

**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

APPLICATION FOR LAND DEVELOPMENT APPROVAL

A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.

B Name of Land Development: Towns at Pennybrook

Location: 380 Haws Lane

Flourtown, PA 19031

C Name of Owner: 380 HAWS, LP

Address: 113 E. Mill Road

Flourtown, PA 19031

Phone #: 215-901-1215

D Name of Applicant: Blecker Acquisitions, LP

Address: 404 Sumneytown Pike

North Wales, PA 19454

Phone #: 267-640-7714

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan

Alex Tweedie, PE; Landcore Engineering Consultants, PC

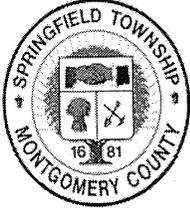
Address: P.O. Box 37635 #56287, Philadelphia, PA 19101-0635

F Existing Zoning Classification: INST - Institutional

Total Acreage: 1.9 New Non-Res. Floor Area: N/A (sq. ft)

Sewerage: Public X
Private _____

Water: Public X
Private _____



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Intended Land Use(s)	# of Lots	Units	Buildings
(X) Residential	1	16	_____
() Commercial	_____	_____	_____
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() Other (Specify below)	_____	_____	_____

G Does this application meet all the requirements of the existing Zoning Classification? () Yes (X) No (if no, attach a list of variances and/or special exceptions) Use permitted by Settlement Agreement

H Is the property subject to any encumbrances, deed restrictions, etc.? () Yes (X) No (if yes, attach a copy)

I List additional material submitted with this application

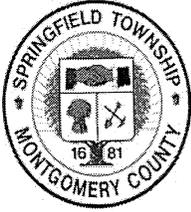
1. STORMWATER MANAGEMENT REPORT
2. SETTLEMENT AGREEMENT
3. _____
4. _____
5. _____
6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U.
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



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K Escrow Fund

The escrow account shall be established based on the following calculations:

\$3,000.00 per acre or fraction thereof

Total Escrow Amount \$ 6,000

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ 3,200

Final Plan Fee \$ 4,000

Total \$ 7,200



Check # 6718

M Montgomery County Planning Commission Fee Schedule

Checks should be made payable to "Montgomery County Treasurer".

RESIDENTIAL LAND DEVELOPMENT

Number of Lots or Units
(whichever is greater)

General Fee + Fee Per Lot or Unit

1 - 3	\$150 (flat fee)
4 - 20	<u>\$180 + \$23 per unit</u> \$180 + (16*\$23) = \$548
21 - 100	\$450 + \$21 per unit
101 +	\$1,060 + \$20 per unit

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

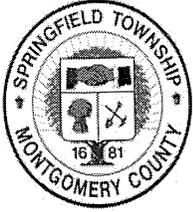
Gross Square Feet
of New Building

General Fee + Fee for every 1,000 gross sq. ft.
(round to nearest whole dollar)

1 - 3,000 sq. ft.	\$220 flat fee
3,001 - 25,000 sq. ft.	\$519 + \$27 for every 1,000 sq. ft.
25,001 - 50,000 sq. ft.	\$1,050 + \$23 for every 1,000 sq. ft.
50,001 - 100,000 sq. ft.	\$1,550 + \$20 for every 1,000 sq. ft.
100,000 + sq. ft.	\$2,580 + \$15 for every 1,000 sq. ft.

Total \$ 548

Check # BILLED DIRECTLY BY MCPC



**SPRINGFIELD TOWNSHIP
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SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

N Signature

The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

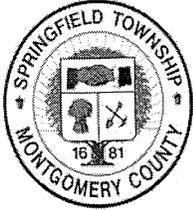
10/26/2023

DATE

A handwritten signature in black ink that reads "Justin B. Strahorn".

SIGNATURE OF APPLICANT

Blecker Acquisitions, LP
Justin B. Strahorn



**SPRINGFIELD TOWNSHIP
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LAND DEVELOPMENT

The applicant must complete the Application for Land Development Approval to follow and submit it to the Office of Community Development with the following information:

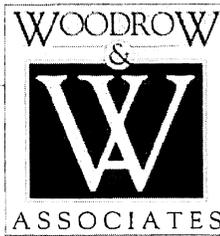
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue.
- C. Prevailing application fees and a completed Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
- D. A professional services agreement with the requisite financial security must also be submitted at the time of application. The financial security may be established at a financial institution of the applicant's choice. **The Township will not accept cash or checks for escrow purposes.**
- E. Required Stormwater management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

The applicant has the ability to waive the 90-day review period. If additional time is required, the applicant may consider granting an extension. All extensions and waivers must be done in writing.

Once the Planning Commission and all other review boards have completed their reviews, the Board of Commissioner will act on the plan at its next public meeting. Unless waived or an extension is granted, a decision by the Board of Commissioners must be rendered within 90 days as per the Pennsylvania Municipalities Planning code (MPC).

