdivision and Land Development Plans;
- Three (3) copies of the Preliminary Plan Application (1 original, 2 copies);
- \$2,000 Preliminary Plan Application Fee;
- Three (3) copies of the Montgomery County Act 247 Referral Application;
- \$364 Act 247 Referral Application Fee;
- Three (3) copies of the Sewage Facilities Planning Module Application Mailer;
- Three (3) copies of the Storm Water Management Calculations;
- Three (3) copies of the Waiver Request Letter; &
- Three (3) copies of the Wetlands Investigation Report.

If you have any questions or require additional information, please contact us.

Sincerely,

William R. Cujdik, P.E., P.L.S
Survey Manager

cc: John Panizza
file

16 Hagerty Boulevard, West Chester, PA 19382 • Ph. (484) 947-2928 / Fax (484) 947-2946 •
www.InLandDesign.net

UPPER PROVIDENCE TOWNSHIP
APPLICATION FOR REVIEW

TWP.PLAN# _____
DATE SUBMITTED _____

Page 1 of 3 Genterra Corporation

Owner's Name Attn: John Panizza Phone 610-563-0209

Address 566 Cricket Lane, Downingtown, PA 19335

Development Name 188 Bechtel Road

Applicant's Name -Same as owner- Phone -Same as Owner-

Address -Same as Owner-

Inland Design, LLC

Submitted by: Charles A. Dobson, P.E. Phone 484-947-2928

Address 16 Hagerty Blvd, West Chester, PA 19382

E-Mail address chuck@inlanddesign.net

Type of Review Requested	Type of Plan	Type of Submission
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Tentative	<input type="checkbox"/> New Proposal
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Revised Prior Proposal
<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Next Plan Stage based on prior approval
<input type="checkbox"/> Conditional Use		
<input type="checkbox"/> Curative Amendment		
<input type="checkbox"/> Other		

Zoning	Fees:	Area
Existing: <u>R-1</u>	Application <u>\$2,000</u>	10.471 Ac. or eq. ft.)
Proposed: <u>R-1</u>	Plan Escrow <u>\$10,000</u>	
Variance/Special Exception Granted <u>N/A</u>	Attached _____	
	Under Separate Cover _____	
	Not Applicable _____	

UPPER PROVIDENCE TOWNSHIP
 APPLICATION FOR REVIEW
 Page 2 of 3

No application shall be accepted or processed unless properly signed and accompanied by the required fees and escrows.
 By filing this application, you are hereby granting permission to Township Officials to visit the site for review purposes.

<u>Land Use</u>	<u>No. of Lots/Units</u>	<u>Intended Use(s)</u>
Residential	Subdivision of 10.47 acres into 8 new residential lots. Existing house will remain and be situated on one of the existing lots.	
Commercial	_____	
Industrial	_____	
Office	_____	
Other	_____	

Utilities

TAX PLAT INFO

	<u>Central</u>	<u>On-Site</u>	<u>Package</u>
Water	<u>X</u>	_____	_____
Sewer	<u>X</u>	_____	_____

Block 19 Unit 68

Tax Parcel # 61-00-00185-00-6

Plan Size (Circle one)

15" X 18"

18" X 30"

24" X 36"

Capacity

	<u>Available</u>	<u>Not Available</u>	<u>Unknown</u>
Water	<u>X</u>	_____	_____
Sewer	<u>X</u>	_____	_____

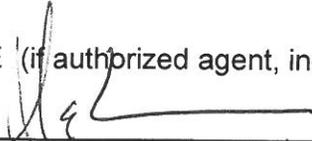
Plan Prepared by Registered:

Engineer X

Surveyor _____

UPPER PROVIDENCE TOWNSHIP
APPLICATION FOR REVIEW
Page 3 of 3

APPLICANTS SIGNATURE (if authorized agent, indicate for whom)



 Owner of Record *John E. PANIZZA*

 Equitable Owner *PRESIDENT*
SENTERRA CORPORATION

 Authorized Agent for: Owner
 Equitable Owner

No application shall be accepted for processing unless properly signed in the appropriate space provided above.

To be completed by the Township

As required by, and consistent with, those sections of The Pennsylvania Municipalities Planning Code, State Act 247 of 1968 requiring review by the Montgomery County and Upper Providence Township Planning Commissions, this application is hereby submitted on this date as authorized by the Board of Supervisors of Upper Providence Township.

Upper Providence Township
1286 Black Rock Road, P.O. Box 406
Oaks, PA 19456

Accepted by: _____

(610) 933-9179
rev: 12/10

Date: _____

** All applicants shall prepare presentations in electronic format compatible with available projection equipment in the Meeting Hall. The expectation is that the applicant's presentation will be projected onto the available screen for viewing by the public as well as the Township Officials. **



INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

November 4, 2019

Upper Providence Twp. Board of Supervisors
Attn: Geoffrey Grace, Twp. Secretary
1286 Black Rock Road
Oaks, PA 19456

**RE: Subdivision/Land Development
Waiver Request
188 Bechtel Road (Parcel #61-00-00185-00-6)
Upper Providence Twp., Montgomery County, PA
Inland Design Project Number 11412**

Dear Board of Supervisors:

Inland Design is the engineer of record for the above referenced Subdivision/Land Development Application. On behalf of the applicant, Genterra Corporation, we respectfully request that the following waivers be approved by the Board of Supervisors:

1. Section 150-12.b(1) requiring all storm sewer pipe to be reinforced concrete pipe.
2. Section 154-12.c(1) requiring the applicant to utilize topographic mapping provided to them by the township.
3. Section 154-12.c.(2) requiring the plan to show existing features within 100 feet of any part of the land being subdivided or developed.
4. Section 154-18.b(2)(a) requiring the minimum radius at the centerline for the horizontal curves on primary streets to be 300 feet.
5. Section 154-18.c(2) requiring a collector road to have a minimum right-of-way width of 80 feet and a minimum pavement width of 40 feet.
6. Section 154-18.d(2)(d) requiring a cul-de-sac turnaround to have a minimum pavement/curb radius of 50 feet and a minimum right-of-way radius of 60 feet.
7. Section 154-18.d(2)(e) requiring a cul-de-sac not to exceed 600 feet from the near right-of-way line of the intersecting street.
8. Section 154-21.a requiring the construction of sidewalks along both sides of the street.
9. Section 154-22.a requiring the construction of curb along all new roads.

16 Hagerty Boulevard, West Chester, PA 19382 • Ph. (484) 947-2928 / Fax (484) 947-2946 •

www.InLandDesign.net

Please let me know if you need any additional information regarding this request. Thank you in advance for your attention to this matter.

Sincerely,



William R. Cujdik, P.E., P.L.S
Survey Manager

cc: John Panizza
file



INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

November 5, 2019

Upper Providence Twp. Board of Supervisors
Attn: Geoffrey Grace, Twp. Secretary
1286 Black Rock Road
Oaks, PA 19456

**RE: Response to Traffic Engineering Review No. 1
188 Bechtel Road (Parcel #61-00-00185-00-6)
Upper Providence Twp., Montgomery County, PA
Inland Design Project Number 11412**

Dear Board of Supervisors:

We have received the review letter from McMahon Associates, Inc. (McMahon) dated August 20, 2019 for the above referenced project. The Preliminary Plan Submission has been revised to address the comments offered by McMahon. For your convenience, we have provided each of McMahon's comments and our response to each comment is shown in *italics* as follows:

1. Development of this property is subject to the Township's Transportation Impact Fee Ordinance. This application is subject to the interim fee of \$1,000 per "new" weekday afternoon peak hour trip. **Based on information provided in the Institute of Transportation Engineers (ITE) publication, *Trip Generation Manual, Tenth Edition*, the proposed development will generate approximately 7 total "new" weekday afternoon peak hour trips, which equates to a transportation impact of \$7,000.**

The applicant will address the Townships Transportation Impact Fee prior to final approval.

2. According to the Official Township Map, the Township has been planning to create a re-aligned connector road from Old State Road, through the applicant's property, and tie into Ithan Lane. The ultimate plan would also be to remove the dual 90-degree curves along Bechtel Road between Old State Road and Spring Mill Lane to the west and provide a more gradual/radial connection of Bechtel Road to Ithan Lane from the east. There is currently an easement granted to the Township through the Evans property along Old State Road that would allow Bechtel Road to be realigned up to the applicant's property line as one of the first phases to the overall plan. As such, revise the plan as follows:
 - Given the future plans identified above, provide a roadway layout and Right-of-Way width that complies with the "Collector Road" classification under **Section 154-18** of the **Subdivision and Land Development Ordinance**, which requires a minimum pavement width of 40 feet and a minimum Right-of-Way width of 80 feet. The proposed plan shows a 60 feet wide ultimate right-of-way and 32 feet wide paved cartway, which is consistent with the existing roadway to the east of the property. Considering the proximity of the site to the Anderson Farm Park (an existing asphalt trail network is currently in place east of the site along Ithan Lane and Bethel Road leading to the Anderson Farm Park) and the existing

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sidewalk along The Woods at Providence Development frontage, the Township may want to consider an alternate road cross-section and incorporate a more “complete streets” design, which would encourage a multi-modal connector road. The “complete streets” cross-section could consist of two 10-11 feet wide lanes, 3-4 feet wide paved shoulders, a 10 feet wide trail and drainage swales.

- Show a conceptual layout of the future re-aligned Bechtel Road portion situated within the easement area through the Evans property. This can be shown in a dashed line style and labeled as “Future Bechtel Road Extension Planned by the Township.”
- The roadway section proposed to be constructed under the current application should be designed to account for the future connection to the aforementioned “Future Bechtel Road Extension” in accordance with the requirements of **Section 154-18** of the **Subdivision and Land Development Ordinance**. Designing the applicant’s roadway portion to account for this connection now is required in order to ensure that the Township can more easily connect the proposed development roadway to the future proposed Bechtel Road extension. It is anticipated that there will be an impact to Lot 3 as a result of this change.
- Refer to the attached redlines for additional guidance and further clarification.

The proposed roadway alignment provided with the Preliminary Plan Submission was coordinated with the Township Staff and Consultants. A right-of-way of 50 feet has been provided along with a 30 feet wide cartway, a 10 feet wide trail and drainage swales.

3. Coordination between our office, Gilmore & Associates, Inc., Township staff, and the applicant team should take place to finalize the details and items noted in Comment 3 above. This will help streamline the process and ensure all parties are in agreement with the final scope and future planning.

For information only, no comment.

4. A note should be added to the plan stating that the area between the existing right-of-way and ultimate right-of-way should be offered for future taking and dedication to the authority having jurisdiction over the road as required in **Section 154-18.E.3** of the **Subdivision and Land Development Ordinance**.

A note has been included in the General Notes on sheet 1 of 12 regarding dedication of the proposed roadway extension.

5. Label the length of all tangent sections along the proposed alignment to ensure they are in compliance with **Section 154-21** of the **Subdivision and Land Development Ordinance**.

Labels on the proposed road alignment have been included on sheet 4 of 12 with the Preliminary Plan Submission.

6. The proposed roadway cross section diagram shown on the plan shows sidewalk along both sides of the proposed Ithan Avenue extension; however, the sidewalk is not shown on the actual plan itself. Sidewalk must be shown on the plan along the Ithan Avenue extension and around the cul- de-sac as required in **Section 154-21** of the **Subdivision and Land Development Ordinance**.

A waiver has been requested from Section 154-21.a requiring the construction of sidewalks along

both sides of the street. A 10 feet wide trail has been provided on the northeast side of the proposed road extension

7. Turning templates should be provided demonstrating the ability of a trash truck and fire/emergency vehicles specific to Upper Providence Township to maneuver into and out of the proposed cul-de-sac road and through the cul-de-sac. The Township Fire Marshall must also review these plans and receive their approval. Include any associated correspondence and/or Fire Marshall reviews in future submissions.

A waiver has been requested from Section 154-18.d(2)(d) requiring a cul-de-sac turnaround to have a minimum pavement/curb radius of 50 feet and a minimum right-of-way radius of 60 feet. A hammerhead turnaround has been provided.

8. Revise the minimum subgrade thickness of the proposed "Typical Sidewalk Section", to be 6-inches, in lieu of 4-inches, specifically in the area of the proposed driveways, which will experience vehicular traffic.

A waiver has been requested from Section 154-21.a requiring the construction of sidewalks along both sides of the street. A 10 feet wide trail has been provided on the northeast side of the proposed road extension.

9. A more detailed review of the site will be conducted as the project moves forward through the land development process. Accordingly, additional comments may follow.

For information only, no comment.

10. Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. In all subsequent submissions, the applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

For information only, no comment.

Please feel free to contact me with any questions or comments regarding this matter.

Sincerely,



William R. Cujdik, P.E., P.L.S
Survey Manager

cc: John Panizza
file



INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

November 5, 2019

Upper Providence Twp. Board of Supervisors
Attn: Geoffrey Grace, Twp. Secretary
1286 Black Rock Road
Oaks, PA 19456

**RE: Response to Municipal Engineers Review Letter
Sketch Plan Review – Twp #05019-0354-0001 (T) SD
188 Bechtel Road (Parcel #61-00-00185-00-6)
Upper Providence Twp., Montgomery County, PA
Inland Design Project Number 11412**

Dear Board of Supervisors:

We have received the review letter from Gilmore & Associates, Inc. (Gilmore) dated August 20, 2019 for the above referenced project. The Preliminary Plan Submission has been revised to address the comments offered by Gilmore. For your convenience, we have provided each of Gilmore's comments and our response to each comment is shown in *italics* as follows:

SUBDIVISION AND LAND DEVELOPMENT

1. Chapter 154-11.K - The six-digit MCPC File number should be shown on the plan.

The six-digit MCPC File number has been added to sheet 1 of 12 in the Preliminary Submission Plan Set.

2. Chapter 154.12.G. Landscape - A Landscape Plan shall be included with the Preliminary Plan submission.

A Landscape Plan has been included with the Preliminary Plan Submission.

3. Chapter 154-12.H. Lighting. - A Lighting Plan shall be included with the Preliminary Plan submission.

A Lighting Plan has been included with the Preliminary Plan Submission.

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4. Chapter 154-18.B. (a) - Revise the horizontal curve of the roadway to have a 300 feet radius consistent with a collector street classification. This will likely impact several lots in the development.

A waiver has been requested from Section 154-18.b(2)(a) requiring the minimum radius at the centerline for the horizontal curves on primary streets to be 300 feet. A centerline radius of 200 feet has been provided.

5. Chapter 154-18.C.(3) - New Bechtel Road (Ithan Lane) (realigned) is classified as a Collector Road by Upper Providence Township. Being classified as such, a minimum ultimate right-of-way width of 80 feet (40 feet from centerline) and a minimum paving width of 40 feet is required. The plan shows a 60 feet wide ultimate right-of-way with 32 feet wide paving which is consistent with the roadway to the east of the property. The Township may want to consider an alternate road cross-section to include two 11 feet wide lanes with 3 feet wide paved shoulders, a 10 feet wide trail and drainage swales.

A waiver has been requested from Section 154-18.c(2) requiring a collector road to have a minimum right-of-way width of 80 feet and a minimum pavement width of 40 feet. A right-of-way of 50 feet has been provided along with a 30 feet wide cartway, a 10 feet wide trail and drainage swales.

6. Chapter 154-18.D.(2) - The proposed cul-de-sac street is approximately 750 feet in length from the nearest intersection vs the ordinance requirement of maximum 600 feet. The cul-de-sac is not indicated as being temporary as necessary where the street may be extended in the future. Revise plan accordingly. Please note during preliminary plan submission the proposed roadway/ROW grading must be designed to facilitate the road extension with no impact on property not within the road ROW.

A waiver has been requested from Section 154-18.d(2)(d) requiring a cul-de-sac turnaround to have a minimum pavement/curb radius of 50 feet and a minimum right-of-way radius of 60 feet. Also, a waiver has been requested from Section 154-18.d(2)(e) requiring a cul-de-sac not to exceed 600 feet from the near right-of-way line of the intersecting street. A hammerhead turnaround has been provided and the length exceeds 600 feet.

7. Chapter 154-21.A (1) - Sidewalks are required to be installed along the existing Old Bechtel Road and the new road within the development. The Township may want to consider a ten feet wide trail along the proposed road as the route is a natural trail connection between Anderson Farm Park and the Township parks at the western end of the Township.

A waiver has been requested from Section 154-21.a requiring the construction of sidewalks along both sides of the street. A 10 feet wide trail has been provided on the northeast side of the proposed road extension.

8. Chapter 154-21.A.(3) - Handicapped ramps (ADA compliant ramps) shall be shown on future plan submissions.

Proposed grades along the 10 feet wide trail will be ADA compliant.

9. Chapter 154-22.A. - Concrete curbs shall be provided along all new and widened roads. The Township may want to consider an alternate road cross-section to include two 11 feet wide lanes with 3 feet wide paved shoulders, 10 feet wide trail and drainage swales in lieu of curbs.

A waiver has been requested from Section 154-22.a requiring the construction of curb along all new roads. A 30 feet wide cartway, 10 feet wide trail and drainage swales have been provided.

10. Chapter 154-26. Grading. - Required Grading Plans shall be included with the Preliminary Plan submission.

Proposed grading has been provided with the Preliminary Plan Submission.

11. Chapter 154-27 and Chapter 150. Stormwater management. - Stormwater management design calculations and design details for all proposed stormwater management facilities shall be included with the Preliminary Plan submission.

Stormwater management design calculations and design details for all proposed stormwater management facilities have been included with the Preliminary Plan Submission.

12. Chapter 154-29. - Plan and profile drawings of the proposed sanitary sewer extension to serve the project shall be included with the Preliminary Plan submission.

13.

Plan and profile drawings of the proposed sanitary sewer extension to serve the project have been included with the Preliminary Plan Submission.

ADDITIONAL COMMENTS

1. All applicable Upper Providence Township standard construction details shall be included on the plans at the time of the Preliminary Plan submission.

All applicable Upper Providence Township standard construction details have been included on the plans with Preliminary Plan Submission.

PERMITS AND APPROVALS

1. PADEP planning module approval or exemption will be required for the project.

A PADEP Request for Planning Exemption has been included with the Preliminary Plan Submission.

2. The applicant will be required to obtain sanitary sewer capacity for the project from the Lower Perkiomen Valley Regional Sewer Authority and Upper Providence Township.

The applicant will obtain the necessary sewer capacity from Lower Perkiomen Valley Regional Sewer Authority and Upper Providence Township.

3. The applicant will be required to obtain approval from the PA American Water Company and the Township Fire Marshal for approval of the public water extension to the project site.

The applicant will obtain the necessary approval from the PA American Water Company and the Township Fire Marshal for approval of the public water extension to the project site.

4. The Montgomery County Conservation District must approve the Erosion and Sedimentation Control Plans, the Post Construction Stormwater Management Plans, and issue a NPDES Permit for the project.

All Erosion & Sediment Control Plan, PCSWM Plan and NPDES Permit approvals will be obtained prior to final approval.

Please feel free to contact me with any questions or comments regarding this matter.

Sincerely,



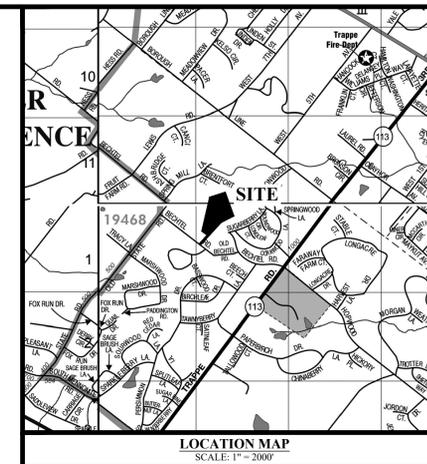
William R. Cujdik, P.E., P.L.S
Survey Manager

cc: John Panizza



LEGEND

- PROPERTY BOUNDARY
- - - ADJOINING PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- EXISTING IRON PIN
- PROPOSED IRON PIN
- PROPOSED MONUMENT
- - - PROPOSED RIGHT OF WAY LINE
- - - PROPOSED EASEMENT LINE



LINE TABLE

LINE	LENGTH	DIRECTION
L1	98.52'	S42°04'31"E
L2	99.71'	N75°51'14"E
L3	99.71'	N75°51'14"E
L4	55.42'	N75°51'14"E
L5	44.29'	N75°51'14"E
L6	98.52'	S42°04'31"E

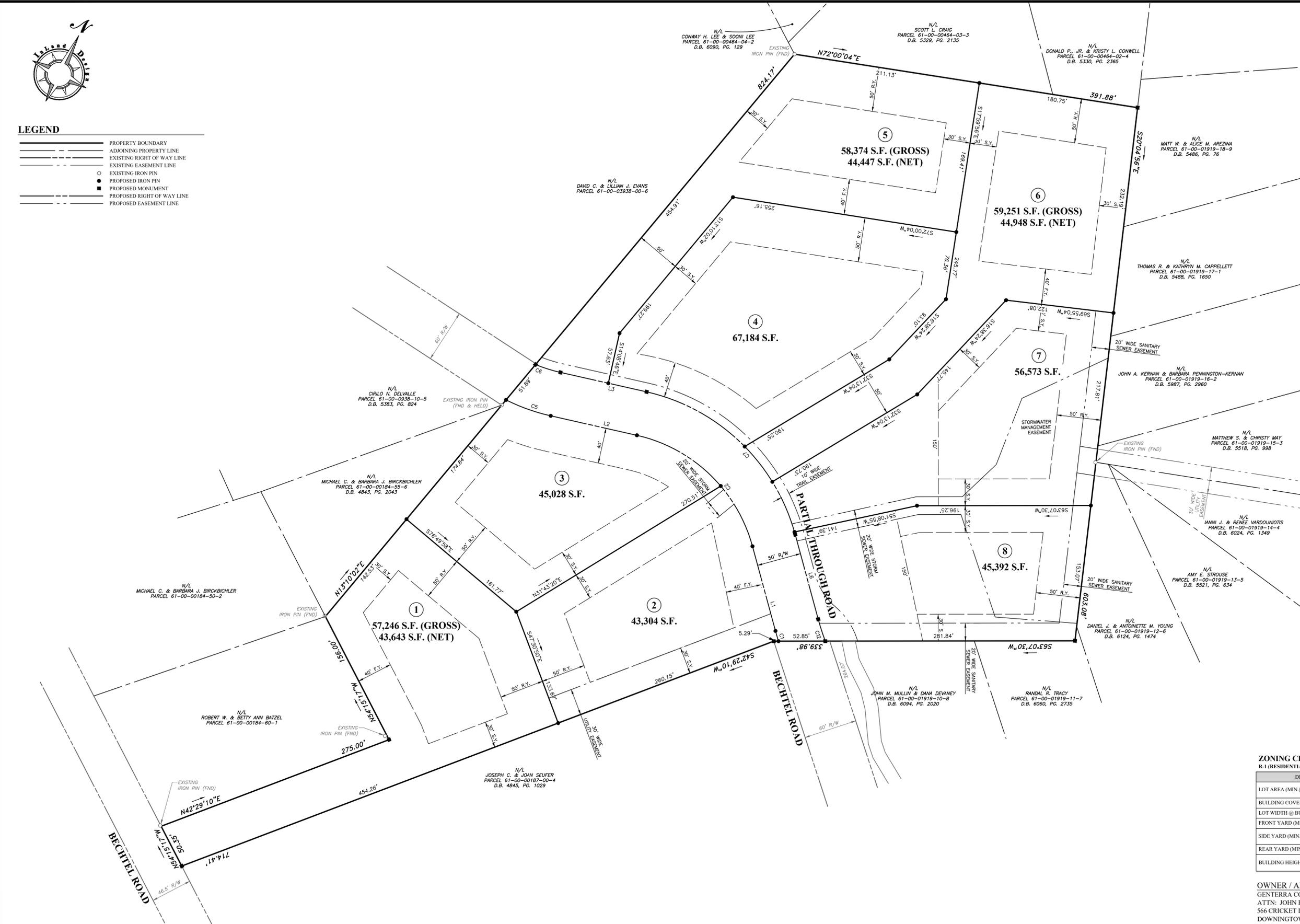
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	12.03'	325.00'	2.12°	S43°08'08"E	12.03'
C2	189.58'	175.00'	62.07°	N73°06'39"W	180.45'
C3	77.22'	175.00'	25.28°	N54°42'57"W	76.59'
C4	112.37'	175.00'	36.79°	N85°45'04"W	110.45'
C5	53.66'	225.00'	13.66°	N82°41'09"E	53.53'
C6	29.48'	175.00'	9.65°	N80°40'45"E	29.44'
C7	243.75'	225.00'	62.07°	N73°06'39"W	232.00'
C8	128.30'	225.00'	32.69°	N87°48'09"W	126.63'
C9	50.51'	225.00'	12.86°	N65°01'42"W	50.40'
C10	61.84'	225.00'	15.75°	N50°43'27"W	61.64'
C11	3.05'	225.00'	0.78°	N42°27'48"W	3.05'
C12	25.92'	275.00'	5.40°	S44°46'31"E	25.91'

ZONING CHART

R-1 (RESIDENTIAL-AGRICULTURAL DISTRICT)		
DESCRIPTION	REQUIRED	PROPOSED
LOT AREA (MIN.)	43,560 S.F.	MINIMUM 43,304 S.F. MAXIMUM 67,184 S.F.
BUILDING COVERAGE (MAX.)	10%	≤ 10%
LOT WIDTH @ BUILDING SETBACK (MIN.)	150 FT.	> 150 FT.
FRONT YARD (MIN.)	40 FT.	> 40 FT.
SIDE YARD (MIN.)	20 FT. (MIN.) 60 FT. (AGGREGATE)	> 20 FT. (MIN.) > 60 FT. (AGGREGATE)
REAR YARD (MIN.)	50 FT.	> 50 FT.
BUILDING HEIGHT (MAX.)	PRINCIPLE BUILDING: 35 FT. ACCESSORY BUILDING: 15 FT.	< 35 FT. (PRINCIPLE BUILDING)

OWNER / APPLICANT
 GENTERRA CORPORATION
 ATTN: JOHN PANIZZA
 566 CRICKET LANE
 DOWNTOWN, PA 19335



COPYRIGHT
 Inland Design, LLC expressly reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of Inland Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Inland Design, LLC. Any reuse without written permission, verification, consent or adaptation by Inland Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all claims, damages, losses, and expenses arising therefrom or resulting therefrom.