**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



December 27, 2023

Mark Penecale, Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Reference: 380 Haws Lane – Towns at Pennybrook

Dear Mark:

My office is in receipt of a 22- sheet set of plans prepared by LandCore Engineers. The plans are dated November 14, 2023, and bear no revision date at this time. The plans describe the construction of 16 new town homes on the 1.9-acre parcel of ground which was created in conjunction with the Township's purchase of approximately 2.76 acres of open space adjacent. The plan will require the demolition of three existing structures, driveways and miscellaneous residual improvements. The new town houses will be supported by a new stormwater conveyance and management system as well as walking trails and landscaping improvements. My further review the plans is as follows:

Approvals/Permits/Reviews:

Any approval the Board of Commissioners may grant this application must be conditioned upon the applicant securing the following approvals/permits/reviews:

1. PA DEP N.P.D.E.S. approval.
2. PA DEP sewage facilities planning approval.
3. Bucks County Water and Sewer Authority.
4. A sanitary sewer easement through the property is required as well as the dedication of the sanitary sewer infrastructure to Bucks County Water and Sewer.
5. Springfield Township fire marshal.
6. Aqua PA.
7. Execution of a stormwater operations and maintenance agreement.
8. Execution of a cross access easement agreement for emergency access.
9. Execution of a cross access easement agreement for walking trail network.
10. Execution and funding of a land development and financial security agreement.

December 27, 2023
Mark Penecale, Planning Director
Springfield Township
Reference: 380 Haws Lane – Towns at Pennybrook

11. Maintenance Guarantee – The standard form of development agreement mandates the posting of a maintenance bond for duration of 18 months initiating at the time of dedication. Given the private nature of the vast majority of infrastructure, the maintenance paragraph in the development agreement must be specific to those items for which the developer will have ongoing repair and replacement obligations.
12. Creation of a homeowners' association and approval of the association documents by our Township solicitor.
13. An existing access easement encumbers the subject property. This easement runs to the benefit of the nursing home. The portion of the easement that encumbers the townhouse property must be extinguished.

Zoning Ordinance Review:

The site is zoned INST-Institutional District. The project proposal comes as a result of a settlement agreement that allows for the Township to purchase open space and further allows for the development of townhomes on the residual parcel of ground. The proposal appears to be consistent with that settlement agreement. I would ask that the Record Plan make a more specific reference to the settlement agreement that was executed on August 29, 2023, Case Number 2023-09588.

In order to memorialize the settlement agreement, the following standards are shown in the bulk area requirements table:

1. The minimum building setbacks.
2. The individual unit widths being greater than 20 feet.
3. The tract coverages.
4. The maximum building height.
5. A note must be added to the record plan indicating that at least one garage parking space must be available for vehicle versus storage.
6. Architectural elements regarding condition of the settlement agreement – A note on the Record Plan must acknowledge that design standards will be a subject of building permit application.

Subdivision Land Development Ordinance Review:

Section 95-7.B – Concrete monuments must be placed along the ultimate right-of-way line of Haws Lane at the property corners.

Section 95-7.D – The width of the right-of-way, Cartway and sidewalks must be shown on the record plan.

December 27, 2023
Mark Penecale, Planning Director
Springfield Township
Reference: 380 Haws Lane – Towns at Pennybrook

Section 95-7.E – The construction details shown on Sheet 8 of 22 must be updated to describe the current PennDOT warm mix asphalt specification versus the Marshall mix design specified on the plans.

Section 95-7.F – The size and material of the existing water main in Haws Lane as well as the size and material of the existing sanitary sewer in Wedgewood Road must be shown on the plans. Further, utility lines servicing the existing nursing home must be more clearly shown on the Grading Drainage Plan to assure the contractor is aware of their presence and the need to protect the services through the grading process. While this notation is shown on the demolition plan, it would be wise to be more clear with the contractor.

Section 95-.G(3) – Location, size, species and condition of trees six inches in caliper or greater, standing alone or in small groups were affected by proposed construction. Trees must be shown the plans and labeled “to remain” or “to be removed” as applicable.

Section 95-7.G(4) – A detail for tree protection fencing is shown as a detail on the plan set. However, it is unclear where these tree protection fences will be utilized, especially as it relates to the construction of the walking trail through publicly owned open space.

Section 95-7.I – A traffic management study has been provided in conjunction with this plan submission. The study has been prepared by Traffic Planning and Design of Pottstown, Pennsylvania and dated December 13, 2023. The study concludes that a full buildout of the site will generate eight new weekday morning peak hour trips and nine afternoon peak hour trips. Further, the study analyzed the impacts on intersection level of service at the intersection of Haws Lane / Greenhill Road, Haws Lane / Wedgewood Road, and Haws Lane at the site driveway. The 2026 projected levels of service for all movements remain graded as an “A”. All site distances and intersection designs will fully satisfy any PennDOT requirements. My review of the study does not question any of the basic premise conditions nor the outcome of findings.

1. Section 95-10.A – A 30-foot cartway is required for Haws Lane. Given the developed nature of this roadway and the absence of on-street parking, the existing cartway width is appropriate. However, a waiver from this code citation should be requested.
2. Section 95-10.I – Sidewalks – The plan is unclear as to the proposed replacement or realignment of sidewalk along the project frontage. The vast majority of sidewalk along Haws Lane is setback from the curb face with a planting strip. A portion of the existing sidewalk is set adjacent to the curb (see attached photo) it should be clear that this section of sidewalk is to be replaced with a five-foot sidewalk with inconsistent with the grass strip setback.

December 27, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 380 Haws Lane – Towns at Pennybrook

3. Section 95-1.E – This code citation describes an obligation for the dedication of land suitable for parking recreational use. My review will assume that the open space acquired by the Township adjacent to the development meets this obligation.
4. Section 95-1.H(3) – A survey certification must be added to the Record Plan as described by this code section.
5. Section 95-11.I – The plan submission includes a Landscaping Plan. The Landscaping Plan provides for softening buffers, street trees, parking areas plantings. Further, there has been a forgiveness of the tree replacement obligations pursuant to the settlement agreement. Our landscape architect will work with the plan designer to assure the appropriate emphasis is placed on native plant materials and other appropriateness of species.
6. Section 88-8 – Stormwater Management – The design proposes the installation of a series of storm sewer collection inlets, underground piping conveying runoff from newly created impervious surfaces into a stormwater detention/naturalized management facility. The outfall of this managed water will be connected into an existing storm sewer system within the bed of Haws Lane. In general, we are in agreement as to the adequacy of the facilities as designed. It is noted that the design correctly acknowledges the obligation to analyze predevelopment runoff rates utilizing a 20% “give back” of existing impervious cover as if it existed in a meadow condition today. We have several comments which are more detailed in nature that we will work through in conjunction with Landcore Engineers as we cooperatively review these plans with the PA DEP and their NPDES obligations. Initially:
 - a. The settlement agreement contains the following language, “... In the opinion of the Township engineer to achieve the permitted density of 16 units without resulting in any potential negative impact on the public health, safety or general welfare. 380 Haws shall reasonably accommodate additional stormwater management related to rate control in cooperation with the Township engineer during the land development application process for the settlement land.” During my review of the design, I have identified several opportunities where additional controls can be installed providing additional mitigation for development impacts.
 - b. The design relies on capture of runoff from all buildings. The roofline, downspouts in a collection system to assure capture of these areas must be provided. This is especially true along the Haws Lane frontage units.
 - c. The size, material, and condition of the existing storm sewer in the bed of Haws Lane must be shown on the plans.

December 27, 2023
Mark Penecale, Planning Director
Springfield Township
Reference: 380 Haws Lane – Towns at Pennybrook

- d. The pre-development drainage area boundary as shown is not necessarily captured by the existing storm sewer in Haws Lane. The calculations must be expanded to assure that capacity exists in the storm sewer system sufficient to handle concentration of runoff from the new storm water basin.
- e. Stormwater captured from the alley that serves as access to the new units relies upon a very carefully graded wearing course. Design efficiency would be significantly improved by additional underground conveyance piping. This piping serves to gather runoff from rain water downspouts, diminish the potential for icing and ensure capture runoff is directed to the storm water management facilities.
- f. The Orifice Detail found on Sheet No. 20 is not printing legibly.
- g. The riprap aprons detailed on Sheet No. 18 should be illustrated more accurately on Sheet No. 20.
- h. A detail for Storm Sewer Manhole D-12 must be provided.
- i. A detail must be provided to describe the connection of the stormwater detention basin outlet pipe into the existing inlet in the bed of Haws Lane.

General Design Comments

1. Haws Lane – Mill and Overlay. The existing asphalt wearing course will be disrupted by a connection to the water main, a sanitary sewer crossing, a connection to the existing storm sewer system as well as by the impacts of the construction entrance and a newly improve driveway intersection. The Township will request the opportunity to meet with the developer, the designers as well as our Township team to discuss where and how much of the existing road surface is to be replaced in conjunction with the project.
2. A detail for the full-depth trench restoration supporting the sanitary sewer connection must be shown the plans.
3. A 1" = 10' scale detail of the new intersection of Haws Lane with the service alley must be provided specifying top and bottom of curb elevations, ADA ramp design as well as gutter line grading. A similar grading detail must be provided for the access drive opposite Greenhill Road.

December 27, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 380 Haws Lane – Towns at Pennybrook

4. Six streetlights are proposed in conjunction with the project. We will acknowledge that the street light detail shown in the plan set is a mere placeholder. An appropriate fixture will be selected by the builder at the time of installation and approved by the Township as to the fixture's ability to shield glare from adjacent homes not reviewing the fixture for architectural consistency.
5. Sheet No. 11 – Landscape Notes – General Notes Numbers 8, 9, 10, 11 must be removed and replaced with language that will match the development agreement.
6. Natural Gas – If the developer intends on providing the new units with a natural gas service, the service line through the bed of Haws Lane must be shown and accounted for in the paving restoration scope.