PARCEL NO. 61-00-00185-00-6 | D.B. 4819 | PG. 2050

Pennsylvania One Call System
 PA. act 172 of 1986 requires
 three working days notice
 Serial Numbers:
20191633996

PENNSYLVANIA ACT 187 REQUIREMENTS:
 Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

INLAND DESIGN
 Civil Engineers, Surveyors & Land Development Consultants
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 West Chester, PA 19382
 www.InlandDesign.net

Phone: (484) 947-2928
 Fax: (484) 947-2946
 Info@InlandDesign.net

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL SURVEYOR
 WILLIAM R. CUDJIK
 LAND SURVEYOR SUBSCRIPTION

No.	Date:	Description:

PRELIMINARY
 SUBDIVISION AND LAND DEVELOPMENT PLANS

GRAPHIC SCALE
 1" = 100'
 (IN FEET)
 1 inch = 100'

Date: 11/4/2019
 Scale: 1" = 50'
 Drawn by:
 Checked by: WRC
 Project No. **11412**

TITLE PLAN
 FOR
GENTERRA CORPORATION
188 BECHTEL ROAD
COLLEGEVILLE, PA 19426
 UPPER PROVIDENCE TOWNSHIP • MONTGOMERY COUNTY • PA

SHEET
2
OF 12

MEMORANDUM



GRACE PLANNING
ASSOCIATES
PO BOX 655 OAKS PA 19456
484.390.5200
GGRACE.AICP@GMAIL.COM

FILE: Genterra Corporation – 188 Bechtel Road
#05019-0354-0002 (P)SD

SUBJECT: Preliminary Plan Review

FROM: Geoffrey Grace, AICP
GRACE PLANNING ASSOCIATES
ZONING OFFICER / DIRECTOR OF PLANNING,
TOWNSHIP OF UPPER PROVIDENCE

DATE: December 4, 2019

The following should be noted concerning the submission of plan to subdivide the property at 188 Bechtel Road (parcel # 61-00-00185-00-6; block 19, unit 68) into 8 lots and 7 new single-family detached homes (Lot #4 will contain the existing dwelling):

1. This review is based on a twelve-sheet set of plans, dated November 4, 2019 (no revision date), submitted by Inland Design.
2. The Upper Providence Board of Supervisors granted the tentative plan approval on September 16, 2019.
3. The subject parcel is currently zoned R-1 Residential Agricultural. The proposed single-family detached homes are a permitted use within the R-1 District.
4. The plans as submitted show one lot (Lot #2) that does not meet the minimum lot area as required in the R-1 Residential Agricultural District the Township's Zoning Ordinance (ref. § 182-182.41). The plans show a lot of 43,304 square feet, 256 square feet below the 43,560 square feet required. This will require the applicant to request a variance from the Township's Zoning Hearing Board.
5. Given the size of the original parcel, 10.47 acres, the applicant will be required to pay a fee in lieu of dedication of open space as described in § 182-43.
6. The submitted shows a connection of Bechtel Road through this property and connecting to an undeveloped right-of-way to the west (on the Evans property). All technical commentary is deferred to Gilmore & Associates and McMahon Associates. It should be noted that this proposed through-road will require the Township to construct additional roadway and sidewalk/trails to complete the connection.
7. The development of the property will require the payment into the Township's Act 209 fund. All commentary and calculation of that fee is deferred to the Township's Traffic Engineer.
8. The following waivers are noted as requested on the plans:
 - a. *Section 150-12.B(1)*—requiring the use of concrete piping.
All comments deferred to the Township Engineer.
 - b. *Section 154-12.C(1)*—requiring the use of topographic mapping provided by the Township.





For planning purposes, the information as shown on the plans is adequate, any additional comments are deferred to Gilmore & Associates and McMahon Associates.

- c. *Section 154-12.C.(2)*—requiring plans to show existing features within 100-feet of the proposed development.

For planning purposes, the existing features shown are adequate, all additional comments are deferred to Gilmore & Associates and McMahon Associates.

- d. *Section 154-18.B.(2).(a)*—requiring a minimum radius of 300-feet for horizontal curves on primary streets.

All technical commentary is deferred to Gilmore & Associates and McMahon Associates.

- e. *Section 154-18.C.(2)*—requiring the minimum right-of-way width for a collector of 80-feet and a pavement width of 40-feet.

The plan shows a right-of-way width of 50-feet and a pavement width of 30-feet.

- f. *Section 154-18.D.(2).(d)*—requiring a minimum radius for the turnaround and right-of-way for a cul-de-sac.

The need for this waiver should be discussed, the applicant isn't proposing a "true" cul-de-sac and it would be constructed off site (on the Evans property).

- g. *Section 154-18.D.(2).(e)*—requiring the length of a cul-de-sac to be less than 600-feet.

See previous waiver request.

- h. *Section 154-21.A*—requiring the installation of sidewalks along the both sides of all streets.

The applicant is proposing the continuation of a trail from the Ithan Lane side through the Evans property.

- i. *Section 154-22.A*—requiring the construction of curb along all new roads.

All technical commentary is deferred to Gilmore & Associates and McMahon Associates.

If there are any questions about this memo, please contact me at 610-933-9179, extension 162 or at the information listed in the header of this memo.

- cc: (via email unless otherwise noted)
- Township of Upper Providence Board of Supervisors
 - Township of Upper Providence Planning Commission
 - Timothy Tieperman, Township Manager
 - Bryan Bortnichak, Assistant Township Manager
 - Joseph E. Bresnan, Township Solicitor
 - Bill Dingman, P.E., Township Engineer
 - Casey Moore, P.E., Traffic Engineer
 - Genterra Corporation, Applicant
 - Charles Dobson, P.E., Inland Design, Applicant's Engineer
 - Kevin Chavous, Montgomery County Planning Commission





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 5, 2019

File No: 19-07024T

Mr. Geoff Grace, Director of Planning / Zoning Officer
Upper Providence Township
1286 Black Rock Road
P.O. Box 406 Oaks, PA 19456

Reference: 188 Bechtel Road
Twp. #05019-0354-0002 (P) SD – Preliminary Plan Review

Dear Geoff:

In accordance with the Township's request, we have reviewed the Preliminary Plan for a subdivision for the 188 Bechtel Road property. The review consisted of a twelve sheet Preliminary Subdivision and Land Development Plan, dated November 4, 2019, and a Post Construction Stormwater Management Report, dated November 4, 2019, as prepared by Inland Design. We offer the following comments for your consideration:

General Description

1. The subject property is the 188 Bechtel Road; Parcel No. 61-00-00185-00-6, located on the north side of Bechtel Road approximately 1,200 feet southeast of Old State Road. The total tract area is 10.47 acres and is developed with a single-family dwelling. The tract is within the R-1 Residential-Agriculture Zoning District. The applicant is proposing to subdivide the parcel into eight lots for the construct of single-family detached dwellings. The existing dwelling will remain and seven new single-family dwellings will be built. The development is proposed to be served by public water and public sewer
2. Access to the subject property is proposed by an extension of Ithan Lane/New Bechtel Road to a proposed temporary turnaround within the existing right-of-way west of the proposed development. The property has approximately 50 feet of frontage on Old Bechtel Road. The plans show no cartway widening of Old Bechtel Rd. for the tract frontage.

Zoning

1. Chapter 182-44.B.
The area of Lot #2 is less than the R-1 zoning district required area of 43,560 square feet.

Subdivision and Land Development

1. Chapter 154-12.C.(2)
The plan should show existing features within 100 feet of the property. A Waiver has been

184 West Main Street | Suite 300 | Trappe, PA 19426 | Phone: 610-489-4949 | Fax: 610-489-8447

requested. It is recommended that a drawing be added to the submission showing the existing topographic data as shown on the plan and an available aerial photo as back ground to show the existing features within 100 feet of the site.

The proposed sanitary sewer system connection from the site to the existing manhole in Ithan Lane will be constructed within an existing utility easement on the following parcels”

- May property, parcel 61-00-01919-15-2
- Vardouniotis property, parcel 61-00-01909-14-4
- Young property, parcel 61-00-01919-12-6
- Strouse property, parcel 61-01919-13-5

All the existing features on these parcels and feature within 100 feet of the utility easement shall be shown on the plans.

2. Chapter 154-12.C.(3)(a)
Plans shall provide the following data:
 - proposed roadway centerline courses, distances and curve data
 - street location tie-ins by courses and distances to the nearest existing intersection.
3. Chapter 154-12.D.(4)
The profile of the proposed road shall be extended a minimum of 200 feet unto adjacent land to the west of the tract. In order to determine the adequacy of the extension of the existing road to the site the profile shall be extended a minimum of 200 feet to the east. The extension of the existing roadway will create a low point in the vertical alignment of the roadway. A vertical curve will be required
4. Chapter 154-12.D.(6)
The Improvement Construction Plan and Landscape and Lighting Plan shall show the building setback lines.
5. Chapter 154-12.D.(9)
Plan shall include a statement of the proposed linear feet of news roads.
6. Chapter 154-12.G. and H. Landscape/Lighting
The Landscape and Lighting Plan reviews are attached.
7. Chapter 154-13.B.(3)(e)
Provide the Wetland Certification stating that there are no wetland areas on the tract.
8. Chapter 154-18.B.(2)(a)
Collector Roads require horizontal curves of the roadway to have a 300 feet radius. A Waiver of this requirement has been requested to allow curves to have a 200 feet radius.
9. Chapter 154-18.B.(2)(b)
Tangents between curves for all streets shall be 100 feet measured at the centerline.
10. Chapter 154-18.B.(3)(a)
Vertical curves for Collector streets shall provide a minimum of 50 feet of length for each percent of change in grade. The vertical curve K value shall be 50.0 minimum.
11. Chapter 154-18.C.(3)
New Bechtel Road (Ithan Lane) realigned is classified as a Collector Road by Upper Providence Township. Being classified as such, a minimum ultimate right-of-way width of 80

feet (40 feet from centerline) and a minimum paving width of 40 feet is required. A Waiver has been requested to allow a 50 feet wide ultimate right-of-way with 30 feet wide paved cartway.

12. Chapter 154-18.D.(2)

The ordinance allows maximum length of a cul-de-sac street to be 600 feet. The proposed street is approximately 750 feet in length from the nearest intersection with a "Hammerhead" turnaround. Turning movement plans shall be provided to demonstrate that the proposed turnaround will provide adequate maneuvering area a utility service truck.

The turnaround shall be noted as being temporary as necessary where the street may be extended in the future. The proposed roadway grading has been designed to facilitate the road extension with no impact to the proposed lots.

13. Chapter 154-19.A.(1)

Provide proposed grading spot elevations for the proposed driveways to demonstrate compliance with the required 20 feet of stopping area behind the right-of-way that does not exceed 4.0 percent.

14. Chapter 154-19.A.(3)

Provide the required five-foot radius driveway width flares at the street line.

15. Chapter 154-21.A.(1)

Sidewalks are required to be installed along the existing Old Bechtel Road and the new road within the development. A Waiver has been required to allow a ten feet wide trail along the north side of the proposed road that will connect to an existing paved path in lieu sidewalk on both side of the street. Proposed walkways/trails shall be ADA compliant.

16. Chapter 154-22.A.

Concrete curbs shall be provided along all new and widened roads. A Waiver has requested to allow no curb along the proposed roadway.

17. Chapter 154-24.C.

The minimum lot width shall be measured along the building setback line.

18. Chapter 154-24.E.

The frontages of Lots #5 and #8 along or partially along the proposed road right-of-way are on the inside of a curve and shall be a minimum of 150 feet.

19. Chapter 154-24.G.

Building lines shall be drawn parallel or concentric to the right-of way or lot lines. The building setback lines shall be measured at right angle from the right-of-way.

20. Chapter 154-26.B. Grading.

The top or bottom edge of slopes shall be a minimum of three feet from property line. Lots #2, #7 and #8 show grading within three feet of the tract boundary.

21. Chapter 154-26.C.

The proposed grading spot elevations for the driveway edge of paving, swales, building entries and storm drainage inlets and endwalls shall be added to the grading plans.

22. Chapter 154-27 and Chapter 150. Stormwater management.
- a) Chapter 150-11.B.
 - The Preconstruction and Postconstruction Drainage Area Maps shall show the disturbance and undisturbed sub-drainage areas within each drainage area.
 - Unless a significant area of meadow or wooded ground cover within the tract is specifically set aside and restricted from development the postconstruction ground cover within the tract shall be considered either impervious or lawn for the purposes of computing the runoff from the site.
 - Lot numbers and basin number labels shall be added to the drainage areas maps.
 - How will the runoff from the rear roof area of the proposed dwelling on Lot #6 be conveyed to the Berm #6?
 - How will the runoff from the rear roof area of the dwellings on Lot #2 and #4 be conveyed to the Berm #4?
 - b) Chapter 150-11.D.(6)

The potential temporary impoundment depth of Basin #7 is 5.6 feet deep. A fence around the limits of the impoundment area is warranted.
 - c) Chapter 150-11.D.(7)

The cutoff trench (keyway) for Basin #7 shall specify that it is to be constructed with relatively impervious (clayey) material. A Waiver of this section will be required for Berms #1, #2, #3, #4, #5 and #6.
 - d) Chapter 150-11.D.(8)

Basin #7 has been designed to be a detention and infiltration BMP. A Waiver of this section is required to allow Basin #7 to have a bottom slope of less than 2% and not have a concrete low flow channel.
 - e) Chapter 150-11.D.(11)

Berms #1, #2, #4 and #6 do not provide the required one foot of freeboard.
 - f) Chapter 150-11.D.(12)

Antiseep collars shall extend a minimum of two feet beyond the outside diameter of the outlet pipe barrel.
 - g) Chapter 150-11.D.(13)

Basin outlet pipes are required to be reinforced concrete pipe with watertight O-ring joints. A Waiver of this section will be required to allow the outlet pipes for Berms #1, #2, #3, #4, #5 and #6 to be HDPE pipe.
 - h) Chapter 150-11.D.(14)

The invert of the storm sewer facilities discharging into basins shall be six (6) inches high than the proposed bottom grade of the facility.
 - i) Chapter 150-12.B.(1)

Minimum pipe size shall be 18 inches. Storm sewer pipes within the right-of-way of a public road shall be reinforced concrete pipe.
 - j) Chapter 150-12.B.(3)

Minimum drop across junctions shall be two inches. At changes in pipe diameter, pipe crowns shall be matched at junctions (manhole, inlet or junction box). A drop through a

structure greater than provide with matched crowns is allowable.

- k) Chapter 150-12.B.(12)
Berm #6 and grading east of the proposed dwelling on Lot #6 shall be revised to convey runoff for the rear of the building to the impoundment area of Berm #6.
- l) Chapter 150-12.B.(13)
All inlets in sump condition shall be six-foot inlets or dual four-foot inlets, as needed
- m) Chapter 150-12.B.(14)
All storm sewer systems shall be analyzed for both inlet and outlet control (including tailwater effects). Provide hydraulic grade line calculations.
- n) Chapter 150-12.B.(16)
Inlet capacities shall be calculated using PennDOT or manufacturer's nomographs. Documentation for manufacturer's nomograph must be provided to the Township Engineer. Provide an inlet capture/bypass analysis.
- o) Chapter 150-12.B.(17)
A minimum of one foot of freeboard must be provided between the inlet grate elevation or stormwater manhole rim and the hydraulic grade line elevation.
- p) Chapter 150-12.D.(1)
Swales in cut areas shall be designed to prevent the passage of water on the cartway during a twenty-five-year frequency storm of five-minute duration. Provide swale capacity calculations.
- q) Chapter 150-17.
The following note shall be added to the plan:
"It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved BMP operations and maintenance plan, or allow the property to remain in a condition which does not conform to an approved BMP operations and maintenance plan, unless an exception is granted in writing by the Township".
- r) Chapter 150-18.A.
The applicant shall sign an operations and maintenance agreement with the Township covering all BMP that are to be privately owned.
- s) Chapter 150-19.B.
Stormwater management easements shall be provided by the property owner for access for inspection and maintenance or preservation of stormwater runoff conveyance, infiltration and detention areas and other BMP's by persons other than the property owner.
- t) Chapter 150-20.A.
The owner of any land upon which permanent BMP's will be placed, constructed or implemented, as described in the BMP operations and maintenance plan, shall record the following documents in the office of the Recorder of Deeds for Montgomery County within 15 days of approval of the BMP operations plan by the Township:
 - (1) The operations and maintenance plan or a summary thereof.
 - (2) Operations and Maintenance Agreements
 - (3) Stormwater Management Easements

- u) Chapter 150
Berm and Basin cross section and outlet structure details shall be drawn to scale and depict actual existing and proposed grades.
 - v) Chapter 150
The conveyance system shall be designed to accommodate the future roadway improvements west of the temporary turnaround.
 - w) Chapter 150
The design of Basin #7 shall take into consideration the future roadway improvements west of the temporary turnaround.
23. Chapter 154-27.C
The following note shall appear on the record plan whenever permanent water detention basins are required:
"The property owner shall have the responsibility for the perpetual maintenance of the permanent water detention basin, basin outlet structures and pipes which are located on his property. No changes shall be made to the structures, pipes or finish grading without prior written approval from the Township. The Township has the right to enter the lot to perform any required maintenance which has not been properly performed or carried out in a timely manner. The property owner shall be responsible for the cost of any maintenance which is performed by the Township. The Township shall lien the property for said costs until the Township has been reimbursed in full."
24. Chapter 154-28.B.(5) (b)
The width of proposed easements for storm drainage systems and sanitary sewers shall be 25 feet. The required easement width shall be increased by five feet for each additional utility which is placed in the easement.
25. Chapter 154-29.A.
- a) It shall be noted on the plans that sanitary sewers shall be designed and constructed in accordance with the Upper Providence Township Municipal Authority's Design, Construction Requirements and Detail Drawings for Wastewater Facilities, as adopted by resolution and as may be amended from time to time by resolution of the Upper Providence Township Board of Supervisors.
 - b) All proposed sanitary pipe shall be SDR 26. This shall be noted on the plans and add to the profile view pipe labels.
 - c) The existing manhole in Ithan Lane that the proposed sanitary sewer will connect to shall be removed and replaced with a five-foot minimum internal diameter manhole with an internal drop connection. All proposed drop manholes shall be five-foot minimum internal diameter with internal drop connection. Drop manhole labels on the plan and profile shall include the manhole diameter and drop connection dimension.
 - d) The minimum drop across a sanitary sewer manhole shall be two (2) inches.
26. Chapter 154-29.A.(10)
Sanitary sewer details on the plans shall be removed and replaced with applicable Upper Providence sanitary sewer details.

27. Chapter 154-31.E.
The proposed fire hydrant shall meet the requirement of this section. The type and location of fire hydrants require approval by the Township Fire Marshall.
28. Chapter 154-32.
At this time the review of the erosion and sedimentation control plan is deferred to the County Conservation District.
29. Chapter 154-34.A.(2)(b)
Iron pins property corner markers shall be $\frac{3}{4}$ " diameter and 24 inches in length.

Additional Comments

1. All applicable Upper Providence Township standard construction details shall be included on the plans. Details in conflict with the specific Upper Providence Township shall be removed from the plans.
2. The proposed sanitary sewer and Basin #7 outlet pipe will be constructed within an existing 30' wide utility easement on adjoining lands. Applicant shall provide a copy of the recorded easement for the off-site properties impacted by the proposed public improvements. There are six mature trees within the existing 30' wide utility easement located on the May and Vardouniotis properties that will be removed for the proposed construction. The owners of the impacted adjoining properties shall be contacted in regards to the proposed work.
3. All utility crossing with less than three feet of separation at crossing points shall dimension the clearance between the utilities
4. The bottom elevation of Basin #7 shall be shown and labeled at Endwall #1 in the profile view on sheet #10.
5. The proposed 10' trail and trail easement on the north side of the proposed roadway shall be aligned to connect to the existing 60' right-of-way west of the site in order provide for the future extension of the trail

Permits and Approvals

1. PADEP planning module approval or exemption will be required for the project.
2. The applicant will be required to obtain sanitary sewer capacity for the project from the Lower Perkiomen Valley Regional Sewer Authority and Upper Providence Township.
3. The applicant will be required to obtain approval from the PA American Water Company and the Township Fire Marshal for approval of the public water extension to the project site.
4. The Montgomery County Conservation District must approve the Erosion and Sedimentation Control Plans, the Post Construction Stormwater Management Plans, and issue a NPDES Permit for the project.

The above comments are made with the understanding that all existing features and topography are accurately represented on the plans, and that all designs, calculations and surveys are

accurate and have been prepared in accordance with the current laws, regulations and currently accepted Professional Land Surveying and Engineering practices.

Should you have any questions please contact our office.

Very truly yours,



William K. Dingman, P.E.
Gilmore & Associates, Inc.

w/encl: Landscape & Lighting Review Dec. 5, 2019

cc: Board of Supervisors (internally distributed by the Township)
Planning Commission (internally distributed by the Township)
Bryan Bortnichak – Assistant Township Manager (email)
Joseph Bresnan, Esquire – Township Solicitor (email)
Casey A. Moore, P.E., McMahon Associates (email)
Kevin Chavous, Montgomery County Planning Commission
Genterra Corporation, Equitable Owner (email)
Charles A. Dobson, P.E., Inland Design, Applicant's Engineer (email)

**BEFORE THE UPPER PROVIDENCE
TOWNSHIP
BOARD OF SUPERVISORS**

Applicant: Edward T. Murphy
Property: 210 Amelia Street
Twp. Plan 3028-0359-0001

RESOLUTION 2020-14
PRELIMINARY AND FINAL LAND DEVELOPMENT
APPROVAL
(MINOR SUBDIVISION-LOT LINE ADJUSTMENT)

The Board of Supervisors, in accordance with Sections 154-10 and 154-11 of the Township Codified Ordinances, grants Applicant, Edward T. Murphy, preliminary and final approval of his application to move the lot line that is common to 210 Amelia Street and 212 Amelia Street, reducing 210 Amelia Street from 4,107 square feet to 3000.9 square feet, and increasing 212 Amelia Street from 4,261 square feet to 5,367 square feet, with the effect and intent of moving the existing garage from 210 Amelia Street to 212 Amelia Street. Approval is made on the basis of a one sheet plan set dated November 15, 2019, prepared by All County and Associates, Inc.

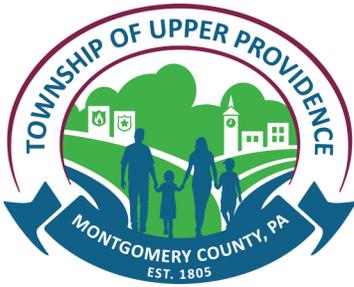
Applicant will provide legal descriptions and closure calculations for the lots.

In granting this preliminary and final approval, the Township waives the requirements of section 154-12.C(2) of the Township Codified Ordinances, requiring surface conditions of all areas within 100 feet of any part of the subdivision to be shown on the submitted plan.

DULY PRESENTED AND ADOPTED by the Upper Providence Township Board of Supervisors at a public meeting held this 18th day of February, 2020.

Helene Calci, Board Chair

Attest: _____
Timothy J. Tieperman, Secretary



1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:
www.uprov-montco.org

General Inquiries:
admin@uprov-montco.org

Board of Supervisors

Helene Calci
Laurie Higgins
John Pearson
Bill Starling
Albert Vagnozzi

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

January 2, 2020

**RE: *Murphy Subdivision
Minor Lot Line Adjustment
Twp. #3028-0359-0001 Minor SD***

Please review the enclosed material and return your comments to the Township offices at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

cc: (via email unless otherwise noted)
Upper Providence Board of Supervisors
Upper Providence Township Planning Commission
Township Manager
Spring Ford School District (USPS)
Township Solicitor
Township Engineer (internal mail)
Township Traffic Engineer

UPPER PROVIDENCE TOWNSHIP
APPLICATION FOR REVIEW
Page 1 of 3

TWP.PLAN# _____
DATE SUBMITTED 12-13-19

Owner's Name Edward T. & Sandra A. Murphy Phone 484-390-1249

Address 210 Amelia Street Mont Clare, PA 19453

Development Name _____

Applicant's Name Edward T. Murphy Phone 484-390-1249
210 Amelia Street Mont Clare, PA 19453

Address 212 Amelia Street Mont Clare, PA 19453

Submitted by: All County & Associates, Inc. Phone 610-469-3830

Address P.O. Box 472 St Peters, PA 19470

E-Mail address spt@all-county-assoc.com

Type of Review Requested	Type of Plan	Type of Submission
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Tentative	<input checked="" type="checkbox"/> New Proposal
<input type="checkbox"/> Land Development	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Revised Prior Proposal
<input type="checkbox"/> Zoning Amendment	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Next Plan Stage based on prior approval
<input type="checkbox"/> Conditional Use		
<input type="checkbox"/> Curative Amendment		
<input type="checkbox"/> Other		

Zoning	Fees:	Area
Existing: Lot 1 - 4107.0 Sq Ft. Lot 2 - 4261.0 Sq Ft.	Application <input checked="" type="checkbox"/>	Ac. or sq. ft.)
Proposed: Lot 1 - 3000.9 Sq Ft. Lot 2 - 5367.1 Sq Ft.	Plan Escrow <input checked="" type="checkbox"/>	
Variance/Special Exception Granted _____	Attached _____	
_____	Under Separate Cover _____	
_____	Not Applicable <input checked="" type="checkbox"/>	

UPPER PROVIDENCE TOWNSHIP
 APPLICATION FOR REVIEW
 Page 2 of 3

No application shall be accepted or processed unless properly signed and accompanied by the required fees and escrows.
 By filing this application, you are hereby granting permission to Township Officials to visit the site for review purposes.

<u>Land Use</u>	<u>No. of Lots/Units</u>	<u>Intended Use(s)</u>
Residential	2	Two-Family Dwelling
Commercial	_____	_____
Industrial	_____	_____
Office	_____	_____
Other	_____	_____

<u>Utilities</u>			<u>TAX PLAT INFO</u>
	<u>Central</u>	<u>On-Site</u>	<u>Package</u>
Water	<input checked="" type="checkbox"/>	_____	_____
Sewer	<input checked="" type="checkbox"/>	_____	_____
			Block___ Unit___
			61-00-00085-007
			Tax Parcel # <u>61-00-00088-004</u>
			Plan Size (Circle one)
			15" X 18"
			18" X 30"
			24" X 36"

<u>Capacity</u>			Plan Prepared by Registered:
	<u>Available</u>	<u>Not Available</u>	<u>Unknown</u>
Water	_____	_____	<input checked="" type="checkbox"/>
Sewer	_____	_____	<input checked="" type="checkbox"/>
			Engineer _____
			Surveyor <input checked="" type="checkbox"/> _____

UPPER PROVIDENCE TOWNSHIP
APPLICATION FOR REVIEW
Page 3 of 3

APPLICANTS SIGNATURE (if authorized agent, indicate for whom)

Elmer M...
Owner of Record

Equitable Owner

Authorized Agent for: Owner
 Equitable Owner

No application shall be accepted for processing unless properly signed in the appropriate space provided above.

To be completed by the Township

As required by, and consistent with, those sections of The Pennsylvania Municipalities Planning Code, State Act 247 of 1968 requiring review by the Montgomery County and Upper Providence Township Planning Commissions, this application is hereby submitted on this date as authorized by the Board of Supervisors of Upper Providence Township.

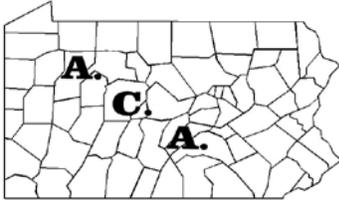
Upper Providence Township
1286 Black Rock Road, P.O. Box 406
Oaks, PA 19456

Accepted by: _____

(610) 933-9179
rev: 12/10

Date: _____

** All applicants shall prepare presentations in electronic format compatible with available projection equipment in the Meeting Hall. The expectation is that the applicant's presentation will be projected onto the available screen for viewing by the public as well as the Township Officials. **



ALL COUNTY AND ASSOCIATES, INC.

1-800-220-9165

P.O. BOX 472

ST. PETERS, PA 19470

(610) 469-3830

(610) 469-6385 (FAX)

December 6, 2019

Pg. 1 of 1

RE: Description of a certain Lot 1 of the Murphy/Amelia – Lot Line Adjustment Plan, Upper Providence Township, Montgomery County, Pennsylvania.

ALL THAT CERTAIN Lot 1 of the Murphy/Amelia – Lot Line Adjustment Plan, located in Upper Providence Township, Montgomery County, as shown on a Lot Line Adjustment Plan, prepared for Ed Murphy, prepared by All County & Associates, Inc., St Peters, PA, dated 11/15/19, plan number MURPED0001, being more fully bounded and described as follows;

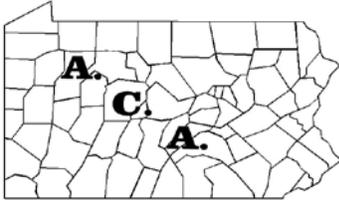
BEGINNING at a pin to be set, a common corner of Lot 1 & Lot 2 of the aforementioned subdivision, said point being on the Westerly right-of-way line of Amelia Street (28' R/W);

THENCE from said point of beginning along said Lot 2, the four courses and distances as follows;

- 1.) North 86 degrees 30 minutes 00 seconds West, a distance of 77.00 feet to a pin to be set;
- 2.) South 03 degrees 30 minutes 00 seconds West, a distance of 1.00 feet to a pin to be set;
- 3.) North 86 degrees 30 minutes 00 seconds West, a distance of 76.90 feet to a pin to be set;
- 4.) North 03 degrees 30 minutes 00 seconds East, a distance of 20.00 feet to a pin to be set, on line of lands of Leigh Thierfelder;

Thence along said lands of Thierfelder, South 86 degrees 30 minutes 00 seconds East, a distance of 153.90 feet to a pin to be set, on the aforementioned Westerly right-of-way of Amelia Street; thence along said Amelia Street, South 03 degrees 30 minutes 00 seconds West, a distance of 19.00 feet to the first mentioned point and place of beginning.

CONTAINING: 3,000.9 Square feet or 0.069 acres of land, more or less.



ALL COUNTY AND ASSOCIATES, INC.

1-800-220-9165

P.O. BOX 472

ST. PETERS, PA 19470

(610) 469-3830

(610) 469-6385 (FAX)

December 6, 2019

Pg. 1 of 1

RE: Description of a certain Lot 2 of the Murphy/Amelia – Lot Line Adjustment Plan, Upper Providence Township, Montgomery County, Pennsylvania.

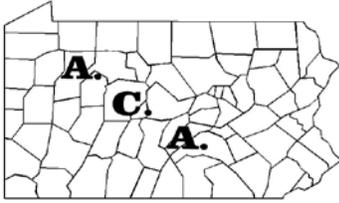
ALL THAT CERTAIN Lot 2 of the Murphy/Amelia – Lot Line Adjustment Plan, located in Upper Providence Township, Montgomery County, as shown on a Lot Line Adjustment Plan, prepared for Ed Murphy, prepared by All County & Associates, Inc., St Peters, PA, dated 11/15/19, plan number MURPED0001, being more fully bounded and described as follows;

BEGINNING at a pin to be set, a common corner of Lot 1 & Lot 2 of the aforementioned subdivision, said point being on the Westerly right-of-way line of Amelia Street (28' R/W);

THENCE from said point of beginning along said right-of-way of Amelia Street, South 03 degrees 30 minutes 00 seconds West, a distance of 21.00 feet to a pin to be set, a corner of lands of St. Michaels Greek Catholic Church; thence along said lands of St. Michaels, and continuing along lands of Maureen B. Rowan, North 86 degrees 30 minutes 00 seconds West, a distance of 209.20 feet to a pin to be set, on the Easterly right-of-way of Jacob Street (50' R/W); thence along said Easterly right-of-way of Jacob Street, North 03 degrees 30 minutes 00 seconds East, a distance of 40.00 feet to a pin to be set, a corner of lands of Leigh Thierfelder; thence along said lands of Thierfelder, South 86 degrees 30 minutes 00 seconds East, a distance of 55.30 feet to a pin to be set, a corner of the aforementioned Lot 1; thence along said Lot 1, the four courses and distances as follows;

- 1.) South 03 degrees 30 minutes 00 seconds West, a distance of 20.00 feet to a pin to be set;
- 2.) South 86 degrees 30 minutes 00 seconds East, a distance of 76.90 feet to a pin to be set;
- 3.) North 03 degrees 30 minutes 00 seconds East, a distance of 1.00 feet to a pin to be set;
- 4.) South 86 degrees 30 minutes 00 seconds East, a distance of 77.00 feet to the first mentioned point and place of beginning.

CONTAINING: 5,367.1 Square feet or 0.123 acres of land, more or less.



ALL COUNTY AND ASSOCIATES, INC.

1-800-220-9165

P.O. BOX 472

ST. PETERS, PA 19470

(610) 469-3830

(610) 469-6385 (FAX)

December 6, 2019

Pg. 1 of 1

RE: Description of a certain 10' wide Sanitary & Access Easement over Lot 2 of the Murphy/Amelia – Lot Line Adjustment Plan, Upper Providence Township, Montgomery County, Pennsylvania.

ALL THAT CERTAIN 10' wide Sanitary & Access Easement over Lot 2 of the Murphy/Amelia – Lot Line Adjustment Plan, located in Upper Providence Township, Montgomery County, as shown on a Lot Line Adjustment Plan, prepared for Ed Murphy, prepared by All County & Associates, Inc., St Peters, PA, dated 11/15/19, plan number MURPED0001, being more fully bounded and described as follows;

BEGINNING at a point on the Easterly right-of-way of Jacobs Street (50' R/W), said point being located South 03 degrees 30 minutes 00 seconds West, from the common corner of the aforementioned Lot 2 and lands of Leigh Thierfelder;

THENCE from said point of beginning, continuing through said Lot 2, South 86 degrees 30 minutes 00 seconds East, a distance of 55.30 feet, to a point, on line of Lot 1 of the aforementioned subdivision; thence along said Lot 1, South 03 degrees 30 minutes 00 seconds West, a distance of 10.00 feet to a pin to be set, a common corner of said Lot 1 & 2; thence continuing through said Lot 2, North 86 degrees 30 minutes 00 seconds West, a distance of 55.30 feet to a point, on the said Easterly right-of-way of Jacobs Street; thence along said right-of-way of Jacobs Street, North 03 degrees 30 minutes 00 seconds East, a distance of 10.00 feet to the first mentioned point and place of beginning.

CONTAINING: 5,367.1 Square feet or 0.123 acres of land, more or less.

PA ONE CALL NOTE:
 ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED.
 CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK IN ACCORDANCE WITH ACT 287, AS AMENDED.
 Pennsylvania One Call System, Inc.
 1-800-242-1776
 SITE NUMBER: 20193190855

UTILITY RESPONSE
 COMCAST CABLE (SD)
 COMCAST FIBER (HRA)
 PECO ENERGY (KC)
 PHOENIXVILLE BOROUGH (EJ)
 UPPER PROVIDENCE TWP (OP1)

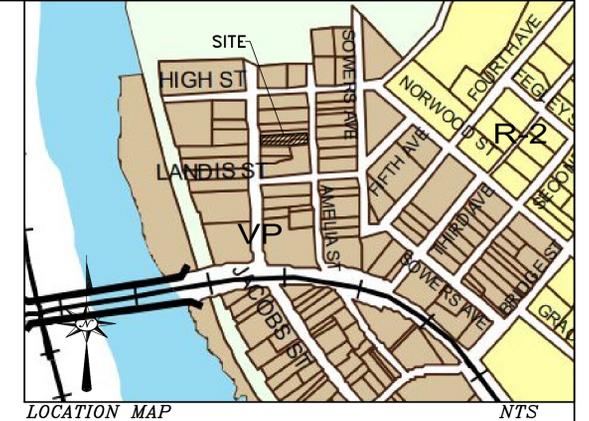
CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY
 ON THE _____ DAY OF _____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED EDWARD T. MURPHY & SANDRA A. MURPHY, WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND WE DESIRE THAT THIS PLAN BE DULY RECORDED.
 _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES _____
 WE DO HEREBY CERTIFY THAT WE ARE THE SOLE REGISTERED OWNERS OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. WE DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF UPPER PROVIDENCE AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT, FOR WHATEVER REASON PRESENT OR FUTURE.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY
 ON THE _____ DAY OF _____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED EDWARD T. MURPHY, WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND WE DESIRE THAT THIS PLAN BE DULY RECORDED.
 _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES _____
 WE DO HEREBY CERTIFY THAT WE ARE THE SOLE REGISTERED OWNERS OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. WE DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF UPPER PROVIDENCE AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT, FOR WHATEVER REASON PRESENT OR FUTURE.

ZONING
 UPPER PROVIDENCE TOWNSHIP
 VP - VILLAGE PRESERVATION
 LOT AVERAGING - TWO FAMILY DWELLING

MINIMUM REQUIREMENTS	VP	EX. LOT 1	PROP. LOT 1	EX. LOT 2	PROP. LOT 2
LOT AREA	3,000 SQ.FT.	4,107.0 SQ.FT.	3,000.9 SQ.FT.	4,261.0 SQ.FT.	5,367.1 SQ.FT.
LOT WIDTH	20 FEET	19.00'(ENC)	19.00'(ENC)	21.00'	21.00'
FRONT YARD	20 FEET	10.25'(ENC)	10.25'(ENC)	10.25'(ENC)	10.25'(ENC)
REAR YARD	40 FEET	154.89'	99.59'	154.89'	154.89'
SIDE YARD, ONE SIDE	8 FEET	2.78'(ENC)	2.78'(ENC)	4.95'(ENC)	4.95'(ENC)
MAXIMUM REQUIREMENTS					
BUILDING COVERAGE	40 PERCENT	28.6%	23.8%	16.6%	21.8%
BUILDING HEIGHT	30 FEET	<30 FEET	<30 FEET	<30 FEET	<30 FEET

ENC = EXISTING NON-CONFORMING
 * ONE SIDE ONLY
 TAKEN FROM THE ZONING ORDINANCE OF UPPER PROVIDENCE TWP. REFER TO TEXT FOR COMPLETE ZONING DETAILS.



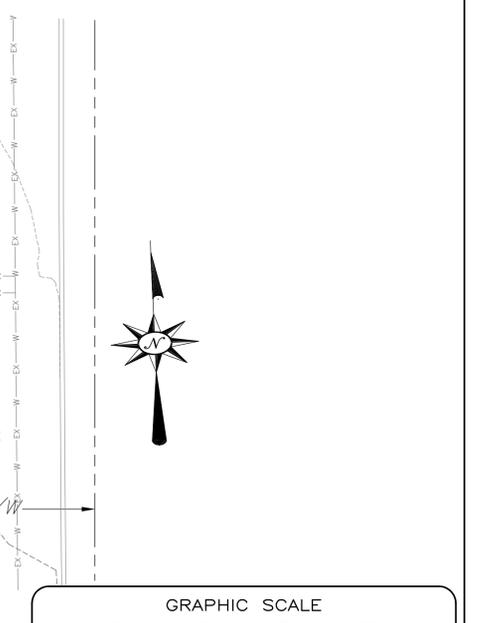
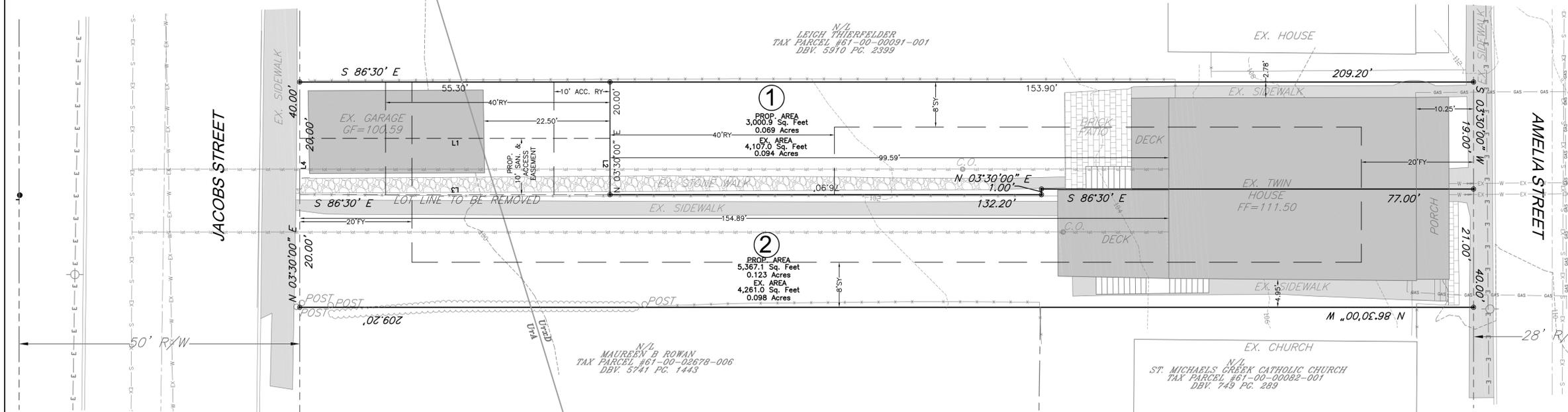
LOT 1 - 210 AMELIA STREET
 TAX PARCEL # 61-00-00085-007
 DBV. 5429 PG. 742
 EX. LOT AREA = 4,107.0 SQ.FT. (0.09 ACRES)
 PROP. LOT AREA = 3,000.9 SQ.FT. (0.07 ACRES)

LOT 2 - 212 AMELIA STREET
 TAX PARCEL # 61-00-00088-004
 DBV. 6150 PG. 2076
 EX. LOT AREA = 4,261.0 SQ.FT. (0.10 ACRES)
 PROP. LOT AREA = 5,367.1 SQ.FT. (1.23 ACRES)

CERTIFICATION OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER PROVIDENCE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION, FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

KRISTOPHER L. PHILLIPS
 PROFESSIONAL LAND SURVEYOR
 REG. NUMBER SU044564E

DATE _____



BOUNDARY:
 THE BOUNDARY SURVEY SHOWN HEREON TAKEN FROM FIELD SURVEY BY ALL COUNTY & ASSOC., INC., NOVEMBER 2019.

TOPOGRAPHY:
 THE TOPOGRAPHY SHOWN HEREON TAKEN FROM FIELD SURVEY BY ALL COUNTY & ASSOC., INC., NOVEMBER 2019.

DATUM:
 VERTICAL DATUM: NAVD 88

BENCHMARK:
 FINISHED FLOOR OF EXISTING HOUSE. ELEV. = 111.50

FLOODPLAIN:
 A FLOOD ELEVATION SURVEY WAS CONDUCTED ON THE PROPERTY AND IT WAS DETERMINED THAT THERE ARE NO FLOODPLAINS WITHIN THE PROPERTIES.

LOT USE:
 TWO-FAMILY DWELLING - RESIDENTIAL

WATER AND SEWER:
 PUBLIC WATER AND SEWER

WETLANDS NOTE:
 NO WETLANDS ARE LOCATED ON THE SITE.

HYDRIC SOILS:
 NO HYDRIC SOILS ARE LOCATED ON THE SITE.

SOILS DATA
 UFA - URBAN LAND, OCCASIONALLY FLOODED
 Urd - URBAN LAND-PENN COMPLEX, 8 TO 25 PERCENT SLOPES

SOURCE OF TITLE:
 LOT 1 - 210 AMELIA STREET
 BEING THE SAME PROPERTY IN WHICH EDWARD T. MURPHY AND SANDRA A. WOOD, NOW KNOWN AS SANDRA A. MURPHY, HUSBAND AND WIFE, GRANTED AND CONVEYED UNTO EDWARD T. MURPHY & SANDRA A. MURPHY, HUSBAND AND WIFE BY DEED DATED AUGUST 22, 2022, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE, DBV. 5429 PG. 742.

LOT 2 - 212 AMELIA STREET
 BEING THE SAME PROPERTY IN WHICH SHANE A. YONKOSKE GRANTED AND CONVEYED UNTO EDWARD T. MURPHY, BY DEED DATED 8/20/2019, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE, DBV. 6150 PG. 2076.

SANITARY AND ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	S 86°30'00" E	55.30'
L2	S 03°30'00" W	10.00'
L3	N 86°30'00" W	55.30'
L4	N 03°30'00" E	10.00'

LEGEND

EXISTING FEATURES LABELED W/ SLANTED TEXT
 PROPOSED FEATURES LABELED N/ VERTICAL TEXT

- W --- EX --- W --- EX --- W --- EX --- WATER LINE
- FM --- FM --- FM --- FM --- FM --- FORCE MAIN
- GAS --- GAS --- GAS --- GAS --- GAS --- GAS
- E --- E --- E --- E --- E --- ELECTRIC
- CONTOUR --- CONTOUR --- CONTOUR --- CONTOUR --- CONTOUR
- FENCE LINE --- FENCE LINE --- FENCE LINE --- FENCE LINE --- FENCE LINE
- PROPERTY LINE --- PROPERTY LINE --- PROPERTY LINE --- PROPERTY LINE --- PROPERTY LINE
- PROPOSED LOT LINE --- PROPOSED LOT LINE --- PROPOSED LOT LINE --- PROPOSED LOT LINE --- PROPOSED LOT LINE
- REQUIRED RIGHT-OF-WAY --- REQUIRED RIGHT-OF-WAY --- REQUIRED RIGHT-OF-WAY --- REQUIRED RIGHT-OF-WAY --- REQUIRED RIGHT-OF-WAY
- SETBACK LINE --- SETBACK LINE --- SETBACK LINE --- SETBACK LINE --- SETBACK LINE
- LOT LINE TO BE REMOVED --- LOT LINE TO BE REMOVED
- ADJOINING PROPERTY LINES --- ADJOINING PROPERTY LINES --- ADJOINING PROPERTY LINES --- ADJOINING PROPERTY LINES --- ADJOINING PROPERTY LINES
- EX. CURB --- EX. CURB --- EX. CURB --- EX. CURB --- EX. CURB
- SOILS --- SOILS --- SOILS --- SOILS --- SOILS
- INLET --- INLET --- INLET --- INLET --- INLET
- SIGN --- SIGN --- SIGN --- SIGN --- SIGN
- WATER VALVE --- WATER VALVE --- WATER VALVE --- WATER VALVE --- WATER VALVE

● I.P. TO BE SET

FOR USE BY MCPC ONLY
 MCPC NO. XXX
 PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
 Certified this date _____
 _____ for the Director
 MONTGOMERY COUNTY PLANNING COMMISSION

MONTGOMERY COUNTY RECORDER OF DEEDS
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR MONTGOMERY COUNTY IN NORRISTOWN, PENNSYLVANIA
 THE PLAN BOOK _____, PAGE _____,
 ON THE _____ DAY OF _____, _____.