Sincerely,

Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

Cc: A. Michael Taylor, Township Manager – Springfield Township
Ian Hammer, Director of Public Works – Springfield Township
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Chuck Bailey, Fire Marshal – Springfield Township
Christopher R. Canavan, President – W.B. Homes
Ales Tweedie, PE – Landcore

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 10, 2024

Mr. Mark Penecale, Director of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

Re: MCPC #23-0243-001
Plan Name: Towns at Pennybrook
(2 lots comprising 16 dwelling units on 1.94 acres and 1 lot comprising 2.79 acres of open space)
Situating: 380/402 Haws Lane
Cross Street: Greenhill Road
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 5, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicant, Blecker Acquisitions, LP, has submitted a preliminary plan for a land development. The proposal would construct 16 townhomes on two lots totaling 1.94 acres and preserve a 2.79 acre lot for open space. The site is the location of two 2-1/2 story brick buildings, a 1-story frame bungalow, and a 2-1/2 story brick carriage house.

On September 14, 2022, the township condemned a 2.76 acre portion of the property. The remaining portion of the site (1.69 acres at 380 Haws Avenue, along with 0.34 acres at 402 Haws Avenue) was the subject of a settlement agreement between 380 Haws, LP and the township, dated July 12, 2023 that was approved by the order of the Court of Common Pleas on August 29, 2023. One of the options for the settlement is that 380 Haws may develop the site for a maximum of 16 townhomes, in accordance with development criteria specified by the agreement. Tree replacement requirements will be waived. The agreement requires that 380 Haws would install certain improvements on the condemned portion of the property as shown on Exhibit D of the agreement (such as a trail, emergency access, and parking area).

Montgomery County property records indicate that this site was subdivided on November 13, 2023. Blecker Acquisitions, LP's portion of the site now includes parcels #52-00-08452-00-9 (380 Haws Lane) and 52-00-08455-00-7 (380 Haws Lane); the townhomes are proposed for this site. Springfield Township now owns the portion of



the site on Haws Lane identified as parcel #52-00-08452-01-8; this will be preserved as open space. The site is located in the Institutional zoning district and is served by public water and sewer. The plan is dated November 14, 2023.

COMPREHENSIVE AND PLAN COMPLIANCE

MONTCO 2040: A Shared Vision, Montgomery County Comprehensive Plan. The proposed development is located in the suburban residential category of the plan. Single-family attached uses are one of the primary uses envisioned for this area. Residential development should match the character and type of development found in the immediate neighborhood, and trees should be preserved. The proposal is consistent with the plan.

Comprehensive Plan: Vision for 2025, Springfield Township. The township's comprehensive plan includes the objective: "Provide for compatible infill development that respects the scale of existing neighborhoods and architectural history." The configuration, design features, and walkable design of the proposed development will help it be compatible with, and respect the scale of, existing development. The plan also includes an objective to "continue to provide for a variety of dwelling types that meet the needs of current and future residents of the township." The addition of single-family attached units contributes to the variety of housing types available in the township, meeting the needs of different people. One of the recommended actions is to "enhance and beautify neighborhoods with improved streetscapes including sidewalks, lighting, and landscaping." The proposed development should do that.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) commends the applicant and township for reaching a settlement agreement resulting in preservation of a valuable wooded, open space area with improvements for passive recreation use while allowing for the construction of housing on a small portion of the site; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SPRINGFIELD TRAILS & CONNECTIVITY PLAN ¹

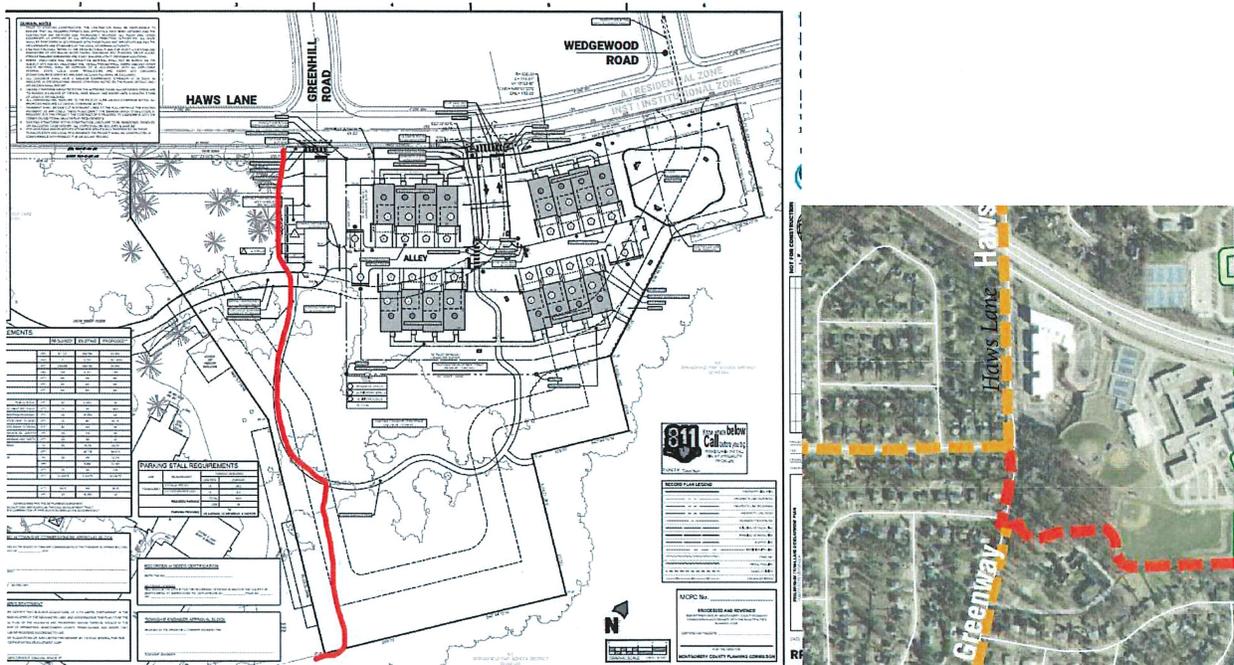
A. Proposed Trails

1. The township's trail plan recommends that the two "high" priority trails: the multiuse Cresheim Trail (red; should be 10-12 feet wide) and Haws Lane Connector neighborhood greenway (orange) be developed along the edge of the development tract alongside Haws Lane. We

¹ Springfield Township Trails & Connectivity Plan (2023): <https://www.springfieldmontco.org/trails/>

recommend that the township consult with the applicant to determine appropriate on-site implementation measures.

2. It is important for the township to ensure that the future *Cresheim Trail* can be accommodated by retrofitting some of the six-foot wide walking trail shown on the land development plans, and that it can be built new on other portions of the tract (see red line on plan image, below, for approximate suggested route of this trail).
3. For the proposed *Haws Lane Connector* alongside Haws Avenue, we suggest that the township work with the applicant to pull some of the existing sidewalk back from the road for a more comfortable, safer experience. Currently, the sidewalk is directly next to the road along one segment of its length on this property (likely due to the location of existing buildings proposed for removal), with only a separation of a few inches of red concrete.



SETTLEMENT AGREEMENT

A. Setback

There is a 22-foot setback required from a private internal roadway. If the internal access drives are considered private roads, they would need to meet this requirement (it appears that they are intended to be driveways rather than private roads).

B. Design Requirements

Buildings, including front and side building facades, roofs, and garage doors shall incorporate various specified architectural characteristics [Settlement Agreement Section 3.i.]. Will the applicant submit renderings showing the intended architectural features of the facades?

C. Improvements on Condemned Property

The applicant is required to install improvements on the condemned portion of the property, including a parking lot. We note that the landscaping requirements of the SALDO typically require perimeter landscaping around parking lots [§95-11.I], so the township (the landowner of that area) may want to consider if, when, and how it would like to screen the parking area from view from Haws Lane.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

A. Traffic Management Study

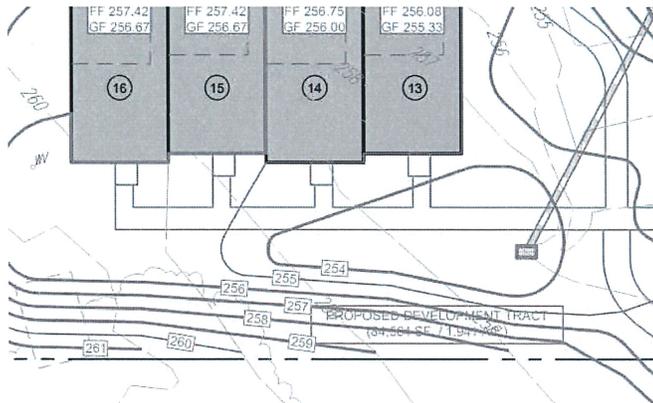
A traffic study is required for residential subdivision and land development of five or more dwelling units [§95-7.I]

B. Contents of Preliminary and Final Plans Shall Include:

1. Width of rights-of-way, cartways, and sidewalks shall be provided [§95-7.D]. The information for the proposed shared driveway has been provided but it does not appear that the information for Haws Avenue has.
2. Location, size, species and condition of trees six inches in caliper or greater, standing alone or in small groups where affected by proposed construction [§95-7.G].

STORMWATER MANAGEMENT

- A. Basins - One of the proposed stormwater management basins overlaps the sidewalk (see below). We note the importance of properly-sized piping for such arrangements. The larger basin includes significant plantings on the floor of the basin. We commend the applicant for this planting proposal, and the aesthetic, stormwater management, and ecological benefits of this plan component.
- B. Maintenance – We stress the importance of the homeowner’s association using a professionally bonded organization to undertake maintenance on the retention basin slopes in the interest of safety.