TOWNSHIP SUPERVISOR'S CERTIFICATION
 THIS PLAN HAS BEEN APPROVED BY UPPER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, _____.
 _____ CHAIRMAN
 _____ ATTESTED: TOWNSHIP MANAGER

DATE	REVISIONS	BY

OWNER & CLIENT
 ED MURPHY
 210 AMELIA STREET
 MONT CLARE, PA 19453
 PH. (484) 390-1249

PROJECT
 MURPHY/AMELIA-LOT LINE ADJUSTMENT
 210 AMELIA STREET
 UPPER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

ALL COUNTY and ASSOCIATES INC.
 SURVEYING ENGINEERING ENVIRONMENTAL PERMITTING

P.O. BOX 472 1-800-220-9165
 1841 POTTSTOWN PIKE ST. PETERS, PA 19470
 610-469-3830 E-MAIL
 FAX: 610-469-6385 INFO@ALL-COUNTY-ASSOC.COM

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.	DATE
JDP	JDP	JDP	MURPED0001	11/15/19

PLAN SCALE 1" = 10'
 CADD FILE 00-MURPHY-MODEL
 SHEET NO. 1 OF 1

RESOLUTION 2020-16

**UPPER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION BY
THE BOARD OF SUPERVISORS OF UPPER PROVIDENCE TOWNSHIP
AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR THE
2020 ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM**

WHEREAS; Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, Manteo 2040: A Shared Vision; and

WHEREAS; the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

WHEREAS; this connection will strive to embody the goal of connecting local trails, natural areas, and high profile areas to county and regional trails; and

WHEREAS; this new trail connection will improve and create safer conditions, and create an open access to other trails and the township as a whole; and

WHEREAS; Upper Providence Township, wishes to obtain up to \$100,000 from the Montco 2040 Implementation Grant Program to provide funding for a trail connection between the Black Rock Park and the Upper Providence Municipal Campus to the Schuylkill River Trail; and

WHEREAS; Upper Providence Township has the necessary reserve in the Township Open Space fund to meet the twenty-percent (20%) match required by Montgomery County

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Upper Providence Township, Montgomery County, Pennsylvania that it hereby authorizes the Township Manager/Secretary to sign and submit the grant application for the 2020 Round of the Montco 2040 Implementation Grant Program.

DULY PRESENTED and ADOPTED by the Board of Supervisors of Upper Providence Township, Montgomery County, Pennsylvania, in a public meeting this 18th day of February, 2020.

ATTEST:

BOARD OF SUPERVISORS
UPPER PROVIDENCE TOWNSHIP

BY: _____
Timothy J. Tieperman,
Township Manager/Secretary

BY: _____
Helene Calci, Chair



McMAHON ASSOCIATES, INC.
835 Springdale Drive, Suite 200
Exton, PA 19341
p 610-594-9995 | f 610-594-9565

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

February 14, 2020

Via Email

Mr. Timothy J. Tieperman
Township Manager
Upper Providence Township
1286 Black Rock Rd
Oaks, PA 19456

RE: **Engineer's Recommendation of Award**
PennDOT Green Light-GO Grant Project
Egypt Road Adaptive Traffic Signal Project
McMahon Project No. 818096.3A

Dear Mr. Tieperman:

As requested, McMahon Associates, Inc. has reviewed bids received for the above referenced project. The bids were received on February 14, 2020 at 10:00 AM. Attached to this letter is a summary of the bids received from three contractors as well as PennBid documents showing the three submissions.

Upon review, the low bid received appears to be in order and our office recommends that the governing body consider awarding the contract for the Total Bid of \$297,000.00 to the qualified low bidder, C.M. High, Inc.

If you have any questions, concerns, or require additional information, feel free to contact me at 610-594-9995.

Sincerely,

Matthew M. Kozsuch, P.E.
Vice-President and General Manager - Exton

MMK
Attachments

cc: Casey Moore, P.E., McMahon Associates
Anthony Valencia, McMahon Associates

P:\818096 - Egypt Road Adaptive Signals\Correspondence\Municipality\Egypt Rd Bid Award Recommendation 02-14-2020.docx

Upper Providence Township
 PennDOT Green Light GO Grant
 Egypt Road Adaptive Traffic Signal Project

	Grant Amount	Municipal Match	Total
Engineering	\$ -	\$ 30,000.00	\$ 30,000.00
Construction	\$ 239,229.50	\$ 29,808.00	\$ 269,037.50
Total	\$ 239,229.50	\$ 59,808.00	\$ 299,037.50

Bid Summary

Contractor	Bid Amount	Form of proposal signed?	Bid bond provided?	Non-Collusion Affidavit provided?	Acknowledge all addendums?	Completed Site Visit?	Form of Guaranty Provided?	Qualification Statement provided?	Workman's Comp Affidavit provided and notarized?
CM High	\$ 297,000.00	Y	Y	Y	Y	Y	Y	Y	Y
Telco	\$ 331,338.00	Y	Y	Y	Y	Y	Y	Y	N
Kuharchik	\$ 370,000.00	Y	Y	Y	Y	Y	Y	Y	Y

2/14/2020
 MMK

Bid Response Summary

Bid Number Upper Providence Township, Montgomery County
Bid Title Egypt Road Adaptive Signal Control Installation
 Friday, February 14, 2020 10:00:00 AM [(UTC-05:00) Eastern Time (US & Canada)]
Bid Status Closed to Bidding
Company C.M. High Inc.
Submitted By Matthew Wengert - Friday, February 14, 2020 9:43:09 AM [(UTC-05:00) Eastern Time (US & Canada)]
Comments

Question Responses

Reference Number	Question	Response
1	Bidder acknowledged all addenda issued. If no addenda issued, write None. (Enter Addendum Date and Number)	Addendum #1 2/11/20, Addendum #2 2/11/20, Addendum #3 2/12/20, Addendum #4 2/13/20
2	Sponsor reserves the right to reject any and all bids.	Agree
3	The contractor has completed a visit to the site of the work and acquainted themselves with conditions affecting the work.	Agree
4	Upload Support Document(s)	Supporting Docs.pdf
5	Upload Support Document(s)	
6	Upload Support Document(s)	
7	Upload Support Document(s)	

Pricing Responses

Reference Number	Description	Type	Unit Of Measure	Quantity	Unit Price	Ext Base Price	Comment	User Field 1	User Field 2	User Field 3
1	Adaptive Signal Control Installation	Base	Lump Sum	1.00	\$297,000.00	\$297,000.00				
Total Base Bid		\$297,000.00								

Bid Response Summary

Bid Number Upper Providence Township, Montgomery County
Bid Title Egypt Road Adaptive Signal Control Installation
Friday, February 14, 2020 10:00:00 AM [(UTC-05:00) Eastern Time (US & Canada)]
Bid Status Closed to Bidding
Company Kuharchik Construction, Inc
Submitted By estimating estimating - Friday, February 14, 2020 8:56:31 AM [(UTC-05:00) Eastern Time (US & Canada)]
Comments

Question Responses

Reference Number	Question	Response
1	Bidder acknowledged all addenda issued. If no addenda issued, write None. (Enter Addendum Date and Number)	4 addendums
2	Sponsor reserves the right to reject any and all bids.	Agree
3	The contractor has completed a visit to the site of the work and acquainted themselves with conditions affecting the work.	Agree
4	Upload Support Document(s)	egyptdoc.pdf
5	Upload Support Document(s)	
6	Upload Support Document(s)	
7	Upload Support Document(s)	

Pricing Responses

Reference Number	Description	Type	Unit Of Measure	Quantity	Unit Price	Ext Base Price	Comment	User Field 1	User Field 2	User Field 3
1	Adaptive Signal Control Installation	Base	Lump Sum	1.00	\$370,000.00	\$370,000.00				
Total Base Bid		\$370,000.00								

Bid Response Summary

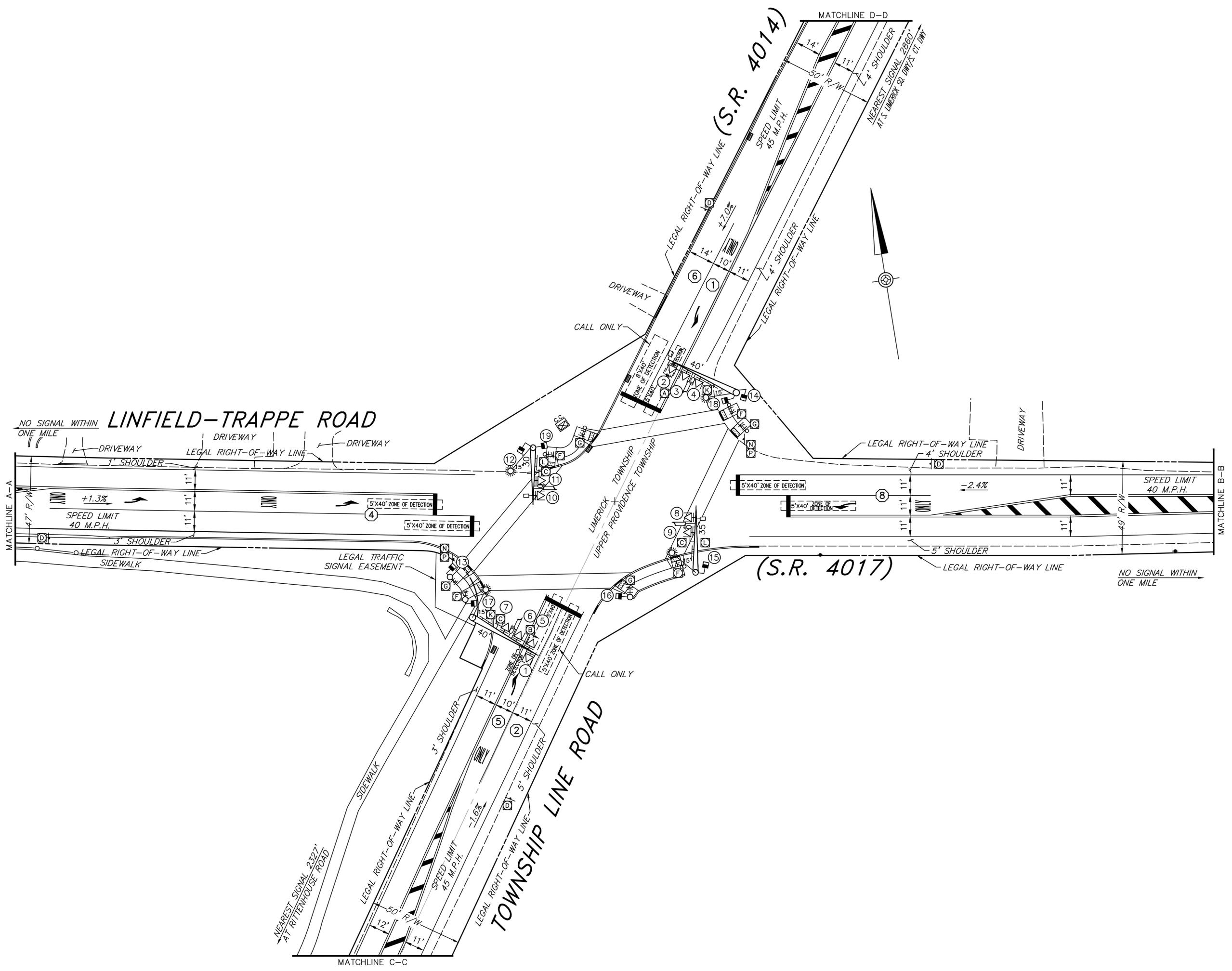
Bid Number Upper Providence Township, Montgomery County
Bid Title Egypt Road Adaptive Signal Control Installation
Friday, February 14, 2020 10:00:00 AM [(UTC-05:00) Eastern Time (US & Canada)]
Bid Status Closed to Bidding
Company Telco, Inc.
Submitted By Carla Waligorski - Friday, February 14, 2020 9:02:17 AM [(UTC-05:00) Eastern Time (US & Canada)]
Comments

Question Responses

Reference Number	Question	Response
1	Bidder acknowledged all addenda issued. If no addenda issued, write None. (Enter Addendum Date and Number)	#1-2/11/20, #2-2/11/2020, #3-2/12/2020, #4-2/13/2020
2	Sponsor reserves the right to reject any and all bids.	Agree
3	The contractor has completed a visit to the site of the work and acquainted themselves with conditions affecting the work.	Agree
4	Upload Support Document(s)	UP Form of Guarantee.pdf
5	Upload Support Document(s)	UP Form of Proposal.pdf
6	Upload Support Document(s)	UP Non-Coll Affidavit.pdf
7	Upload Support Document(s)	UP Qualification Statement.pdf

Pricing Responses

Reference Number	Description	Type	Unit Of Measure	Quantity	Unit Price	Ext Base Price	Comment	User Field 1	User Field 2	User Field 3
1	Adaptive Signal Control Installation	Base	Lump Sum	1.00	\$331,338.00	\$331,338.00				
Total Base Bid						\$331,338.00				





February 14, 2020

1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:

www.uprov-montco.org

General Inquiries:

admin@uprov-montco.org

Board of Supervisors

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
Laurie Higgins
John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

MEMO TO: BOARD OF SUPERVISORS

FROM:  TIMOTHY J. TIEPERMAN

RE: **PARK MASTER PLAN AWARD RECOMMENDATION**

As reported in the February 3, 2020 Manager Highlights Report, the Township received proposals from four park planners that we pre-qualified for updating the UPT Park Master Plan. Planning Director Geoff Grace and Parks & Recreation Director Susan Hoffman prepared an evaluation matrix to rank each proposal based on scope of work outlined in the Request For Proposal (RFP).

Firm	Amount	Rating
Boucher & James	\$ 55,590	39
Gilmore & Associates	\$ 63,321	57
Toole Recreation & Planning	\$ 137,000	49
YSM Landscape Architects	\$ 89,250	46

Based on these rankings, it's our unanimous recommendation to engage Gilmore & Associates to perform this project. Attached is a copy of the evaluation matrix, the RFP and Gilmore's proposal.

Enclosure(s)

**Rooted in history,
growing in promise.**

	Boucher & James	Gilmore & Associates	Toole Recreation Planning	YSM Landscape Architects
Scope of Work				
Background Information Review				
Existing Planning Documents	2	3	2.5	2.5
Demographics / Community	2	3	2.5	2.5
Environmental Features	2	3	2.5	2
Facilities Review				
Conditions Analysis	2	2.5	2.5	2.5
Lifespan Analysis	2	2.5	2.5	2.5
Safety compliance	2	2.5	2.5	2.5
Accessibility Compliance	2	2.5	2.5	2.5
Environmental feature protection	2	2.5	2.5	2.5
Historic Preservation	1	3	2.5	0
Needs Analysis				
Existing facilities	2	4	3	2
Useage analysis	2	3	3	2
Facilities comparison (region)	2	3	3	2
Comparison to demographics	2	3	3	2
Master Plans				
Anderson Farm Park	2	2	2	2
Black Rock Park	2	2	2	2
MacFarlan Park	2	2	2	2
Taylor Farm Property	2	2	2	2
Programming	2	3	2	4
Strategic Plans	2	4	2	4
Deliverables	2	4	2	2
	39	56.5	48.5	45.5

Score Template:

0: Didn't address
1: Addressed but inadequate
2: As described in the RFP
3: In depth explanation of RFP
4: Some work above RFP language
5: Significant work above RFP language



Rooted in history, growing in promise

REQUEST FOR PROPOSALS (RFP)

FOR

PROFESSIONAL PARK PLANNING AND DESIGN SERVICES

**MASTER PARK PLAN UPDATE
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA**

Upper Providence Township
1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456

Proposal Due Date: December 16, 2019

PURPOSE AND INTENT

The Township of Upper Providence (UPT) seeks to secure the services of a qualified consulting team to prepare an updated master park and recreation plan that is compliant with § 503(11) of the Pennsylvania Municipalities Planning Code (MPC), attached as Exhibit A. The plan's major components shall include a master strategic plan to guide the future development for UPT's major signature parks and open spaces, including Taylor Farm, Anderson Farm, Black Rock, and MacFarlan Parks. This plan shall also address possible partnership/leasing options with the privately-owned 200+ acre Parkhouse Tract, which Montgomery County sold to a private developer a few years ago. A copy of UPT's current open space map is attached as Exhibit B.

PROPOSAL SUBMISSION

The Township is requesting that all respondents submit a minimum five (5) hardcopies of the proposal and an electronic copy in a sealed enveloped marked "UPT Master Park Plan Proposal." The final proposal should be hand delivered or postmarked no later than Monday, December 19, 2020 and addressed to:

Township of Upper Providence
Attention: Timothy J. Tieperman, Township Manager
1286 Black Rock Road
Phoenixville, PA 19460

Under the Pennsylvania Right-to-Know Law, 65 P.S., §67.101, eq. seq., as amended, and other applicable laws, a record in the position of the Municipality is presumed to be a public record subject to disclosure to any legal resident of the United States upon request, unless protected by statutory exception. All documents/information submitted in response to the solicitation shall be available to the general public.

The Township will not be responsible for any costs associated with the oral or written and/or presentation of the proposal. The Township reserves the right to reject any and all proposals, with or without cause, and waive any irregularities or informalities in the proposals. The Township also reserves the right to negotiate with all qualified, or to cancel in part or in its entirety the RFP when UPT determines that such action is in its best interest.

The Township further reserves the right to make such investigation as it deems necessary as to the qualification of any and all respondents submitting proposals.

STRATEGIC GOALS

UPT seeks a long-range plan detailing an active/passive mix for Taylor Farm, which encompasses an ~ 87 acre, environmentally sensitive open space area and includes existing homestead structures, portions of which date back to the late 18th century. It current remains undeveloped. In addition, the Township seeks refined (pre-engineered) plans for three of the Township's signature parks: Anderson Farm, Black Rock and MacFarlan Parks. Together they form the backbone of the Township park system.

The Township's goals is to create a document that will delineate a guided vision with specific site plans, program outlines, and attainable milestones from both a capital investment viewpoint and that meets the needs of the current and future population of the Township.

The Township of Upper Providence seeks a consultant team to complete this planning effort. The team should have a broad range of experience that includes park planning, environmental education (for both facilities and programs), knowledge of environmentally responsible building techniques (LEED or other similar certification is not necessary), and other traits that will best produce a plan for the immediate and long-term needs of Upper Providence parks.

Consultant teams should be expected to take existing plans, planning efforts, and survey and public outreach efforts to build upon for the development of the Master Plan. Public involvement will be of paramount importance, as will building off previous planning efforts; any public participation on the plan will be focused on providing information and data about needed services, programs and facilities.

Consultant teams will be expected to primarily work with the Park and Recreation staff and Township's Park and Recreation Board but should also expect interaction with the Comprehensive Plan Subcommittee, the Planning Commission, other Township staff and consultants, and ultimately the Board of Supervisors.¹

The ultimate development goal of the Master Plan is to have detailed plans showing park development and redevelopment. Plans should show specific amenities, spatial relationships, trail and trail connections, and other details as specified in the Scope of Work and agreed to during the planning process.

¹ *Special Note:* The Township is currently in the process of updating their July 2010 Comprehensive Plan in house and has recently contracted Library Systems & Services to conduct a Library Feasibility Study.

SCOPE OF WORK

Submitted proposals should use the following scope of work as a baseline for determining hours and cost estimates. Proposal documents should provide an outlined to the consultant team's approach to the scope of work, with an estimate of hours and a general timeline.

Background Information Review

- A. Planning document review. Review of existing planning documents should include, but are not limited to, the 2010 Comprehensive Plan, 2006 Open Space and Environmental Features Plan, 2008 Anderson Farm and Black Rock Parks Master Plan, 2015 Park Master planning bubble diagrams, and the 2018 Recreation Center Survey results. Other documents may be determined as necessary by the consultant team or Township after project commencement.
- B. Community / Demographic Review. In conjunction with the comprehensive planning update effort, the consultant team should review and analyze existing and projected demographic data for both an overall picture of township residents and those users that are expected patrons of the park and facilities offered.
- C. Environmental Features Review. Work with existing information and site visits to garner and understating of the overall environmental opportunities and constraints for the Taylor Open Space and the three parks. The consultant team is not expected to complete a full environmental study (i.e. topographic survey, wetlands or floodplain analysis, etc.) unless it is determined as necessary during the Master Plan development process and agreed to by both the consultant team and the Township.

Facilities Review and Condition Analysis

- A. Planning document review. Work with the Township Manager's Office, Park and Recreation Staff and other staff/consultants as needed to analyze existing park facilities for the following at a minimum:²
 - 1. Condition of existing infrastructure, specifically non-recreation facilities such as parking, stormwater, etc.
 - 2. Condition and lifespan of existing structures and facilities

² **Special Note:** The Township does not consider the Recreation Center as a facility that needs to be comprehensively reviewed or analyzed as part of the Master Plan. Consideration of it as a park use and amenity is certainly needed; however, the Plan should not make this facility a primary focus. The consultant team should be ready to work with Staff, the outside firm running the Recreation Center, and the Library feasibility firm to determine the overall place of the facility in the future of Anderson Farm Park and the park system as a whole.

3. Compliance with the current safety guidelines (i.e. Consumer Product Safety guidelines)
4. Compliance with accessibility standards (American's with Disabilities Act)
5. Compliance with inclusive design standards
6. Connectivity to transportation network (walk, bike, vehicle, public transit)

B. For areas previously undeveloped:

1. Identify topography, geography, and significant natural features to be protected and document areas of potential negative impact.
2. Identify historic or cultural features for preservation and / or rehabilitation.³
3. Provide a general wildlife analysis and document potential negative impacts.

Needs Analysis

A. Using the background, demographic analysis, facilities review and other information as needed, the consultant team should develop a needs analysis. At a minimum, this should include the following:

1. Analysis of existing facilities to determine if the Township is meeting industry wide standards for the provision of specific facilities.
2. Analysis of the usage of existing facilities to determine if they are being over, under, or adequately used based on industry-wide metrics and best practice standards.
3. Comparison of existing facilities to those of the greater region to determine if Township facilities are adequate in comparison, and if they are redundant or unique to the greater region.⁴
4. Comparison of Township demographics and facilities and programs offered to determine if facilities offered by the Township are adequately address those facilities “in demand” by the residents of the Township.

Master Plans

Site specific and individual master plans will be developed for each of the four parks and open space areas. These will include pre-engineering site plans showing specific uses and amenities, spatial relationships, and other information to develop strategic and implementable plans, with an understanding of capital budget implications and projections. Plans should show

³ ***Special Note:*** An understanding of potential for National Register of Historic Places would be beneficial; however a full study of National Register potential is not necessary if there is a site determined to have local historic or cultural value.

⁴ *Greater region* will be defined during the planning process.

areas to be retained, redeveloped, environmentally constrained, and where necessary infrastructure should be improved.

Park and Facility Programming

Potential program and facility use should be outlined and described, including a general list and description of future programs to develop based on those facilities provided in the master plan documents. This should include demand potential and interrelationship with and impact on current programs.

Strategic Plans

A strategic plan showing the steps for implementation of each master plan should be developed, as this will serve as an important component to UPT's multi-year capital improvement plan. The plans should include a timeline and implementation steps that encompass the interrelationship between the development and redevelopment of the subject parks and open space. They should also include prioritization of facilities development and redevelopment, program development, capital budget cost estimates, and time frames for those prioritized facilities.

PUBLIC PARTICIPATION

The consultant team will be expected to lead a public participation effort that will include community involvement and engagement that prioritizes diversity, equity, and inclusion to ensure feedback and recommendations that are comprehensive, appropriate, and accountable. Public participation should expect to convene at least three public meetings, one of which must be with elected officials. The appropriate number and type of meetings will vary depending on the project scope and community needs. Updates to the Board of Supervisors at major milestones should be included as part of the meeting requirement.

DELIVERABLES

The consultant team will be expected to produce ten (10) copies of the final plan document. They should also provide an electronic version to be placed on the Township's website and for future reproduction by the Township. A copy of each of the fully rendered master plans should be provided to the Township. An electronic version shall also be provided to the Township in both a size appropriate for a booklet and for review and display (such as a 24x36 format).

PROPOSAL DOCUMENTS

The consultant team shall provide five (5) copies of their project proposals. The response to the RFP shall include the team's approach to the scope of work, a timeline to complete the project showing major milestones, information about those who will be directly responsible for monitoring the planning process and those other employees that are likely to work on the project. The overall cost and a breakdown of hours and cost for each team member should be included.