OTHER PLAN INFORMATION

- A. Homeowners Association. The settlement agreement requires that Homeowner Association documents shall “prohibit the garage for a unit to be used in any way which prevents the use of at least one side of that garage for vehicle parking at all times [Settlement Agreement Section 3h].” Additionally, the association shall have other responsibilities related to architectural features, stormwater management facilities, and common area maintenance, according to the settlement agreement and should be noted on the plan [Settlement Agreement Section 3h, 3]].
- B. Typo. The Landscape Notes refer to the contractor maintaining plantings for “the period up to one year after store opening.” The note should refer to residential development.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve the township’s planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (23-0243-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink that reads "Mike Narcowich". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Michael Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov – 610-278-5238

c: Blecker Acquisitions, LP, Applicant
Landcore Engineering Consultants, Applicant's Representative
Amanda Helwig, Chair, Township Planning Commission

Attachment A: Aerial Image of Site

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

ATTACHMENT A



Towns at Pennybrook
MCPC#230243001

Montgomery
County
Planning
Commission
Montgomery County Department of Planning & Community
Development
1000 E. 12th Street, Suite 200
Farmingdale, NY 11735
www.montgomerycountypa.gov
montgomerycountypa.gov/planning



MAILING ADDRESS (FOR ALL OFFICES)

P.O. Box 37635 #56287
Philadelphia, PA 19101-0635
Phone: (215) 836-2510 | eFax: (215) 352-0428
LANDCOREconsulting.com

February 5, 2024

Via Fed-Ex

Springfield Township

1510 Paper Mill Road
Wyndmoor, PA 19038

Attention: Mark Penecale, Planning Director

Subject: Land Development Application

Towns at Pennybrook

Proposed Residential Site Development
380 Haws Lane
Springfield Twp, Montgomery Co., PA
LEC File #200084.03

Dear Mr. Penecale:

On behalf of the applicant, **Blecker Acquisitions, LP**, formal resubmission is made herein for the above referenced project. Please find these enclosures in support of this resubmission:

- Six (6) copies of the "**Preliminary / Final Land Development Plans**" prepared by our office, dated November 14, 2023 and last revised February 5, 2024.
- Two (2) copies of the "**Stormwater Management Report**" prepared by our office and dated November 14, 2023 and last revised February 5, 2024.
- Thumb Drive of Submission Materials.

Our office is in receipt of the following:

- Letter prepared by Woodrow & Associates, Township Engineer, dated December 27, 2023.

This letter shall serve as the response letter and includes how the concerns have been addressed. The comments from the review letter are indicated in *italics* with the response in **bold**.

Zoning Ordinance Review:

In order to memorialize the settlement agreement, the following standards are shown in the bulk area requirements table:

1. *the minimum building setbacks.*
2. *The individual unit widths being greater than 20 feet.*
3. *The tract coverages.*
4. *The maximum building height.*
5. *A note must be added to the Record Plan indicating that at least one garage parking space must be available for vehicle versus storage.*
6. *Architectural elements regarding condition of the settlement agreement - a note on the Record Plan must acknowledge that design standards will be subject of building permit application.*

Response: The Bulk Area requirements table has been revised as requested.

Subdivision Land Development Ordinance Review:

Section 95-7.B - Concrete monuments must be placed along the ultimate right of way line of Haws Lane at the property corners.

Response: The Record Plan has been revised to show concrete monuments at property corners along the ultimate right of way line.

Section 95-7.D - The width of the right-of-way, cartway and sidewalks must be shown on the Record Plan.

Response: the Record Plan has been revised to show all requested dimensions.

Section 95-7.E - the construction details shown on sheet 8 of 22 must be updated to describe the current PennDOT warm mix asphalt specification versus the Marshall mix design specified on the plans.

Response: The construction details on sheet 8 have been revised as requested.

Section 95-7.F - The size and material of the existing water main in Haws Lane as well as the size and material of the existing sanitary sewer in Wedgewood Road must be shown on the plans. Further, utility lines servicing the existing nursing home must be more clearly shown on the Grading Drainage Plan to assure the contractor is aware of their presence and the need to protect these services through the grading process. While this notation is shown on the demolition plan, it would be wise to be more clear with the contractor.

Response: The Grading Drainage Plan has been revised to better clarify the existing utilities.

Section 95-G(3) - Location, size, species and condition of trees six inches in caliper or greater, standing alone or in small groups were affected by proposed construction. Trees must be shown the plans and labeled "to remain" or "to be removed" as applicable.

Response: The Existing Conditions/Demolition Plan has been revised to show (with an X) all existing trees to be removed. We request a partial waiver from the labelling of size, species etc.. as any replacement tree standard was waived as part of the settlement agreement.

Section 95-7.G(4) - A detail for tree protection fencing is shown as a detail on the plan set. However, it is unclear where these tree protection fences will be utilized, especially as it relates to the construction of the walking trail through publicly owned open space.

Response: The Existing Conditions/Demo Plan has been revised to include the location of the Tree Protection Fence.

Section 95-7.I A traffic management study has been provided in conjunction with this plan submission. The study has been prepared by Traffic Planning and Design of Pottstown, Pennsylvania and dated December 13, 2003. The study concludes that a full build out of the site will generate 8 new weekday morning peak hour trips and nine afternoon peak hour trips. Further, the study analyzed the impacts of the intersection level of service at the intersection of Haws Lane/Greenhill Road, Haws Lane/Wedgewood Road, and Haws Lane at the site driveway. The 2026 projected level of service for all movements remained graded as an "A". All site distances and intersection designs will fully satisfy any PennDOT requirements. My review of this study does not question any of the basic premise conditions nor the outcomes of findings.

Response: No response necessary.

1. *Section 95-10.A - A 30 foot cartway is required for Haws Lane. Given the developed nature of this roadway and the absence of on-street parking, the existing cartway width is appropriate. However, a waiver from this code citation should be requested.*

Response: The Applicant hereby requests said waiver from cartway width.

2. *Section 95-10.I - Sidewalks - the plan is unclear as to the proposed replacement or realignment of sidewalk along the project frontage. The vast majority of sidewalk along Haws Lane is setback from the curb face with a planting strip. A portion of the existing sidewalk is set adjacent to the curb (see attached photo) it should be clear that this section of sidewalk is to be replaced with a five-foot sidewalk with inconsistent with the grass strip setback.*

Response: Per discussion with the Township, the Applicant has agreed to realign this section of existing sidewalk. The Plans have been revised to reflect this new sidewalk alignment.

3. *Section 95-1.E - This code citation describes an obligation for the dedication of land suitable for parking recreational use. My review will assume that the open space acquired by the Township adjacent to the development meets this obligation.*

Response: No response necessary.

4. *Section 95-1.H(3) - A survey certification must be added to the Record Plan as described by this code section.*

Response: The Record Plan has been revised to include the Survey Certification.

5. *Section 95-11.I - The plan submission includes a Landscaping Plan. The Landscaping Plan provides for softening buffers, street trees, parking areas plantings. Further, there has been a forgiveness of the tree replacement obligations pursuant to the settlement agreement. Our landscape architect will work with the plan designer to assure the appropriate emphasis is placed on native plant materials and other appropriateness of species.*

Response: We await any further review comments on the Landscaping Plan.

6. *Section 88-8 - Stormwater Management - The design proposes the installation of a series of storm sewer collection inlets, underground piping conveying runoff from newly created impervious surfaces into a stormwater detention/naturalized management facility. The outfall of this managed water will be connected into an existing storm sewer system within the bed of Haws Lane. In general, we are in agreement as to the adequacy of the facilities as designed. It is noted that the design correctly acknowledges the obligation to analyze pre development runoff rates using a 20% "give back" of existing impervious cover as it existed in a meadow condition today. We have several comments which are more detailed in nature that we will work through in conjunction with Landcore Engineers as we cooperatively review these plans with the PA DEP and their NPDES obligations. Initially:*

- a. *The settlement agreement contains the following language, "... in the opinion of the Township engineer to achieve the permitted density of 16 units without resulting in any potential negative impact to the public health, safety or general welfare. 380 Haws shall reasonably accommodate the additional stormwater management related to rate control in cooperation with the Township engineer during the land development application process for the settlement land." During my review*

of the design, I have identified several opportunities where additional controls can be installed providing additional mitigation for development impacts.

Response: Per our Staff Meeting, the Township and Applicant are in agreement on the compliance of the Stormwater design with the conditions of the Settlement Agreement. Accordingly, we have updated the SWM Narrative to include a chart clarifying the “above and beyond” pre-development meadow assumption (50%) used in the peak rate design for this project.

- b. *The design relies on capture of runoff from all buildings. The roofline, downspouts in a collection system to assure capture of these units must be provided. This is especially true along the Haws Lane frontage units.*

Response: The Plans have been revised to depict the roof drain connections.

- c. *The size, material, and condition of the existing storm sewer in the bed of Haws Lane must be shown on the plans.*

Response: The Plans have been revised to depict the existing storm sewer to the best of our knowledge. We are awaiting information from the Township on any as-builts that may exist for this system.

- d. *The pre-development drainage boundary as shown is not necessarily captured by the existing storm sewer in Haws Lane. The calculations must be expanded to assure that capacity exists in the storm sewer system sufficient to handle concentration of runoff from the new stormwater basin.*

Response: We have revised the Stormwater analysis to include another POI further downstream which captures the entirety of the project site. The Summary tables have been revised accordingly.

- e. *Stormwater captured from the alley that serves as access to the new units relies upon a very carefully graded wearing course. Design efficiency would be significantly improved by additional underground conveyance piping. This piping serves to gather runoff from the rain water downspouts, diminish the potential for icing and ensure capture runoff is directed to the stormwater management facilities.*

Response: The drainage design has been revised to include additional drainage inlets in the alley.

- f. *The Orifice Detail found on Sheet No.20 is not printing legibly.*

Response: The Orifice Detail has been revised to improve legibility.

- g. *The rip rap aprons detailed on Sheet No. 18 should be illustrated more accurately on Sheet No. 20.*

Response: The rip-rap apron details have been revised as requested.

- h. *A detail for storm sewer manhole D-12 must be provided.*

Response: The plans have been revised to include a detail for storm sewer manhole D-12, refer to Detail D5 on Sheet DS3.

- i. *A detail must be provided to describe the connection of the stormwater detention basin outlet pipe into the existing inlet in the bed of Haws Lane.*

Response: The plans have been revised to include a connection detail, as requested.