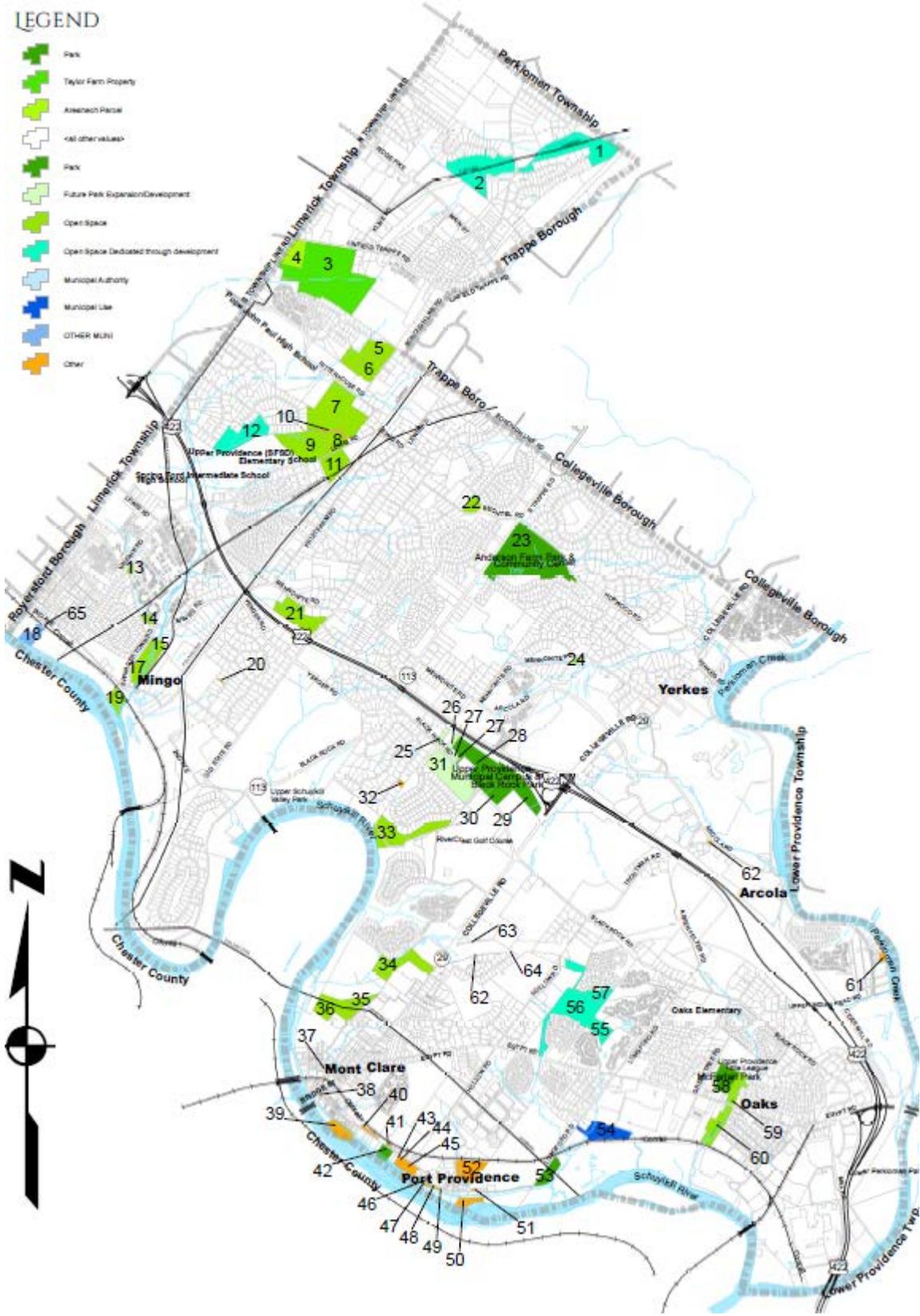
Appendix A
§503(11) of the Pennsylvania Municipalities Planning Code

- (11) Provisions requiring the public dedication of land suitable for the use intended; and, upon agreement with the applicant or developer, the construction of recreational facilities, the payment of fees in lieu thereof, the private reservation of the land, or a combination, for park or recreation purposes as a condition precedent to final plan approval, provided that:
- (i) The provisions of this paragraph shall not apply to any plan application, whether preliminary or final, pending at the time of enactment of such provisions.
 - (ii) The ordinance includes definite standards for determining the proportion of a development to be dedicated and the amount of any fee to be paid in lieu thereof.
 - (iii) The land or fees, or combination thereof, are to be used only for the purpose of providing park or recreational facilities accessible to the development.
 - (iv) The governing body has a formally adopted recreation plan, and the park and recreational facilities are in accordance with definite principles and standards contained in the subdivision and land development ordinance.
 - (v) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by future inhabitants of the development or subdivision.
 - (vi) A fee authorized under this subsection shall, upon its receipt by a municipality, be deposited in an interest-bearing account, clearly identifying the specific recreation facilities for which the fee was received. Interest earned on such accounts shall become funds of that account. Funds from such accounts shall be expended only in properly allocable portions of the cost incurred to construct the specific recreation facilities for which the funds were collected.
 - (vii) Upon request of any person who paid any fee under this subsection, the municipality shall refund such fee, plus interest accumulated thereon from the date of payment, if the municipality had failed to utilize the fee paid for the purposes set forth in this section within three years from the date such fee was paid.
 - (viii) No municipality shall have the power to require the construction of recreational facilities or the dedication of land, or fees in lieu thereof, or private reservation except as may be provided by statute.

Appendix B Current UPT Open Space Map

LEGEND

- Park
- Taylor Farm Property
- Attached Parcel
- All other values
- Park
- Future Park Expansion/Development
- Open Space
- Open Space Dedicated through development
- Municipal Authority
- Municipal Use
- OTHER MUNI
- Other





December 18, 2019

Timothy J. Tieperman
Township Manager
Upper Providence Township
1286 Black Rock Road

Re: Request for Proposals (RFP) Upper Providence Township
Professional Park Planning and Design Services—Master Park Plan Update

Dear Mr. Tieperman:

Gilmore & Associates, Inc. (G&A) is pleased to present the enclosed proposal of services for the completion of the **Upper Providence Township Master Park Plan Update**. G&A shares its planning, design and engineering expertise with public and private clients throughout the region and has maintained its integrity and high quality of services for 100 years. It would be a great honor to support Upper Providence in the pursuit of their plan.

For your consideration, our submission highlights the passion and technical skill of professionals with decades of experience and includes a scope of work and estimate of costs for their involvement in your plan. A selection of projects exhibits the strength of G&A in its vast array of services:

- park, greenway, open space, trail and green stormwater planning;
- community outreach, public workshops and grant writing;
- site and infrastructure analysis and inventories;
- GIS, zoning analysis and land use planning;
- landscape architecture, site planning, and design implementation;
- streetscapes, transportation planning and traffic engineering

Upper Providence Township residents are ready for a new vision and strategic plan for their most favorite parks. Ball players, strollers, and birders, continually support the township's efforts to preserve open space and ensure their parks are maintained as important places to learn, to play and to gather. To ensure the township's parks continue to echo the sentiment of its residents and to introduce opportunities for new and inviting facilities, trail paths and gathering areas; destination worthy recreation fields and courts; and, equipment honoring and celebrating the needs and abilities of all residents, Upper Providence would like to complete a township-wide **Upper Providence Township Master Park Plan Update**. When complete the plan will memorialize the public's vision and set out an action plan for realizing it. Gilmore & Associates, Inc. includes open space planners, master trail, greenway and park planners and designers, and in-house GIS specialists to help Upper Providence prepare this plan.

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

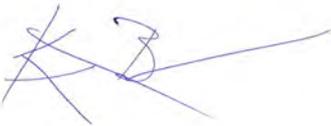
Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

For the preparation of your plan, we anticipate **nine (9) months** of activity, with public outreach presentations and meetings with staff, stakeholders and Township officials considered a critical component. Scheduled and regular feedback, along with the aspirations of previous plans and studies, will establish the planning goals of the plan and in turn guide the design of concept plans. To help with the planning and design analysis, our in-house GIS department will prepare the base mapping and our planners and landscape architects will inventory the existing conditions. Finally, a narrative report, selection of concepts, recommendations, and real-time cost estimates, will be delivered for Upper Providence's review before **November 2020**.

Gilmore & Associates, Inc. has a proven track record, locally, and throughout the region, for planning, designing and implementing the goals of its clients. Members of our team have served as county open space program directors and land trust vice presidents, completed multi-municipal open space, park and trail master plans, prepared and implemented park improvements, and have been appointed to municipal engineering and municipal planning positions in the Lehigh and Delaware valleys.

Thank you in advance for your consideration of our proposal. Please feel free to contact me, the proposal and project manager, with questions regarding the above or enclosed: kbaird@gilmore-assoc.com or 215-345-4330 ext 405.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kent Baird', with a long horizontal line extending to the right.

Kent A. Baird, AICP
Community Planner



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



**Proposal to Provide
Professional Park Planning and Design Services
Master Park Plan Update
Upper Providence Township, Montgomery County, PA**

February 18, 2020 BOS Meeting

Page 162 of 220

PROFILE OF THE FIRM

Our professional staff provide **innovative design solutions** that respond to our client's needs. We have a strong portfolio of site development, public space improvements, sustainable design, and green infrastructure projects. This experience includes corporate and educational campuses, commercial and residential developments and redevelopments, parks, urban playgrounds, spraygrounds, plazas, transportation improvements, streetscape enhancements, and trails. **Design quality, sustainability, constructability, and maintenance** are key components that influence our design process. We listen to our clients, understanding their goals and how they define project success. This approach has allowed us to foster many long term client relationships that span decades. Often we are requested to determine project feasibility assisting our client with managing risk. Our staff includes **Professional Engineers, Licensed Landscape Architects, LEED Accredited Professionals®, Certified Planners, Geologists, Environmental Scientists**, and other professionals who offer a wealth of experience ranging in project type, scale, and complexity.

Community Planning

Environmental

Geotechnical

Land Surveying

Site Planning and Design

Technology

Water Resources

Construction Engineering

Geographic Information Systems

Landscape Architecture

Municipal Engineering

Structural and Forensic

Transportation



WHO WE ARE

For the preparation of the Upper Providence Township Master park Plan Update, Gilmore & Associates, Inc. (G&A) offers professionals exhibiting decades of experience in community planning, outreach, analysis, and design. Each has a proven, recorded history in the facilitation, management, and presentation of public meetings, committees, testimonials, and citizen surveys. Plans, projects, and studies completed by G&A have received awards, been used for testimonials, and are referenced for grant funding and economic development.

Gilmore & Associates, Inc. - Our planners will manage and coordinate the plan progression and public outreach, facilitate and present at meetings with and for the County, and gather feedback and designs into the plan. Planners and designers, with recent and local experience will prepare concept designs and graphics to reveal a more inclusive park, recreation, trail, and open space system.

Current Projects

- Lower Nazareth Township Park and Open Space Plan
- Liberty Bell Trail Feasibility Study
- Franconia Township Parks, Open Space and Trail Plan
- Upper Moreland and Hatboro Master Trail Plan
- Newtown Township Greenway and Open Space Plan
- Northampton County Northern Tier Trail Study
- East Coast Greenway
- Bucks County Core Creek Park Trails & Crossings
- Neshaminy Creek Greenway
- Boyertown Secret Valley Trail Study
- Bensalem Central Park Trails
- Morrisville Borough Active Transportation Plan
- Bristol Borough Active Transportation Plan
- New Britain Borough Active Transportation Plan
- Northampton County Wy-Hit-Tuk Park and Trail Plan
- Northampton County Minsi Lake Trail Crossing Study

Contact Information:

Kent Baird, AICP
Community Planner
65 East Butler Ave, Suite 100
New Britain, PA 18901
P: 215.345.4330 | F: 215.345.8606
kbaird@gilmore-assoc.com





William Dingman, P.E.
Vice President



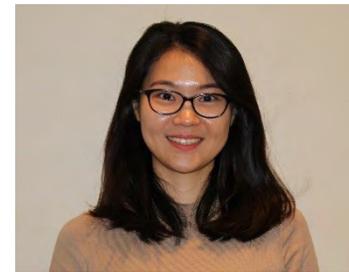
Kent Baird, AICP
Community Planner



Liz Rosencrans
Junior Planner



Chris Green, R.L.A., LEED AP®
Senior Landscape Architect



Jin Xing
Landscape Designer



Alex Nguyen, GISP, MCP
GIS Manager



Leslie Salsbury, P.E.
Transportation Engineer



Roman Jastrzebski, P.E.
Senior Vice President

PROJECT TEAM

William Dingman, P.E. (Principal) is a Professional Engineer with over 30 years of Upper Providence Township experience. He has been involved in Township Park, trail, and open space development over the past 25 years. Bill will provide local knowledge to the project team.

Kent A. Baird, AICP, (Planner) is a certified community and conservation planner with over 20 years of acquisition, municipal, park, greenway, open space, trail, and land planning; and land preservation and natural resource management experience. He regularly analyzes, plans, and pursues funding for and acquires land for parks, trails, and habitat protection. He is a former Director of Bucks County's Open Space programs, founder and board member of various non-profits and a former Vice President of a regional land trust.

Elizabeth Rosencrans, (Junior Planner) is a Junior Planner who specializes in site investigations, meeting and report preparation, GIS mapping, community surveys, grant writing, and graphics for trails and streetscapes. She will assist in the review of existing documents, coordination and completion of public outreach, meeting documentation, and report writing.

Chris Green, R.L.A., LEED AP®, (Project Manager) is a Senior licensed Landscape Architect with 20 years of experience planning, designing, and constructing parks, trails, and streetscapes. His range of experience includes site feasibility studies, master park and trail plans and development, and complex infill, mixed use and transit oriented development projects using multiple modes of pedestrian movement.

Jin Xing, (Design/Graphics) is a Landscape Designer with international experience. She specializes in high quality graphic renderings and site planning involving complex landscapes and multiple land use issues. She will assist in the preparation of Concept Plans as well as graphics for public meetings.

T. Alex Nguyen, GISP, MCP, is a certified Geographic Information Systems (GIS) Manager with 20 years of experience supporting the planning needs of municipalities throughout the region. His experience includes GIS mapping, remote sensing, cartography, image analysis and development, and implementation of private and municipal GIS systems.

Leslie Salisbury, P.E. (Traffic) is a Transportation Engineer providing support for safe pedestrian crossings, multimodal transportation strategies, permitting and costing of capital improvement projects, traffic signal modifications, ADA compliance, and PennDOT Highway Occupancy Permits.

Roman Jastrzebski, P.E. (Structural and Forensic), is the Director of the Structural and Forensic Services department at Gilmore & Associates, Inc. he is involved with the ongoing analysis, engineering, repair and construction of a wide variety of bridges, pedestrian crossing facilities, and road infrastructure, as well as property condition assessments and dam inspections, repair and replacement.

Resumes of the above Individuals proposed to conduct the work can be found in the supporting documents.



WILLIAM DINGMAN, P.E.

VICE PRESIDENT



Bill has over 40 years' experience ranging from municipal, environmental, and civil engineering, to staff management, project design, and project oversight. His wastewater facilities expertise includes planning, grant assistance, treatability/basis of design evaluations, treatment facilities, sewage collection/conveyance, sewage pumping, sewer infiltration/inflow investigations, tapping fee development, hydraulic, industrial waste investigations, and regulatory compliance requirements. Bill's additional experience includes completing planning documents and reports, participating in public information meetings, and performing construction administration for wastewater projects.

EDUCATION

Master of Science Civil Engineering
Villanova University
Bachelor of Science Civil Engineering
Union College

CERTIFICATIONS

Professional Engineer - PA
PA Wastewater Treatment Plant Operator

AREAS OF EXPERTISE

Master Planning
Grant Assistance
Design Evaluations
Construction Administration
Construction Observation

SIGNATURE PROJECTS

- Schuylkill River Trail from Lock 60 to Upper Schuylkill River Park - Upper Providence Township, PA
- Black Rock Park Trail - Upper Providence Municipal Complex, Upper Providence Township, PA
- Anderson Farm Park and McFarlan Park - Upper Providence Township, PA
- Salford Township Park Trail - Salford, PA
- Liberty Bell Trail - Hatfield Borough, PA
- Bustard Road Park, Grist Mill Park and portions of Fischer's Park - Towamencin Township, PA
- Phase 1 Washington Township Park - Bally, PA

CLIENT SEGMENTS

Authority

- Lower Salford Township Authority
- Lower Perkiomen Valley Regional Sewer Authority
- Caln Township Municipal Authority
- Upper Providence Township Municipal Authority
- Washington Township Municipal Authority

Governmental

- Upper Providence Township
- Bally
- Lower Nazareth Township
- Towamencin Township
- Salford Township
- West Norriton Township
- Kent County, DE
- Queen Anne's County, MD
- West Norriton Township
- Royersford Borough
- Hatfield Borough
- Lower Salford Township
- East Coventry Township
- Salem County, NJ
- Upper Gwynedd Township



KENT BAIRD, AICP
COMMUNITY PLANNER



As a Certified Community Planner for G&A, Kent provides a blend of planning and real estate services to public and private clients throughout eastern Pennsylvania, including: public input gathering and meeting facilitation; site planning and market feasibility studies; municipal ordinance review and updates; plan and report preparation; acquisitions services; and grant writing. Kent has been providing community, conservation, trail, and land use planning services for nearly 23 years. He is an appointed municipal planner, a regional greenway and trail planner, an acquisition specialist, and public meeting facilitator.

EDUCATION Master of Regional Planning
 Bachelor of Science Urban and Regional
Cornell University

AREAS OF EXPERTISE Community Conservation / Land Use Planning
 Ordinance Analyses
 Grant Writing and Preparation
 Feasibility Studies
 Community Engagement

SIGNATURE PROJECTS

- Northern Tier Trail Feasibility Study - County of Northampton, Northampton County, PA
- Liberty Bell Trail Feasibility Study Update - Perkasie Borough, Perkasie, PA
- Bensalem Township Mobility Improvements - Bensalem Township, Bensalem, PA
- Franconia Township Open Space and Park and Recreation Plan - Franconia Township, Franconia, PA
- Bristol Township-Wide Beatification - Bristol Township, Bristol, PA
- Plumstead Township Planning Study - Plumstead Township, Plumsteadville, PA
- New Britain Borough Redevelopment - New Britain Borough, New Britain, PA

CLIENT SEGMENTS

Governmental	Non-Profits/Alliances	Land Trusts/Conservancies	Private Planning
New Britain Township	Historic Hope Lodge	Wildlands Conservancy	Historic St. Peters Village
Plumstead Township	Awbury Arboretum	Heritage Conservancy	Piazza Development
Bensalem Township	Briar Bush Nature Center	Natural Lands Trust	Cedar Crest Office Park
New Britain Borough	Schuylkill River Heritage Area	Appalachian Trail Conservancy	Village of Almont
Northampton County	Appalachian Trail Conservancy	MontCo Lands Trust	DeLuca Homes



EIZABETH ROSENCRANS

JUNIOR PLANNER



As a Junior Planner for G&A, Liz supports the planning service needs of public and private clients throughout Pennsylvania. She supports their community and conservation planning, including comprehensive, open space, and master plans; trail and greenway feasibility studies; grant applications, submission and management; and public workshops, surveys, and meetings. Liz has a special focus on sustainable design and the use of innovative techniques to solve complex problems.

EDUCATION Bachelor of Science Geoscience
Bachelor of Arts Environmental Geography
West Chester University

AREAS OF EXPERTISE Community and Land Use Planning
Public Meetings and Surveys
Grant Writing and Preparation
Feasibility Studies
Graphics and Workshop Materials

SIGNATURE PROJECTS

- Northern Tier Trail Feasibility Study - County of Northampton, Northampton, PA
- Franconia Township Open Space and Park and Recreation Plan - Franconia Township, Franconia, PA
- Bensalem Township Mobility Improvements - Bensalem Township, Bensalem, PA
- Plumstead Township Planning Study - Plumstead Township, Plumsteadville, PA
- New Britain Borough Redevelopment - New Britain Borough, New Britain, PA
- Liberty Bell Trail Feasibility Study Update - Perkasie Borough, Perkasie, PA
- Wy-Hit-Tuk Park Rehabilitation and Upgrade Plan - New Britain Township, New Britain, PA

CLIENT SEGMENTS

Municipal		Governmental	
New Britain Borough	Perkasie Borough	PA Department of Conservation and Natural Resources	County of Bucks
Bensalem Township	New Britain Township	PA Department of Community and Economic Development	
Northampton County		PA Department of Environmental Protection	
Plumstead Township		PA Department of Transportation	
Franconia Township		Montgomery County	



CHRISTOPHER GREEN, R.L.A., LEED AP®

SENIOR LANDSCAPE ARCHITECT



Chris has 22 years' experience working on a wide variety of planning and design projects. Ranging from public place-making including streetscapes, parks and playgrounds to planning of Low Impact Development (LID) and Redevelopment Sites, Chris utilizes a creative approach to develop design solutions unique to each project. He is involved with all aspects of site design including conceptual plan preparation through to detailed design of site features including landscape and site lighting. Chris strives to integrate required site features including stormwater management facilities in creative and sustainable ways.

EDUCATION	Bachelor of Science Landscape Architecture <i>Temple University</i>	AREAS OF EXPERTISE	Master and Site Planning Sustainable Design and LEED® Consulting Site Evaluation and Feasibility Analysis ADA and Design for Special Needs Green Stormwater Design Streetscape, Landscape, Hardscape Design
CERTIFICATIONS	Registered Landscape Architect LEED Accredited Professional® - USGBC Wetland Delineation Certification		

SIGNATURE PROJECTS

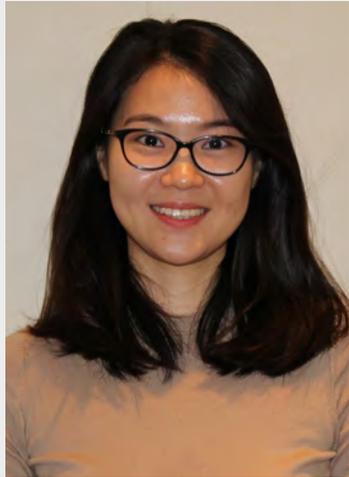
- Municipal Park Master Plan - Bristol Township, Bucks County, PA
- Core Creek Park Tennis Court Complex - Middletown Township, Bucks County, PA
- Kensington CAPA High School - SMP Architects/Philadelphia Water Department, Philadelphia, PA
- Multi-site Master Site Plan - Chalfont Borough, Bucks County, PA
- Comprehensive Trail Plan - Newtown Township, Montgomery County, PA
- Town and Canal Interface Project - New Hope Borough, Bucks County, PA
- Community Center Playground and Splash Pad - Montgomery Township, Montgomery County, PA

CLIENT SEGMENTS

Governmental		Parks & Recreation	Institutional
City of Philadelphia	Schuylkill Township	COP Department of Public Property	Philadelphia School District
Doylestown Borough	Bucks County	Bucks County Planning Commission	Radnor School District
Chalfont Borough	Collegetown Borough	PA Department of Conservation and Natural Resources	Central Bucks School District
New Hope Borough		Delaware Valley Regional Planning Commission	Bristol Borough School District
New Britain Township		Pennsylvania Environmental Council	



JIN XING
LANDSCAPE DESIGNER



As a Landscape Designer, Jin is responsible for the preparation of creative site design, landscape design, and photorealistic renderings. Planting designs consist of ordinance-required land development plans, stormwater management Best Management Practices, and creative use of native plant material. Jin has experience utilizing various computer software programs to generate eye-catching and realistic visual representations of design elements. Her additional responsibilities include the design of site lighting, layout of recreational spaces, and construction documentation.

EDUCATION Master of Science Landscape Architecture
Ball State University
 Bachelor of Art Design
North China University of Technology

AREAS OF EXPERTISE 3D Modeling
 Site Analysis
 Graphic Representation
 Recreation and Landscape Design
 Free Hand Sketching
 Visualizations

SIGNATURE PROJECTS

- Warminster Community Park - Warminster Township, Warminster, PA
- Kelly Pipe Warehouse Expansion - Kelly Pipe Corporation, Morrisville, PA
- Arcadia University Pedestrian Trail - Arcadia University, Cheltenham, PA
- Northern Tier Trail Feasibility Study - Northampton County, Northampton, PA
- Owen Valley High School Schoolyard Renovation - Spencer-Owen Community Schools, Spencer, IN

CLIENT SEGMENTS

Municipal

Warminster Township
 Northampton County

Parks & Recreation

Northern Tier Trail

Commercial

Kelly Pipe Corporation

Institutional

Arcadia University
 Spencer-Owen Community Schools
 Lake Center School Corporation



ALEX NGUYEN, GISP, MCP

GEOGRAPHIC INFORMATION SYSTEMS MANAGER



As the Technical Leader and Geographic Information Systems (GIS) Manager at G&A, Alex is responsible for design and development of GIS projects, digital conversion of hardcopy maps, database creation and design, theme development, implementation of programs, and development of technology applications. Alex has a working knowledge of Geophysics, remote sensing, cartography, image analysis, and GIS. He is also responsible for the development and implementation of municipal and private GIS systems from the Needs Analysis stage to final delivery of a custom GIS system to the end user.

EDUCATION Bachelor of Science Geography
Pennsylvania State University
Dale Carnegie Course
Delaware Valley College

AREAS OF EXPERTISE Database Creation/Design
Development of Technology Applications
GPS Data Collection for State Mandated
Asset Management Systems

CERTIFICATIONS GISP, Geographic Information Systems Professional
Microsoft Certified Professional

SIGNATURE PROJECTS

Comprehensive GIS Mapping System
Schuylkill Township, PA
Perkasie Regional Authority, Perkasie, PA
Forks Township, PA
Cumru Township, PA
East Bradford Township, PA

MS4 Compliant GIS Mapping - Various Municipalities - PA
Berks County, Bucks County, Chester County, Lehigh County, Montgomery County

CLIENT SEGMENTS

Governmental

Abington Township
Forks Township
Schuylkill Township
Cumru Township
East Bradford Township

Authority

Perkasie Regional Authority
Upper Hanover Authority



LESLIE SALSURY, P.E.
TRANSPORTATION ENGINEER



Leslie has 5 years' experience in various aspects of transportation planning and engineering. Her responsibilities include review of transportation impact studies and transportation review of land development projects for municipal clients, and preparation of transportation impact studies for private clients. Leslie also prepares Highway Occupancy Permits, detour plans, traffic signal designs, ADA curb ramp designs, and transportation safety studies for municipal and private clients. Leslie is proficient with Civil 3D for detailed roadway design and is the Civil 3D liaison for the Transportation Department.

EDUCATION Bachelor of Science Civil Engineering
The College of New Jersey

CERTIFICATIONS Professional Engineer - DE

AREAS OF EXPERTISE Municipal Traffic Engineering
 Traffic Signal Design
 Transportation Impact & Safety Studies
 ADA Curb Ramp Design
 Highway Occupancy Permitting

SIGNATURE PROJECTS

- Cross Keys Corridor Study - County of Bucks, Doylestown, Buckingham, and Plumsteadville, PA
- Dietz Tract Re-Zoning Analysis - Richland Township, Quakertown, PA
- Easton Road Traffic Adaptive System-Valley Gate Shopping Center - Metro Development, Warrington, PA
- Safe Routes to School - Pottstown Borough, Pottstown, PA
- Intersection and Signalization Improvements - Colebrookdale Township, Boyertown, PA
- Main Street Traffic Signal Safety - Schwenksville Borough, Schwenksville, PA
- Modern Mushroom Farms Highway Occupancy Permit - Modern Mushroom Farms, Inc., Toughkenamon, PA

CLIENT SEGMENTS

	Governmental		Institutional	Commercial
Radnor Township	Richland Township	County of Bucks	West Chester University	Modern Mushroom Farms, Inc.
Horsham Township	Quakertown Borough	PennDOT	Ursinus College	Metro Development
Doylestown Borough	Newtown Township	NJ DEP	Boyertown High School	Valley Square Associates, Inc.
Franconia Township	Colebrookdale Township	PA DCNR	Aurliz, LLC	
Pottstown Borough	Schwenksville Borough			



ROMAN JASTRZEBSKI, P.E.

SENIOR VICE PRESIDENT



Roman is a Senior Vice President and Director of the Structural and Forensic Services department at G&A. With over 30 years of extensive experience, he incorporates conventional engineering principles and methods with state-of-the-art technologies for civil and structural design, providing cost-efficient construction solutions for repair, rehabilitation, adaptive re-use, reconstruction, and new construction projects. Roman manages design, feasibility studies, forensic evaluations, and construction phase services including design of temporary and permanent facilities, shoring, underpinning and stabilization, alternatives analysis, value engineering and partnering, cost estimating, and scheduling.

EDUCATION Master of Science Civil Engineering
Bachelor of Science Civil Engineering
Penn State University

AREAS OF EXPERTISE Forensic Evaluations
Bridge Repair and Rehabilitation
Bridge Reconstruction
Infrastructure Improvements
Temporary Works

CERTIFICATIONS Professional Engineer - PA

SIGNATURE PROJECTS

- County Bridge #207, Historic Bridge Restoration - Chester County, East Coventry, PA
- Influent Bar Screen Design - Lower Perkiomen Valley Regional Sewer Authority, Oaks, PA
- County Bridge #209 Rehab - Bucks County, Quakertown, PA
- Rotating Biological Contactors Renovation - Bristol Borough Water & Sewer Authority, Bristol, PA
- County Bridge #252 & #358 Repair - Bucks County, Milford, PA
- Property Condition Assessments - Private Residences, Various Pennsylvania and New Jersey Locations
- County Line Road Bridge Replacement Design and Permitting - Douglass Township, Gilbertsville, PA

CLIENT SEGMENTS

Governmental

- County of Bucks
- County of Montgomery
- Chester County
- Westtown Township
- Springfield Township

Authority/Infrastructure

- Bristol Borough Water and Sewer Authority
- Lower Salford Township Authority
- Lower Perkiomen Valley Regional Sewer Authority
- Horsham Township
- PennDOT

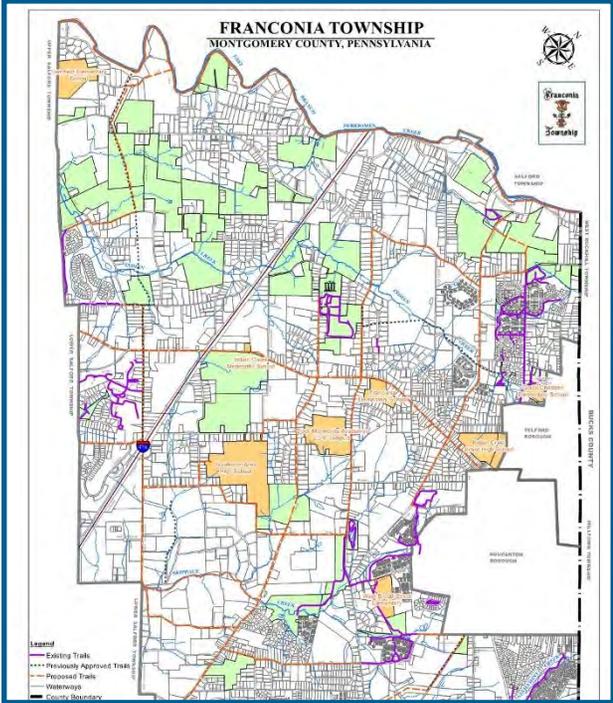
Institutional/Residential

- A+ Installations LLC
- Rouse-Chamberlin
- Grand View Hospital
- Private Residences
- Whiting-Turner



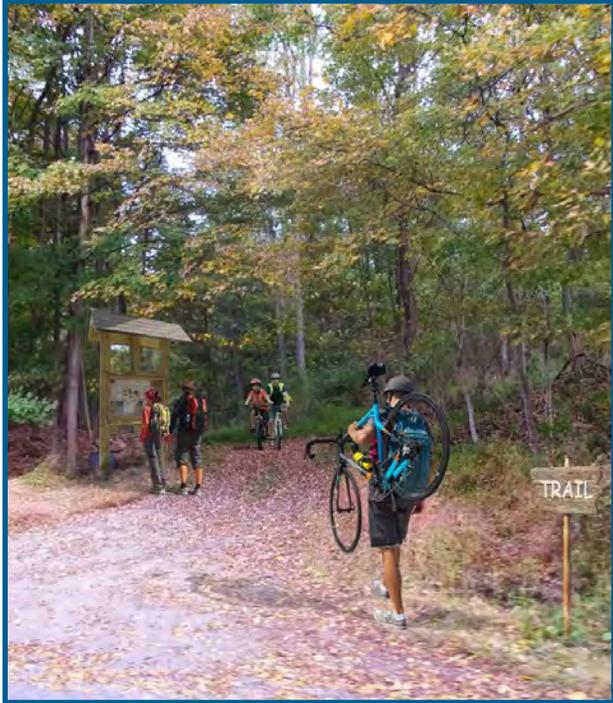
SIMILAR PROJECT EXPERIENCE AND REFERENCES

Franconia Township Parks, Recreation, Open Space, and Trails Plan Updates
Gilmore & Associates, Inc.



Jon Hammer, Township Manager
 Franconia Township
 671 Allentown Road
 Telford, PA 18969-220
 215-723-1137
jhammer@franconia-township.org

Northern Tier Trail Feasibility Study
Gilmore & Associates, Inc.



Bryan S. Cope, Superintendent of Parks & Recreation
 Northampton County
 Greystone Building, 3rd Floor
 14 Gracedale Avenue
 Nazareth, PA 18064
 Office: 610-829-6402
 Cell: 484-408-5216
bcope@northamptoncounty.org

Lower Nazareth Township Recreation, Parks, and Open Space Master Plan
Gilmore & Associates, Inc.



Lori A. Stauffer, Esq., Township Manager
 Lower Nazareth Township
 623 Municipal Drive
 Nazareth, PA 18064
 610-759-7434
lstauffer@lowernazareth.com



**Liberty Bell Trail Feasibility Study Update
Telford to Quakertown
Gilmore & Associates, Inc.**



Megan Prusienski
Director of Parks & Recreation
Perkasie Borough
620 W. Chestnut Street
Perkasie, PA 18944
215-257-5065
parkandrec@perkasieborough.org

**Minsi Lake Master Plan
Gilmore & Associates, Inc.**



Bryan S. Cope, Superintendent of Parks & Recreation
Northampton County
Greystone Building, 3rd Floor
14 Gracedale Avenue
Nazareth, PA 18064
Office: 610-829-6402
Cell: 484-408-5216
bcope@northamptoncounty.org

**Chalfont Borough Parks Master Plan
Gilmore & Associates, Inc.**



Sandra B. Zadell, Former Borough Manager
Chalfont Borough
40 North Main Street
Chalfont, PA 18914
215-822-7295
szadell@uppergwynedd.org

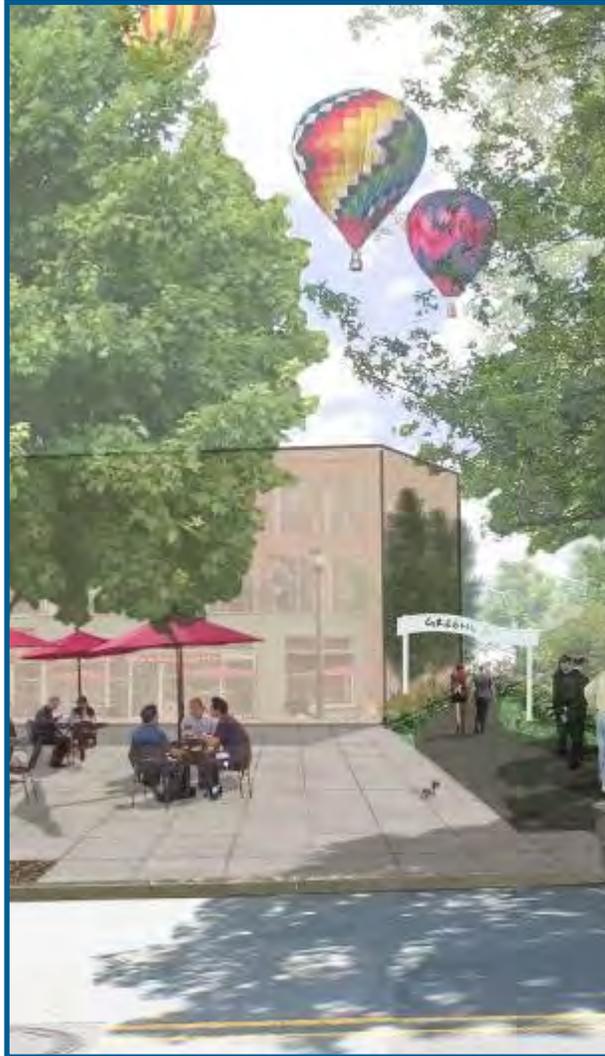


Philadelphia Historic Streets Condition Study



- Roadway Condition Assessment evaluating extent of restoration required while maintaining historical integrity
- Supports Capital Planning & Grant Assistance

Steeple View Development Plan



- Master plan for mixed-use redevelopment
- Structured parking, exterior spaces, plazas, and greenway connection

Chalfont Parks Master Plan



- Analysis of four interconnected parks
- Extensive public engagement
- Developed master plan for the parks and trail system

Lucien Blackwell Park



- 1.75 acre passive park in West Philadelphia
- Extensive buried construction debris
- Creative landform design to minimize soil disturbance

Junod Playground



- New park & age separated playgrounds
- Large sprayground feature & plaza
- Furnishings, pergolas, lighting, & landscaping

Roberto Clemente Park



- Redevelopment of existing playgrounds & courts
- New sprayground water feature
- Furnishings, pergolas, lighting, & landscaping

Bensalem Township Central Park Trails



- New trails between schools and parks
- New ADA trail access
- New wayfinding signage

East Coast Greenway



- Wetlands Delineation
- New trails, trailheads, and crossings
- New pedestrian bridge

New Britain Borough Active Transportation Plan



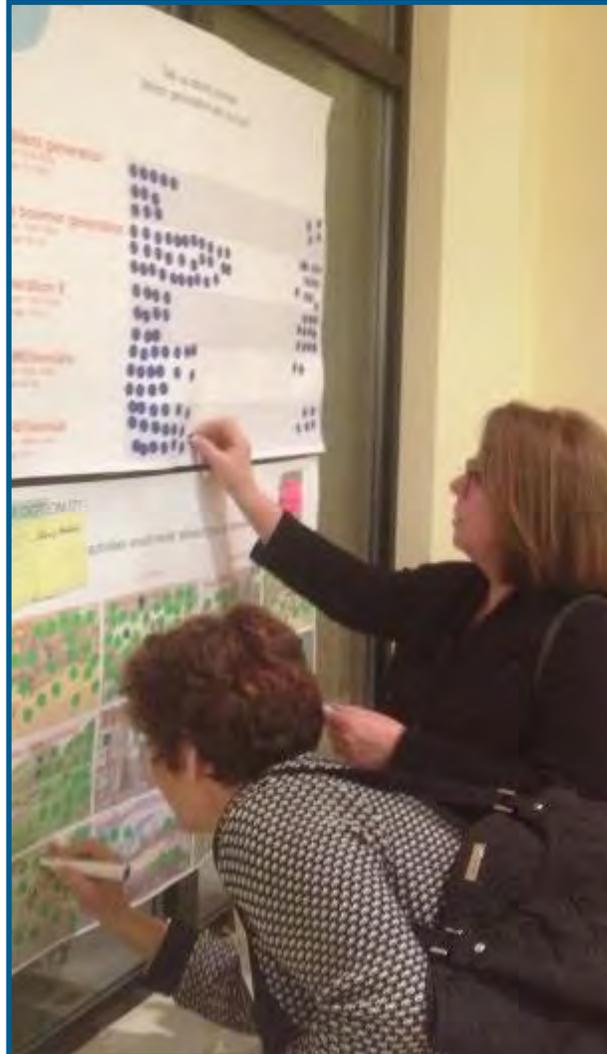
- New ADA walk, bike, & roll routes
- New sidewalks, trails, and crossings
- Extensive Public Outreach

American Street Improvement Project



- Lead public engagement, information, & input meetings
- Multiple city agencies, two separate council districts, and community organizations

Broad Street Park Community Facilitation



- Developed consensus among 15 member steering committee
- Facilitated 100+ person public input meetings
- Guided borough leadership through process

Newtown Township Trail Facilitation



- Designed & lead multiple public engagement meetings
- Guided steering committee in critical decision making process

INTEGRATED RAINWATER DESIGN

Panati Park



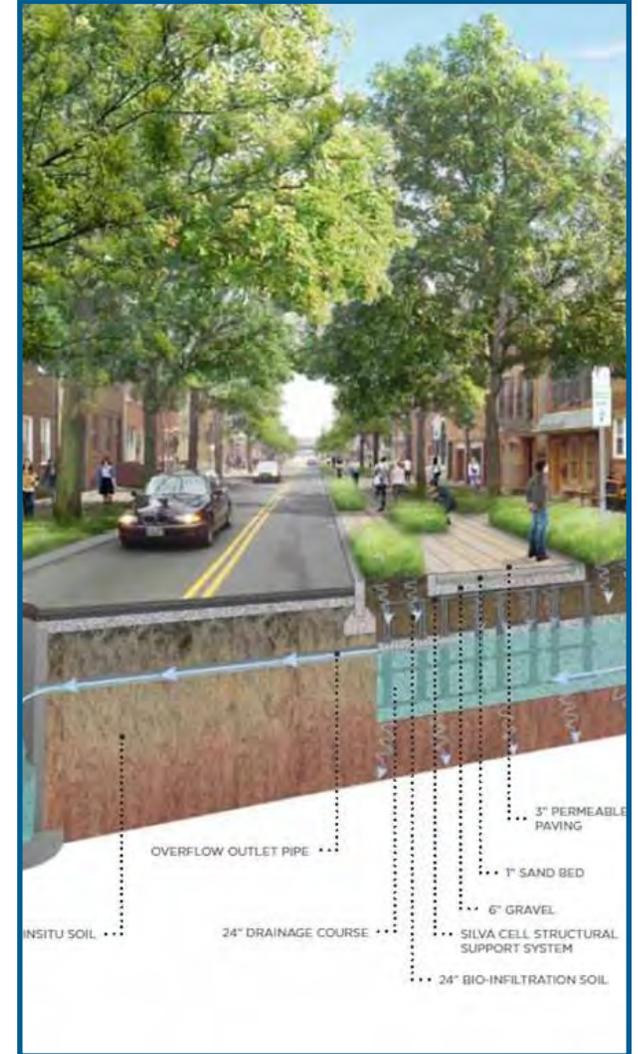
- Park renovation & expansion
- Philadelphia Water Dept. GSI partner project
- Rain gardens, pervious surfacing, & underground infiltration

Adaire Elementary Green Schoolyard



- Green Schoolyard - playground, active recreation areas, rain garden
- Topographic survey, geotech. investigation, GSI design, bid documents, permitting

Infill Philadelphia - Design Competition



- Won 1st place in residential neighborhood competition - planning and design solution integrating stormwater infrastructure with neighborhood revitalization



Broad Street Gateway



- Drought and salt tolerant plantings
- Low maintenance and native species
- Year round interest

Confidential Corporate Client



- Stamped & colored concrete to mimic stone
- Pavements selected to meet slip & trip criteria
- Complimentary stone veneer & concrete

Ferry Street Park



- Drought tolerant plantings
- Landscaping used to frame views
- Ground cover used to minimize maintenance

George School - Mollie Dodd Anderson Library



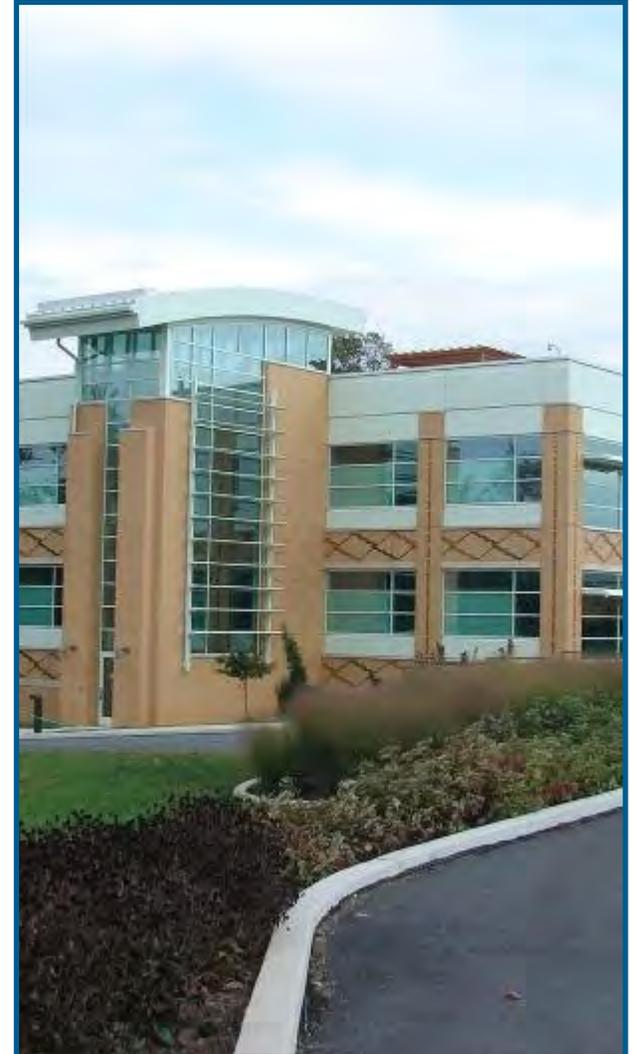
- New 13,000 SF library
- Green stormwater infrastructure and green roof
- Certified LEED® Gold

Kensington CAPA High School



- Redevelopment of brownfield site
- Extensive sustainable design features
- First LEED® Platinum HS in the country

Dansko US Headquarters



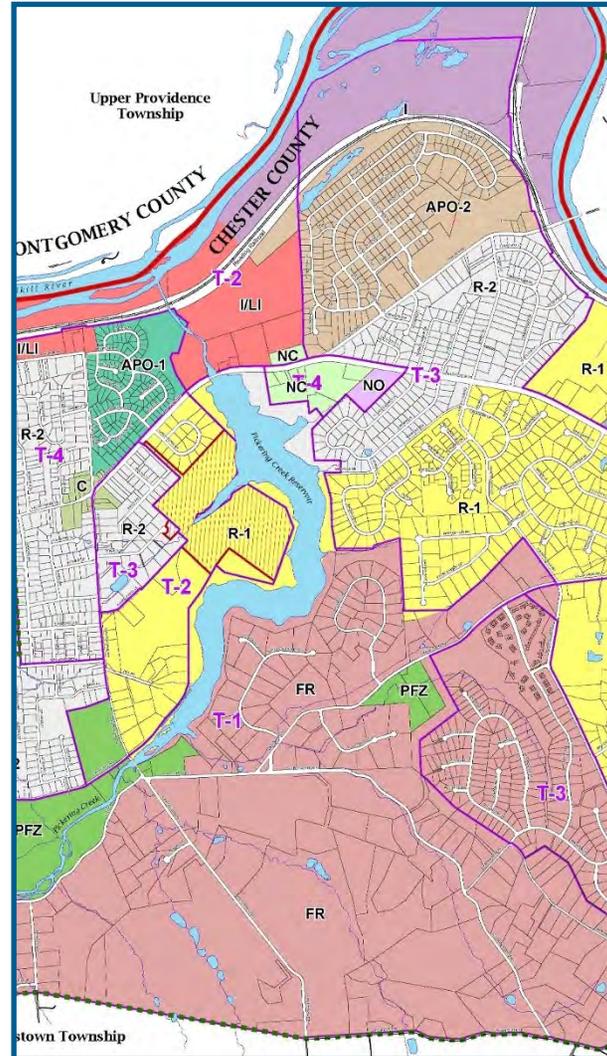
- New 80,000 SF headquarters on 5 acres
- Substantial green landscape & stormwater features including a green roof
- Certified LEED® Gold

GIS Property Management System



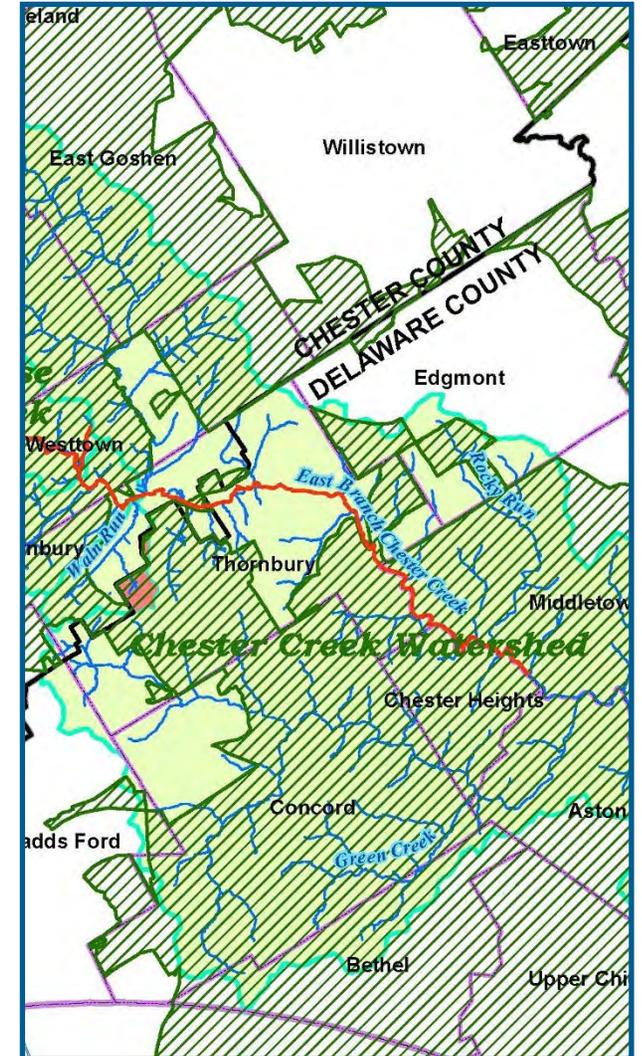
GPS collected storm sewer data, sanitary sewers, fire hydrants, updated FEMA floodplains, zoning, land use, integration of county tax assessment, comprehensive trail network, parks and recreation locations, and conservation easements.

Phase 2 GIS Program - Schuylkill Township



GPS of storm sewers for MS4 compliance; sanitary sewer mapping from Authority as-built plans; GPS Fire Hydrant inventory; road maintenance database and continued support for property maintenance and permit maintenance modules.

Goose Creek TMDL Strategy



Stormwater BMP's identified included rain gardens, bioretention systems, vegetated curb extensions, infiltration trenches, tree trenches, new tree plantings, rain barrels, bioswales, and inline high surface area/high flow rate membrane filtration devices.



OUR UNDERSTANDING OF THE ASSIGNMENT

Upper Providence Township seeks to prepare a **Master Park Plan**, to address the evolved and growing needs of its residents; to finalize lingering questions regarding township owned lands and facilities upgrades; and to continue the momentum of successful land preservation and stewardship. Throughout the region: open space and farmland preservation continues; trails and greenways are in the works; bicycle plans too. Anderson, Black Rock, Taylor, and MacFarlan parks fit the big picture perfectly and can and should be celebrated with fresh eyes. Upper Providence residents feel the time is right for their new plan and to pursue their goals with earnest.

G&A is prepared to complete the following phased Methods and Procedures for the **Upper Providence Township Master Park Plan**. Using in-house planning, design, and engineering professionals, the G&A team will gather public input, help reveal the vision, and prepare analyses, recommendations, cost estimates, and strategies for a completed plan in **nine (9) months**.

Our team acknowledges and understands the procedural implications of this type of plan, and the potential for it to receive grant funding and require grant reporting. Each member of the team has submitted, worked toward, and worked with similar projects. Our final submission will be grant worthy and implementation-ready.



Phase I Background Information

The first phase of the study will include the collection of background information; public, staff, and stakeholder input; and the analyses of existing cultural, historic, natural and manmade resources and destinations. It will result in agreed upon Goals and Objectives for the plan and the opportunities and constraints to improvements for each park; with additional consideration given to the Parkhouse Tract, in Upper Providence.

A Word on Public Participation

Public participation will be the cornerstone of the plan. Input gathered from meeting attendees and the general public will set the base for narrative recommendations, park improvements, and trail alignment scenarios. Because of the breadth and scale of this plan, especially its public participation meetings and survey coordination, Upper Providence Township will help schedule and manage outreach to Park and Recreation staff and Board, Comprehensive Plan Subcommittee, Planning Commission, and Board of Supervisors outreach.

To ensure the public feels properly engaged, G&A recommends the following requested and recommended public input, with scheduling considered amendable:

- Park and Recreation Board Meetings—six (6) meetings
- Municipal Staff & Key Person Interviews—ten (10) interviews,
- Online Survey—Survey Monkey/ online survey,
- Public Outreach Workshops—two (2) workshops, one (1) supervisors workshop
- Focus Group Meeting—Park and Recreation, Conservation or other To Be Determined
- Township Meetings—one (1) final official public presentation.

Task 1—Project Kick Off and Tour

The first meeting of Upper Providence Township and the G&A team will readdress the contract scope, identify key personnel involved in the preparation of the plan and review early tasks and milestones for the plan. A tour of important township resources would be beneficial.

Note: GIS Data should be provided on ‘Day 1’ to expedite base planning on all parks

Task 2—Existing Plans and Studies

The G&A Team will simultaneously analyze the township’s existing plans, reports, ordinances and studies and compile the most recent community demographics to develop the new plan’s Community Background narrative. Background information collection and review of the township’s existing data includes all plans and reports previously completed for the township’s benefit as well as those done by the county, surrounding municipalities, and regional agencies. A summary of the township’s community profile will be prepared, including demographic, land use and economic data alongside a narrative of the community’s cultural, historic and natural resources.



To better understand the usefulness and value of farmland, the connectivity of habitat and the accessibility of parks, the existing conditions of the township will be inventoried and mapped. The geology, topography, hydrology and natural resources of the township contribute to the uniqueness of Upper Providence, the development potential of private property and the ease or complexity of open space preservation. Narrative text, graphics and mapping will reveal the existing characteristics of Upper Providence.

Deliverables:

- Demographics & Area Overview, Community Background/Profile
- GIS Mapping—Land Use, Zoning, Open Space, & Park Base Maps
- Park and Rec Mtg #1, to include Meeting Minutes

Task 3—Facilities Review and Condition Analysis

Upper Providence Township’s existing parks, trails, transportation networks and existing and proposed development will be analyzed and receive additional mapping of these resources. Active and passive recreation opportunities will be identified for each existing park. Each category will highlight the Recreation and Trail Connections that may exist between parks and throughout the township; including the establishment of multi-use trails connecting open space, parks, neighborhoods, shopping and employment areas.

Deliverables:

- Site Visits and Park Inspections
- Resources Matrix
- GIS Mapping of Natural Resources, Parks, Recreations and Trails Connections
- Individual Park Profiles and Activities & Facilities Analysis
- Park and Rec Mtg #2, to include Meeting Minutes



Task 4—Needs Analysis

The Upper Providence Township Master Park Plan has the potential to impact many thousands of residents and visitors. To ensure its recommendations and Strategic Plan are accepted and implemented, public participation is essential. The G&A team will create simple yet fair means of sharing information between the public and the township through use of an online survey of questions approved by the township. At the completion of the plan, the feedback of stakeholders, staff and general public will be attached as appendices—a common requirement if referenced in county, state and regional grant applications.

Staff & Stakeholder Interviews will be conducted by G&A staff using a township approved questionnaire and the results attached to the final report. The first of two (2) Public Workshops will be hosted by G&A to gather input from the general public and to improve the plan’s goals and direction (an additional meeting with the Board of Supervisors will encourage more public feedback). With the input of the public in hand, the township will prepare an initial list of goals and objectives for the plan.

Deliverables:

- First Public Workshop (Power Point, Display Boards, Questionnaires incl.)
- Online Survey
- Staff and Stakeholder Interviews (10 Stakeholder Interviews)
- Park and Rec Mtg #3 to include Meeting Minutes



Task 5—Opportunities and Constraints

Opportunities and constraints will be developed for each of the parks, the result of public input, the goals and objectives, and staff and stakeholder interviews. Opportunities may include new park facilities, facilities renovations, trail alignments and connections, trailhead amenities, reforestation, and the preservation of open space or the development of new parks. Constraints often include land forms, waterways, transportation obstacles and land ownership challenges; all of which can be overcome, but with additional cost. This area of the plan can benefit from a discussion with a focus group. Such focus groups can include on-road bicycle teams, outdoor adventure and nature viewing groups, and small farm operators, each providing possible additional support to overcome challenges or to encourage forward movement on the opportunities.

Deliverables:

- Focus Group Meeting
- Opportunities and Constraints

Task 6—Design Considerations

The parks, recreation areas, and the open space and trail network will benefit from the new list of opportunities and constraints; the selection of major and minor trail destinations; and the identification of vulnerable natural resources to be protected and incorporated the township-wide vision. Linking existing or proposed destinations within a recreation or trail network, however, requires a base understanding of the design limitations of trail types, trail surfaces, trail usage, and especially, and in all cases, compliance with federal, regional and local standards of construction. Trailheads, park and trail amenities, and public transportation must all comply with the Americans with Disabilities Act (ADA) and additionally, whenever possible embrace energy and sustainable building practices per the Pa Dept. of Conservation and Natural Resources.

Deliverables:

- Standards, Compliance & Suitability



Phase II: Recommendations

The Upper Providence Township Master Park Plan will ultimately serve as a manual for implementing the township's open space, park, recreation, and trail planning goals. It should offer the sound reasoning to pursue land preservation and/or park improvements and just as importantly, offer concepts and cost estimation to realize those goals. First comes the feedback and an inventory of community needs, next comes the mapping of lands to be preserved and of trails to be created, followed by a funding strategy for realizing those needs. An actual needs and financing assessment will identify the shortfall of such things as land preservation funding, habitat and trail connectivity, green stormwater infrastructure in parks, park facilities and fields rental and upgrade needs, and support from existing earned income taxes, ordinances and regulations. This assessment will guide the recommendations of the plan and doubly serve as a motivational piece to achieve more with existing funds or to seek grants and partnerships to accomplish new goals.

Task 7—Design Process

Recommendations will be made within the report to carry the public input toward a series of park, open space, recreation and trail improvements, including acquisitions, to create an overall strategy. Mapping of the network and a select concept plans of the most desired park improvements will be prepared. Early cost estimates of the desired improvements will ensure the township staff are equipped to manage the new improvements and their impact; and that the township does not lose user support by letting existing or newly installed trails to fall into a state of neglect, degraded habitat or functional obsolescence.

Deliverables:

- Mapping and Select Concept Plans for Each Requested Park
- Early Cost Estimates
- Park and Rec Mtg #4, to include Meeting Minutes

Task 8—Land Preservation and Stewardship

Using the existing conditions information as a base of data, the township's parks, open space and natural resources will then be studied more thoroughly for natural resource management and small farm, community supported agriculture use potential. This section includes recommendations for historic and cultural resources due to their contribution to the scenic beauty and the character of the community.

Deliverables:

- GIS Mapping
- Forest Stewardship, Natural Resource and Small Farm Potential
- Park and Rec Mtg #5, to include Meeting Minutes



Task 9—Partnerships and Funding

Upper Providence Township will gain more than an awareness of its existing park, recreation and open space resources as a result of this plan. It will gain friendships and partnerships for continued land preservation, and park, trail, and recreation facilities improvement and maintenance. Trails, farmland, bikeways and recreations are all used to further local economic development initiatives regionally and to ensure community character is maintained and enhanced. G&A works with each of the potential State, County, Municipal, Recreation and Economic Development partners Upper Providence will need for the implementation of its plan. For each of the plans goals and objectives, recommendations will be prepared for achieving them and may include, amongst others, changes to township ordinances and policies, acquisition of land or easements, dedication of land, stormwater management, and/ or improvements to park maintenance and financing.

Deliverables:

- County, State and Non-Profit Partners
- Public Workshop #3 with Board of Supervisors

An implementation strategy will be prepared according to the recommendations supported by the township and residents. It will identify the necessary steps to achieve each recommendation, the priority of each step and the various partners who could be responsible for activating them. The schedule of work needed will be found in the Strategic Plan Matrix and include the next five (5) to ten (10) years of activity.

Deliverables:

- Strategic Plan Matrix

Task 11—Draft Plan

The draft document, maps and other material will be prepared and presented to Township Staff and the Committee. The final park and recreation meeting will be held for the sake of providing additionally forum for discussion of all document elements.

Deliverables:

- Draft Plan (10 hard copies), including Mapping & Graphics
- Park and Rec Mtg #6, to include Meeting Minutes

Task 10—Strategic Plans



Phase III Final Plan Preparation

Putting the Upper Providence Township Master Park Plan to work will require final agreement on a possible multi-year plan and the wrap-up of the plan's narrative recommendations, maps, graphics, and appendices. Public notice of the final plan adoption will be an important step to remember, and G&A staff is available to assist township staff with that information.

Task 12—Final Plan & Delivery

The final plan will include a written, bound report in compliance with statewide standards, including the Pa Department of Conservation Resources, a major funding source for this and future open space, parks and recreation projects. Adoption of the plan by the Board of Supervisors will require public advertisement and a resolution; both to be incorporated the final plan. Both a digital and paper copy of the plan and maps will be delivered.

Deliverables:

- Plan
- Meetings w/ Park and Recreation, Staff and Board of Supervisors
- Final Plan to be delivered to Township

Township—ten (10) hard-bound copies, one (1) electronic version

Note: Township Support of this Plan should include the following:

1. Sharing of township relevant data and GIS—to include township and county data please
2. Selection of Stakeholders and Creation of Meeting Attendees
3. Advertisement of Public Town Meetings and Board of Supervisor Meetings



Upper Providence Township Master Park Plan													
		Months of 2020											
Task	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Phase I: Background Information													
1	Project Kick-Off and Tour	X											
2	Existing Plans and Studies												
	Demographics & Area Overview												
	Existing Ordinances, Plans & Reports												
	Existing Conditions												
	GIS Base Mapping												
	Park and Rec Mtg #1		X										
3	Facility Review and Condition Analysis												
	Structure, Infrastructure & Compliance												
	History, Habitat and Preservation												
	Park and Rec Mtg #2			X									
4	Needs Analysis												
	Public Online Survey												
	Staff and Stakeholder Interviews (10)												
	Public Workshop #1				X								
	Park and Rec Mtg #3-Goals & Objectives				X								
5	Opportunities & Constraints												
	Opportunities & Constraints												
	Focus Group Meeting (prepare and attend)												
6	Design Considerations												
	Standards, Compliance, Suitability												



Upper Providence Township Master Park Plan													
		Months of 2020											
Task	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Phase II: Recommendations													
7	Master Plans												
	Mapping and Select Concept Plan												
	Cost Estimation												
	Park and Rec Mtg #4						X						
	Public Workshop #2						X						
8	Land Preservation and Stewardship												
	GIS Mapping												
	Forest Stewardship, Nat Resource, Small Farm												
	Park and Rec Mtg #5							X					
9	Partnerships and Funding												
	County, State and Non-Profit Partners												
	Public Workshop #3 with Board of Supervisors												
10	Strategic Plans												
	Strategic Plan Matrix												
11	Draft Plan												
	Compile Draft Document, Mapping and Graphics												
	Park and Rec Mtg #6								X				
Phase III: Final Plan Preparation													
12	Final Plan												
	Prepare Final Plan, Coordinate Public Info												
	Board of Supervisors Presentaton									X			
	Final Delivery, including Resolution									X			

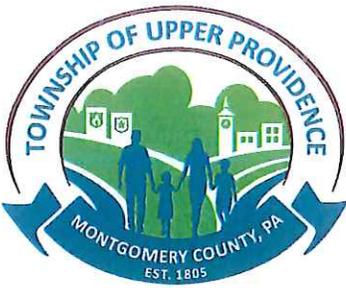


Upper Providence Township Master Park Plan									
		Primary G&A Staff							
		Principal	Planner /PM	Junior Planner	Landscape Architect	Landscape Design	GIS	Trans.	Struct.
		WD	KB	ER	CG	JX	AN	LS	RJ
<i>Task</i>	<i>Description</i>	140	125	105	135	105	115	115	140
Phase I: Background Information									
1	Project Kick-Off and Tour	1	2	4					
2	Existing Plans and Studies								
	Demographics & Area Overview		2	8					
	Existing Ordinances, Plans & Reports		4	8					
	Existing Conditions		8	8	8			4	2
	GIS Base Mapping			8			6		
	Park and Rec Mtg #1		4	6					
3	Facility Review and Condition Analysis								
	Structure, Infrastructure & Compliance	1	2	4	6	8	4	6	2
	History, Habitat and Preservation		10	10	4		4		
	Park and Rec Mtg #2		2	2					
4	Needs Analysis								
	Public Online Survey		4	16					
	Staff and Stakeholder Interviews (10)		4	24					
	Public Workshop #1		6	8		4			
	Park and Rec Mtg #3-Goals & Objectives		2	2					
5	Opportunities & Constraints								
	Opportunities & Constraints		6	6	8	8	4	4	2
	Focus Group Meeting (prepare and attend)		6	8					
6	Design Considerations								
	Standards, Compliance, Suitability		2	4	4	8		4	2



Upper Providence Township Master Park Plan									
		Primary G&A Staff							
		Principal	Planner /PM	Junior Planner	Landscape Architect	Landscape Design	GIS	Trans.	Struct.
		WD	KB	ER	CG	JX	AN	LS	RJ
Task	Description	140	125	105	135	105	115	115	140
Phase II: Recommendations									
7	Master Plans								
	Mapping and Select Concept Plan	1	4	6	20	32	4		
	Cost Estimation		2	2	6	4		2	2
	Park and Rec Mtg #4		2	2	4				
	Public Workshop #2		6	8	4	4			
8	Land Preservation and Stewardship								
	GIS Mapping		2	2			4		
	Forest Stewardship, Nat Resource, Small Farm		12	10					
	Park and Rec Mtg #5		2	2					
9	Partnerships and Funding								
	County, State and Non-Profit Partners		2	6					
	Public Workshop #3 with Board of Supervisors		2	2					
10	Strategic Plans								
	Strategic Plan Matrix		6	6	4	6		4	
11	Draft Plan								
	Compile Draft Document, Mapping and Graphics		8	10	2	4	4		
	Park and Rec Mtg #6		2	2					
Phase III: Final Plan Preparation									
12	Final Plan								
	Prepare Final Plan, Coordinate Public Info		4	6			4		
	Board of Supervisors Presentaton	1	4						
	Final Delivery, including Resolution		2	4					
	Hours	4	124	194	70	78	34	24	10
	Sub-Total Cost	560	15500	20370	9450	8190	3910	2760	1400
Reimbursable Expenses		No.	Cost	Total	Project Cost				
	Color Plots	10	\$ 4.00	\$ 40.00					
	Presentation Boards	6	\$ 10.00	\$ 60.00	TOTAL STAFF			\$ 62,140.00	
	Report Production	2000	\$ 0.10	\$ 200.00	REIMBURSABLES			\$ 1,187.25	
	Digital Media	3	\$ 5.75	\$ 17.25					
	Mileage/Travel (site inspections & meetings)	1500	\$ 0.58	\$ 870.00	TOTAL			\$ 63,327.25	





1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:

www.uprov-montco.org

General Inquiries:

admin@uprov-montco.org

Board of Supervisors

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
Laurie Higgins
John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

January 21, 2020

Mr. Steve Gouveia
215 Green Tree Road
Phoenixville, PA 19460

Re: Parks and Recreation Committee

Dear Mr. Gouveia:

The Board of Supervisors has reviewed the Parks and Recreation Committee members attendance records for 2019. It is noted that you have not attended a meeting in the past 5 months. While the Board appreciates your willingness to volunteer, it cannot accept this lack of involvement.

Therefore, pursuant to Chapter 37, Section 37-6(B), please consider this letter notice of the Board's intent to consider your seat vacant. This matter will be reviewed at the February 18, 2020 Board of Supervisors meeting.

Regards,

Timothy J. Tieperman

TT/cas

cc: Board of Supervisors

**Rooted in history,
growing in promise.**

From: taylorgreen@comcast.net
To: [Cheryll Schinski](#)
Cc: [Susan Hoffman](#)
Subject: RE: Parks and Recreation Board
Date: Tuesday, February 11, 2020 10:24:22 AM

Hi Cheryll,

Thank you for your email! I appreciate you reaching out, and I look forward to being a member of the Parks and Recreation Board.

I have no further questions at this time.

Thank you, and have a wonderful day!

Sincerely,

Taylor Green
Kona Ice King of Prussia
Office:610-933-7673
Cell: 610-500-4684

From: Cheryll Schinski <cschinski@uprov-montco.org>
Sent: Tuesday, February 11, 2020 8:31 AM
To: taylorgreen@comcast.net
Cc: Susan Hoffman <shoffman@uprov-montco.org>
Subject: Parks and Recreation Board

Taylor:

Thank you for your letter of interest, dated January 27, 2020, to serve on the Upper Providence Township Parks and Recreation Board. Your information was forwarded to the Board of Supervisors for review.

Congratulations, the Board would like to appoint you to the Parks and Recreation Board. Your appointment will be announced at the Tuesday, February 18, 2020 Board of Supervisors meeting. You will be filing an open term that runs through December 2021. The Parks and Recreation Board meets monthly on the third Wednesday at 6:00 p.m. in the Administration Building Meeting Hall. The next Parks and Rec meeting is February 19, 2020.

The contact person for the Township is Susan Hoffman, Director of Parks and Recreation (shoffman@uprov-montco.org).

I would be happy to answer any questions you may have.

Cheryll A. Schinski, Pa.C.P.

Admin. Services Manager/Paralegal

Upper Providence Township

1286 Black Rock Road

P.O. Box 406

Oaks, PA 19456

610-933-9179 x112

cschinski@uprov-montco.org



Rooted in history, growing in promise

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Clinton L. Jackson
11 Springfield Drive
Collegeville, PA 19426

January 25, 2020

Via Email & USPS

Tim J. Tieperman
Township of Upper Providence
1286 Black Rock Road
Oaks, PA 19456

Re: Zoning Hearing Board Resignation

Dear Tim,

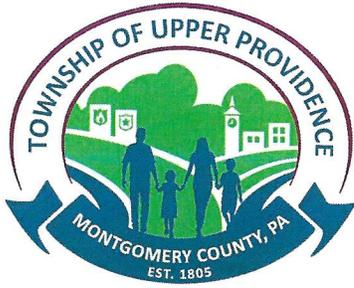
I am writing in response to your letter dated January 21, 2020 and the Board of Supervisors intent to consider removing me from volunteer service due to my attendance in 2019 at the forthcoming February 18, 2020 meeting.

Please accept this letter as my voluntary resignation effective immediately from my volunteer position which will allow the Board to invest their time and energy on more pressing matters regarding the township needs.

Best,


Clinton L. Jackson

Cc: John A. Koury, Jr., Esq.
Henry T. Zale, Esq.
Geoffrey Grace, ACIP
File



TZC 107
January 25, 2020

January 21, 2020

1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Phone: 610-933-9179
Fax: 610-983-0355

Mr. Clinton Jackson
11 Springfield Lane
Collegeville, PA 19426

Re: Zoning Hearing Board

Visit Us Online:

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General Inquiries:

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Board of Supervisors

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
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John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

Dear Mr. Jackson:

The Board of Supervisors has reviewed the Zoning Hearing Board members attendance records for 2019. It is noted that you participated in 2 of the 8 meetings. While the Board appreciates your willingness to volunteer, it cannot accept this lack of involvement.

Therefore, pursuant to §905 of the Municipal Planning Code (Act 247 of 1968, as amended), please consider this letter notice of the Board's intent to consider removing you from the Zoning Hearing Board. This matter will be reviewed at the February 18, 2020 Board of Supervisors meeting.

Regards,

Timothy J. Tieperman

TT/cas

cc: Board of Supervisors

From: kjholohan@gmail.com
To: [Timothy Tieperman](mailto:Timothy.Tieperman); ["John A. Koury, Jr., Esq."](mailto:John.A.Koury.Jr.)
Cc: kjholohan@gmail.com
Subject: Holohan Response to Letter Dated Jan 21, 2020: UPT Zoning Hearing Board
Date: Wednesday, February 12, 2020 1:41:01 PM
Attachments: [image002.png](#)
[IMG_20200211_0001.pdf](#)

Tim,

I am writing to respond to your letter which states the Upper Providence Board of Supervisors review of the ZHB members attendance records for 2019 resulted in their opinion that my “lack of involvement” is unacceptable. In trying to understand the BOS motives, I requested from your office the past 3 years of ZHB meeting attendance by current ZHB members.

First of all let me clarify, there were “9” total ZHB meetings held in 2019. One application “19-01” had 2 hearing dates.

The resulting data below properly reflects total hearings from 2017-2019 = 42. My attendance or “involvement” from 2017 thru 2019 was 26 out of 42 scheduled hearings. The ZHB position being voluntary in nature has no set schedule for hearing dates. Member “involvement” is requested only upon receipt of an Application. Attendance or involvement is based on “availability” of the ZHB members. The fact that there is an official designated “Alternate” member is clear indication the Board of Supervisors recognize individual members availability can vary.

Regardless, the goal was met for every applicant over the past 3 years: a majority of members were present to hear and render an opinion, satisfying the judicial obligations of the board.

Clearly the Upper Providence Township Board of Supervisors: Helene Calci (Chair), Albert Vagnozzi (Vice Chair), Laurie Higgins, John Pearson and Bill Starling, combined use of the term “lack of involvement” is loosely defined or possibly more politically motivated.

	2017	2018	2019	Attendance	Total ZHB Mtgs	Total Involvement
Past 3 yrs	16	17	9	2017-2019	2017-2019	Yrs on Board
T McK	14	15	8	37	42	88%
Gail L	16	15	9	40	42	95%
Holohan	8	15	3	26	42	62%
Jackson	9	6	2	17	42	40%
Past 1 yr				2019	2019	
Lapinski			6	6	9	67%
Yohn (Alt)			3	3	9	33%

Regardless of the above, I believe it’s best for me to resign from my voluntary position on the Upper Providence Zoning Hearing Board effective immediately.

Best regards,

Kevin Holohan

From: [Nicole Lyddane](#)
To: [Cheryll Schinski](#)
Cc: [Geoffrey Grace](#); [Helene Calci](#); [Timothy Tieperman](#); [Bryan Bortnichak](#)
Subject: Re: Zoning Hearing Board
Date: Tuesday, February 11, 2020 9:29:49 AM

Thank you very much for the opportunity!

On Tue, Feb 11, 2020 at 9:28 AM Cheryll Schinski <cschinski@uprov-montco.org> wrote:

Nicole:

The meeting starts at 7:00 p.m. and I'll see you then.

Best,

Cheryll

From: Nicole Lyddane <nicole@swopelees.com>
Sent: Tuesday, February 11, 2020 8:35 AM
To: Cheryll Schinski <cschinski@uprov-montco.org>
Subject: Re: Zoning Hearing Board

Hi Cheryll!

I'd love to - thank you so much for the opportunity! What time is the meeting on the 18th?

Nicole

On Tue, Feb 11, 2020 at 8:31 AM Cheryll Schinski <cschinski@uprov-montco.org> wrote:

Nicole:

The Board of Supervisors has requested that I contact you to ascertain if you are interested in serving on the Upper Providence Township Zoning Hearing Board. A spot has recently become available. You would be responsible for filing that open term, through

December, 2020. Kindly provide a response, in writing or email, with your decision no later than Thursday, February 13, 2020. This matter will be on the agenda for the Tuesday, February 18, 2020 Board of Supervisors meeting. If you decide to accept this appointment, the Board would like to introduce you at their meeting.

The Zoning Hearing Board meets on an as needed basis. Meetings are scheduled by the ZHB Solicitor, Jack Koury, Esquire. Upon your appointment, I will forward your contact information to Attorney Koury.

The contact person at the Township is Geoffrey Grace, Director of Planning and Zoning (ggrace@uprov-montco.org).

I would be happy to answer any questions you may have.

Cheryll A. Schinski, Pa.C.P.

Admin. Services Manager/Paralegal
Upper Providence Township

1286 Black Rock Road

P.O. Box 406

Oaks, PA 19456

610-933-9179 x112

cschinski@uprov-montco.org



Rooted in history, growing in promise

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--



Nicole Lyddane

Swope Lees Commercial Real Estate

Sales and Leasing Agent

Cell: 610-457-3561

Office: 610-429-0200

Email: nicole@swopelees.com

--



Nicole Lyddane

Swope Lees Commercial Real Estate

Sales and Leasing Agent

Cell: 610-457-3561

Office: 610-429-0200

Email: nicole@swopelees.com

From: [Cheryll Schinski](#)
To: [Abdel Aziz](#)
Subject: RE: Zoning Hearing Board
Date: Thursday, February 13, 2020 7:46:00 AM

Azeez:

The meeting starts at 7:00 p.m. and I'll see you then.

Best.

Cheryll

From: Abdel Aziz <aziz.mikado@gmail.com>
Sent: Wednesday, February 12, 2020 10:31 PM
To: Cheryll Schinski <cschinski@uprov-montco.org>
Subject: Re: Zoning Hearing Board

Cheryll,

I'm interested in taking up that spot.

What time is the meeting next Tuesday?

Thanks,
Azeez

On Tuesday, February 11, 2020, Cheryll Schinski <cschinski@uprov-montco.org> wrote:

Azeez:

The Board of Supervisors has requested that I contact you to ascertain if you are interested in serving on the Upper Providence Township Zoning Hearing Board. A spot has recently opened due to the resignation of a member. You would be responsible for filing that open term, through December 2021. Kindly provide a response, in writing or email, with your decision no later than Thursday, February 13, 2020. This matter will be on the agenda for the Tuesday, February 18, 2020 Board of Supervisors meeting. If you decide to accept this appointment, the Board would like to introduce you at their meeting.

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I would be happy to answer any questions you may have.

Thanks.

Cheryll A. Schinski, Pa.C.P.

Admin. Services Manager/Paralegal

Upper Providence Township

[1286 Black Rock Road](#)

P.O. Box 406

Oaks, PA 19456

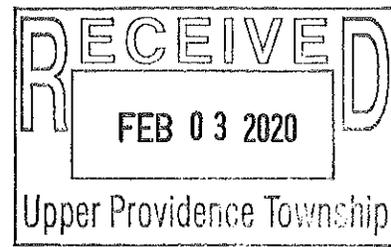
610-933-9179 x112

cschinski@uprov-montco.org



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P.O. Box 764
Norristown, PA 19404
Phone: 610-277-1860
Fax: 610-277-6425
www.laurel-house.org

January 29, 2019

Upper Providence Board of Supervisors
Black Rock Rd.
Oaks, PA 19456



Board of Directors

Co-Presidents

Mary Griffith -Alfarano
Dr. Colleen Lelli

Vice Presidents

Jacqueline Allen
Terry Bovarnick, CFA

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Secretary

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Lisa Altomare

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Colleen Coonelly, Esq.

Lynn Doerr

Dana Greenspan, Esq.

Kathryn Koller

Richelle Payne

Diana Scott

Scott Sterling

Brian Taylor

Jason VanBuskirk, CPA

RE: Waiver of permit fee

Dear Board of Supervisors:

Laurel House is hosting our 7th Annual Walk A Mile In Her Shoes® event on May 2, 2020 on the Pfizer Collegeville Campus.

Laurel House serves the entire Montgomery County population fighting domestic abuse. All of the services we offer, including shelter, transitional housing, education, crisis response are all free. It is for this reason that we host this event. Not only is it an impactful event bringing awareness about the issues of domestic violence, but any funds we raise go directly back to fund our services.

We are requesting that the \$75 fee for the permit be waived as we are a non-profit agency. Thank you for your consideration of our request.

Executive Director

Beth E. Sturman

Respectfully Yours,

Ashley Narwid

Special Events Coordinator

Laurel House is a not-for-profit, tax-exempt, charitable organization as defined under the Internal Revenue Service code section 501c (3). Tax-exemption entity ID: 23-2172743. The official registration and financial information of Laurel House may be obtained from the PA Department of State by calling toll free within Pennsylvania 1-800-732-0999. Registration does not imply endorsement.

RESOLUTION 2020-18

**UPPER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF UPPER PROVIDENCE
TOWNSHIP ALLOWING THE TOWNSHIP MANAGER OR THE ASSISTANT
TOWNSHIP MANAGER TO WAIVE CERTAIN SPECIAL EVENT PERMIT
FEES NOT IN EXCESS OF \$200**

WHEREAS; the Board of Supervisors of Upper Providence Township has established a schedule of fees for various permits and services provided by Upper Providence Township; and

WHEREAS; the schedule of fees must as nearly as possible reflect the actual cost of services provided; and

WHEREAS; certain non-profit, charitable or other governmental entities request a waiver of special permit fees from time to time; and

WHEREAS; the review, approval and waiver of any special event permit fees, not in excess of \$200, is an administrative function.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Upper Providence Township that the Township Manager or the Assistant Township Manager may waive certain special event permit fees not in excess of \$200 with an update to the Board of Supervisors at its next scheduled meeting.

DULY PRESENTED and ADOPTED by the Board of Supervisors of Upper Providence Township, Montgomery County, Pennsylvania, in a public meeting this 18th day of February, 2020.

BOARD OF SUPERVISORS
UPPER PROVIDENCE TOWNSHIP

BY: _____
Helene Calci, Chair

ATTEST:

Timothy J. Tieperman, Manager /Secretary

CONTRACT FOR INDEPENDENT CONTRACTOR/PROFESSIONAL SERVICES

This Contract is made as of the 18th day of February, 2020 by and between the TOWNSHIP of UPPER PROVIDENCE TOWNSHIP a municipal corporation of the Commonwealth of Pennsylvania (hereinafter "the TOWNSHIP"), and the Center for Public Safety Management, LLC (CPSM) the exclusive provider of public safety technical assistance for the International City/County Management Association, a Domestic Limited Liability Company, organized under the laws of the District of Columbia whose principal office is located at 475 K Street, NW, Suite 702, Washington, D.C. 20001, (hereinafter "the CONTRACTOR") and whose Federal I.D. number is 46-5366606.

WHEREAS, the TOWNSHIP desires to retain the CONTRACTOR, and the CONTRACTOR desires to be retained, pursuant to the proposal scope of services attached hereto as Exhibit "A" and incorporated herein in its entirety;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the TOWNSHIP and the CONTRACTOR agree as follows:

ARTICLE 1 – SERVICES

The services to be rendered by CONTRACTOR under this Contract are set forth in Exhibit "A" (proposal) attached hereto.

ARTICLE 2 - SCHEDULE

The schedule for services to be rendered by CONTRACTOR is set forth in Exhibit "A" (The Proposal) attached hereto. The Project Launch date as described in Exhibit A shall be February 19, 2020. The project and final deliverables shall be completed per the schedule in Exhibit "A", which is approximately one hundred thirty-five (135) days after this Agreement is fully executed, subject to a mutually agreeable extension if necessary. The delivery of an "Operations" and "Data Analysis" draft report shall indicate conclusion of the work anticipated in the proposal. Following delivery of the draft reports, the TOWNSHIP shall have 30 days to submit any changes it finds prudent or necessary. Sixty days from the delivery of the draft reports, the final report shall be produced and transmitted electronically. Both of these time periods shall be in addition to the time period for conducting the analysis and will not require extensions of the contract. The TOWNSHIP may elect to engage optional language in the contract to request a final in-person presentation which shall be done outside of the time parameters of this contract.

ARTICLE 3 - PAYMENTS TO CONTRACTOR

Invoices shall be due and payable upon receipt. Payments received more than 30 days after invoice date will incur a 2% late fee. Payment by the TOWNSHIP under this Contract shall be governed by Exhibit "A".

Payments by direct deposit (preferred method) shall be sent to:

Routing No.: 052000113

Account No. : 9856252680

Payments by check to the CONTRACTOR shall be sent to:

CPSM
2316 Delaware Avenue #326
Buffalo, NY 14216

Invoices to the TOWNSHIP should be sent to:

Name: Mr. Timothy J. Tieperman, Township Manager
Address: P.O. Box 406; 1286 Black Rock Road
Oaks, PA 19456

Email: ttieperman@uprov-montco.org
Phone: (484) 391-2313

ARTICLE 4 - TERMINATION

Unless the CONTRACTOR is in breach of the Contract, the CONTRACTOR shall be paid for services rendered to the TOWNSHIP's satisfaction through the date of termination. This is a legal-binding contract and cannot be terminated without cause. After receipt of a termination notice and except as otherwise directed by the TOWNSHIP, the CONTRACTOR shall:

- A. Stop work on the date and to the extent specified;
- B. Transfer all work in process, completed work, and other materials related to the terminated work to the TOWNSHIP; and
- C. Continue and complete all parts of the work that have not been terminated.

ARTICLE 5 - PERSONNEL

The CONTRACTOR is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor, and not an employee, or agent of the TOWNSHIP. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the CONTRACTOR's sole direction, supervision, and control. The CONTRACTOR shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the CONTRACTOR's relationship and the relationship of its employees to the TOWNSHIP shall be that of an independent contractor and not as employees or agents of the TOWNSHIP.

The CONTRACTOR represents that it has, or will secure at its own expense, all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the TOWNSHIP, nor shall such personnel be entitled to any benefits of the TOWN including, but not limited to, pension, health and workers' compensation benefits.

The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel consistent with applicable technical and professional standards in the field.

ARTICLE 6 - AVAILABILITY OF FUNDS

The TOWNSHIP's elected body has appropriated sufficient funds in the operating budget(s) for which the work to be performed will occur and until the contract has been fully executed.

ARTICLE 7 - INSURANCE REQUIREMENTS

The CONTRACTOR will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance and professional liability insurance. Limits of liability for automobile liability insurance shall be, at a minimum, \$1,000,000.00 combined single limit. Limits of liability for general liability insurance shall be, at a minimum, \$1,000,000.00 per occurrence, \$1,000,000.00 personal and advertising injury, \$1,000,000.00 general aggregate and \$1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability. Limits of liability for professional liability insurance shall be, at a minimum, \$1,000,000.00 per occurrence/claim and \$1,000,000.00 aggregate. If

the general liability insurance coverage and/or the professional liability insurance coverage is on a claims-made basis, the CONTRACTOR will maintain coverage in force for a period of two (2) years following the termination of the contract at the limits specified in this paragraph. The CONTRACTOR is responsible for the payment of any deductibles or self-insured retentions.

The TOWNSHIP will be named as additional insured under the CONTRACTOR's general liability insurance and automobile liability insurance policies.

The CONTRACTOR agrees to indemnify, hold harmless, and defend the TOWNSHIP, its officials, representatives, agents, servants, and employees from and against any and all claims, actions, lawsuits, damages, judgments, liability and expense, including attorneys fees and litigation expenses, in whole or in part arising out of, connected with, or in any way associated with the activities of the CONTRACTOR, its employees, or its sub-contractors in connection with the work to be performed under this contract.

ARTICLE 8 - SUCCESSORS AND ASSIGNS

The TOWNSHIP and the CONTRACTOR each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract. Except as stated above, neither the TOWNSHIP nor the CONTRACTOR shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the TOWNSHIP and the CONTRACTOR.

ARTICLE 9 – LAW GOVERNING THIS CONTRACT

The Contract shall be governed by the laws of the Commonwealth of Pennsylvania. Any and all legal action necessary to enforce the Contract will be held in Montgomery County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

Dispute Resolution

In case of a dispute regarding the interpretation of any part of this Contract, the Parties shall use their best efforts to arrive at a mutually acceptable resolution. The CONTRACTOR shall proceed diligently with its performance of the work under this Contract pending the final resolution of any dispute arising or relating to this Contract. The Client shall continue to pay the CONTRACTOR for its performance under the Contract except for those items related to the dispute.

ARTICLE 10 - CONFLICT OF INTEREST

The CONTRACTOR represents that it has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required.

CONTRACTOR employees, subject matter experts, or subcontractors may undertake outside professional activities provided such activity and involvement does not conflict or interfere with this Contract. In addition, employees, subject matter experts, or subcontractors will not directly or indirectly, alone or with others, engage in or have any interest in any person, firm, or entity that engages in any business activity that is competitive with the business performed under this Contract.

ARTICLE 11 - EXCUSABLE DELAYS

The PARTIES shall not be considered in default by reason of any failure in performance if such failure arises out of causes reasonably beyond the control of the PARTIES and without their fault or negligence. Such causes include, but are not limited to: acts of God; natural or public health emergencies; and abnormally severe and unusual weather conditions.

Upon either PARTY'S request, the other PARTY shall consider the facts and extent of any failure to perform the work and, if the PARTY'S failure to perform was without its fault or negligence, the Contract Schedule and/or any other affected provision of this Contract shall be revised accordingly to a newly agreed upon timeline. It shall be the responsibility of the PARTIES to notify the other PARTY promptly in writing whenever a delay is anticipated or experienced, and to inform the other PARTY of all facts and details related to the delay.

ARTICLE 12 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the TOWNSHIP or at its expense will be kept confidential by the CONTRACTOR and will not be disclosed to any other party, directly or indirectly, without the TOWN's prior written consent unless required by a lawful order. All drawings, maps, sketches, programs, data base, reports and other data developed, or purchased, under this Contract for or at the TOWNSHIP's expense shall be and remain the TOWN property and may be reproduced and reused at the discretion of the TOWNSHIP. In turning over materials to CONTRACTOR under the contract, the Township is not conceding that such documents are subject to disclosure to the public under the Pennsylvania Right to Know Law, and to the contrary, believes the documents to be exempt from such disclosure.

All covenants, agreements, representations and warranties made herein, or otherwise made in writing by any party pursuant hereto, including but not limited to any representations made herein relating to disclosure or ownership of documents, shall survive the execution and delivery of this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 13 - NONDISCRIMINATION

The CONTRACTOR warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, and sexual orientation.

ARTICLE 14 - ENFORCEMENT COSTS

If any legal action or other proceeding is brought for the enforcement of this Contract, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Contract, the successful or prevailing party will be entitled to recover reasonable attorney's fees, court costs and all expenses (including taxes) even if not taxable as court costs (including, without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party may be entitled.

ARTICLE 15 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Contract, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 16 - ENTIRETY OF CONTRACTUAL AGREEMENT

The TOWNSHIP and the CONTRACTOR agree that this Contract together with the Exhibits hereto, sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions

contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the Parties hereto in accordance with Article 17 - Modification and Changes. In the event of any conflict or inconsistency between this Contract and the provisions in the incorporated Exhibits, the terms of this contract will supersede and prevail over the terms in the incorporated Exhibits.

ARTICLE 17 – MODIFICATIONS AND CHANGES

Only the **TOWNSHIP’s Contracting Officer** or his/her representative has authority to issue modifications to this Contract that materially change or modify any of the specifications, terms, or conditions of this Contract.

Only the **TOWNSHIP’s Contracting Officer** may, by written order, make changes within the scope of work of this contract including but not limited to any one or more of the following: (a) description of services to be performed; and (b) period of performance.

No change order shall be binding unless so issued by the **TOWNSHIP’s Contracting Officer** in writing and, until approved by the **CONTRACTOR’S** Contracting Administrator or their designated representative unless they are of an administrative matter.

ARTICLE 18 - NOTICE

All notices given under this Contract shall be sent by certified mail, return receipt requested, and if sent to Upper Providence Township shall be mailed to:

Mr. Timothy J. Tieperman, Township Manager
1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456

and if sent to the CONTRACTOR shall be mailed to:

Director of Research & Project Development
Center for Public Safety Management, LLC
475 K Street NW, Suite 702
Washington, DC 20001

IN WITNESS WHEREOF, the Parties hereto agreed to all that is written herein and included within Exhibit "A".

TOWNSHIP OF UPPER PROVIDENCE, COMMONWEALTH OF PENNSYLVANIA

SIGNED

ATTEST

BY: _____

BY: _____

Print Name: _____

Print Name: _____

Title: _____

Date: _____

Date: _____

CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC (CPSM)

SIGNED

BY: _____

Print Name: _____

Title: _____

Date: _____

FOX ROTHSCHILD LLP
DAVID H. COMER, ESQUIRE
IDENTIFICATION NO. 92008
10 SENTRY PARKWAY, SUITE 200
P.O. BOX 3001
BLUE BELL, PA 19422-3001
(610) 397-6500

ATTORNEYS FOR INTERVENOR,
SPRING-FORD AREA SCHOOL DISTRICT

PBC SCHELL LANE-3 LP : COURT OF COMMON PLEAS
: MONTGOMERY COUNTY, PA
v. : CIVIL ACTION - LAW
: :
MONTGOMERY COUNTY BOARD : DOCKET NO. 2018-25656
OF ASSESSMENT APPEALS and SPRING-FORD:
AREA SCHOOL DISTRICT et al :
: PARCEL NO. 61-00-02423-19-8

STIPULATION TO SETTLE

WHEREAS, this matter involves a property located at 200 Schell Lane in Upper Providence Township (“Township”), Montgomery County (“County”), PA, and further identified as Tax Parcel No. 61-00-02423-19-8 (“Property”); and

WHEREAS, the Property is located within the Spring-Ford Area School District (“School District”); and

WHEREAS, Appellant, PBC Schell Lane-3 LP, which is the owner of the Property, prior to the deadline for filing 2019 annual assessment appeals, filed an appeal to the Montgomery County Board of Assessment Appeals (“Board of Assessment”) challenging the Property’s assessment of \$2,739,530; and

WHEREAS, the Board of Assessment, by notice dated September 28, 2018, rendered a decision in which it reduced the Property’s assessment from \$2,739,530 to \$2,545,000, effective January 1, 2019 for County and Township real estate taxes and July 1, 2019 for School District real estate taxes; and

WHEREAS, the Appellant appealed to the Montgomery County Court of Common Pleas (“Court”) the Board of Assessment’s decision that reduced the Property’s assessment from \$2,739,530 to \$2,545,000; and

WHEREAS, based upon the risks and hazards of litigation, the parties – the Appellant, the Board of Assessment, the School District, the Township and the County – decided it is in their best interests to settle the above-captioned matter based upon the terms and conditions outlined in this Stipulation to Settle.

NOW, THEREFORE, the undersigned, intending to be legally bound and to bind their respective clients, agree to the following settlement:

1. Effective January 1, 2019 for the County’s and the Township’s 2019 tax years and July 1, 2019 for the School District’s 2019-20 tax year, the Property’s assessment shall be decreased from \$2,545,000 to \$2,290,500.
2. Effective January 1, 2020 for the County’s and the Township’s 2020 tax years and July 1, 2020 for the School District’s 2020-21 tax year, the Property’s assessment shall be decreased from \$2,545,000 to \$2,218,500.
3. The Property’s assessment shall remain at \$2,218,500 for each subsequent tax year until there is another subsequent successful assessment appeal, a change in the Property or a change in the Property’s assessment as permitted by the Board of Assessment by applicable law.
4. The County (including the Montgomery County Community College), the Township, and the School District are collectively known as the “Taxing Authorities.”
5. As a result of the decrease in assessment, there may have been an overpayment in real estate taxes for the Property to the County (including the Montgomery County Community College) and the Township for

tax year 2019 and to the School District for tax year 2019-20. Upon approval of the Stipulation to Settle by the Court, the tax collectors and/or business managers for the Taxing Authorities, shall refund to the Appellant, if applicable, the above-referenced overpayments, without interest

6. If the Appellant paid its taxes during the discount period, then two percent shall be deducted from the amount of the overpayment of taxes as calculated based on the payment of taxes at the face amount to adjust for the payment of taxes during the discount period.

7. This Stipulation to Settle shall be binding upon the undersigned, the undersigneds' clients, their clients' successors, grantees and assigns.

8. The parties hereto request that this Honorable Court enter the foregoing Court Order attached hereto approving and confirming this Stipulation to Settle.

9. All refunds from the Taxing Authorities, if any, and assuming the tax collectors cooperate with the Taxing Authorities in determining the amount of refunds, if any, shall be issued within 60 days of the date of the Honorable Court's Order approving this Stipulation to Settle.

10. If there are any outstanding tax liens or taxes due and owing on the Property, or any outstanding interest or penalties, then the refunds or credits shall be applied toward those outstanding taxes, tax liens, interest or penalties before issuance of any refund or credit to the Appellant.

11. The undersigned agree that they have received the appropriate authorization from their clients to execute this Stipulation to Settle.

12. This Stipulation to Settle may be executed in counterparts.

13. The parties further agree that any facsimile or electronic signature shall be deemed to have been fully delivered and shall be as effective as an original signature and shall be equally binding as though delivered directly by hand to each other.

David H. Comer, Esquire
Attorney for Spring-Ford Area School District

Jeffrey W. Soderberg, Esquire
Attorney for PBC Schell Lane-3 LP

Samantha Magee, Esquire
Attorney for Montgomery County
Board of Assessment Appeals

Brian O. Phillips, Esquire
Attorney for Montgomery County

Joseph Bresnan, Esquire
Attorney for Upper Providence Township

PBC SCHELL LANE-3 LP

v.

MONTGOMERY COUNTY BOARD
OF ASSESSMENT APPEALS and SPRING-FORD:
AREA SCHOOL DISTRICT et al

: COURT OF COMMON PLEAS
: MONTGOMERY COUNTY, PA
: CIVIL ACTION - LAW
:
: DOCKET NO. 2018-25656
:
: PARCEL NO. 61-00-02423-19-8

ORDER

AND, NOW, this ____ day of _____, 2020, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER ORDERED and DECREED that the Montgomery County Board of Assessment Appeals shall make the appropriate change in assessment as agreed to in the attached Stipulation to Settle and that the Prothonotary shall mark the above-captioned actions “settled, discontinued and ended.”

BY THE COURT:

J.