General Design Comments

1. *Haws Lane - Mill and Overlay. The existing asphalt wearing course will be disrupted by a connection to the water main, a sanitary sewer crossing, a connection to the existing storm sewer system as well as by the impacts of the construction entrance and a newly improved driveway intersection. The Township will request the opportunity to meet with the developer, the designers as well as our Township team to discuss where and how much of the existing road surface is to be replaced in conjunction with the project.*

Response: Noted.

2. *A detail for the full depth trench restoration supporting the sanitary sewer connection must be shown on the plans.*

Response: The Detail Sheet has been revised to include the requested trench restoration detail.

3. *A 1" = 10' scale detail of the new intersection of Haws Lane with the service alley must be provided specifying top and bottom of curb elevations, ADA ramp design as well as gutter line grading. A similar grading detail must be provided for the access drive opposite Greenhill Road.*

Response: The Planset has been revised to include the requested 10-scale details of the intersection(s) grading.

4. *Six streetlights are proposed in conjunction with the project. We will acknowledge that the street light detail shown in the plan set is a mere placeholder. An appropriate fixture will be selected by the builder at the time of installation and approved by the Township as to the fixtures ability to shield glare from the adjacent homes not reviewing the fixture for architectural consistency.*

Response: The Lighting Plan has been revised to remove the one of the previously proposed streetlights at the Haws Lane intersection. There is an existing cobra head streetlight at the intersection making this 6th proposed streetlight unnecessary. The remaining five streetlights are internal to the project and should not produce any glare that would impact any adjacent homes.

5. *Sheet No. 11 - Landscape Notes - General Notes Numbers 8, 9, 10, 11 must be removed and replaced with language that will match the development agreement.*

Response: the Applicant hereby requests that the portions of the development agreement that apply to these landscape requirements be provided so said notes can be updated accordingly.

6. *Natural gas if the developer intends on providing the new units with a natural gas service, the service line through the bed of hawsley must be shown and accounted for in the paving restoration scope.*

Response: The plans have been revised to show a proposed gas main connection and extension into the project. Please note this gas service will be designed by the utility provider and field modifications may be required to address the updated design by the utility provider.



Land Development Application
LEC File #200084.03
February 5, 2024

Please contact our office with any questions or comments regarding this application.

Very truly yours,
LANDCORE Engineering Consultants, PC

A handwritten signature in black ink that reads "D. Alexander Tweedie". The signature is written in a cursive, flowing style.

D. Alexander Tweedie, PE, Sr Project Manager

cc: Blecker Acquisitions, Applicant

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February 14, 2024

Mark Penecale, Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Reference: 380 Haws Lane – Towns at Pennybrook

Dear Mark:

Please recall that back on December 27 of 2023, I issued a review letter making comment on the proposed 16-unit townhouse development to be located at the above referenced address. I am now in receipt of revised plans, calculations, and correspondence regarding the project. These revisions come pursuant to further discussions between the applicant, staff, and their engineering team. We are now in receipt of a revised plan set consisting of 23 sheets, having a most recently revised date of February 5, 2024. I am happy to report that the vast majority of issues have been addressed to the extent that I believe the following threshold items are the only to remain:

Threshold Issues:

Enhanced Stormwater Management – Recall that the settlement agreement obligated the developer to work in conjunction with my office to provide for additional stormwater management controls over and above that which may otherwise be necessary to meet both current PA DEP and Township permitting thresholds. Through our conversations and design computer models, there has been a decrease in the permissible utilization of existing impervious cover to generate the predevelopment target runoff rate. The increase takes an otherwise obligated 20% assumption to a 50% assumption. The practical result of this imposition is a significant increase in the size of the stormwater management basin needed to support the project and a corresponding significant decrease in the amount of stormwater runoff that will allow to be discharged from the stormwater management system.

Haws Lane – Further conversation between our public works director, my office, and the developer's need to be convened. The purpose of the conversation is to determine the extent to which the existing cartway of Haws Lane will need to be milled and overlaid to mitigate the impacts of construction traffic and development.

Traffic study – The traffic management study has been provided by the applicant and reviewed by the Township. The study was found to be adequate to address ordinance requirements.

February 14, 2024
Mark Penecale, Planning Director
Springfield Township
Reference: 380 Haws Lane – Towns at Pennybrook

Waiver requests:

Section 95-10.A – A waiver be requested from the requirement of a 30-foot cartway for Haws Lane. The applicant suggests that the existing cartway width is appropriate as there is an absence of on-street parking. Further, Haws Lane has a constant width for its full length.

Approvals/Permits/Reviews:

Any approval the Board of Commissioners may grant this application must be conditioned upon the applicant securing the following approvals/permits/reviews:

1. PA DEP N.P.D.E.S. approval.
2. PA DEP sewage facilities planning approval.
3. Bucks County Water and Sewer Authority.
4. A sanitary sewer easement through the property is required as well as the dedication of the sanitary sewer infrastructure to Bucks County Water and Sewer.
5. Springfield Township fire marshal.
6. Aqua PA.
7. Execution of a stormwater operations and maintenance agreement.
8. Execution of a cross access easement agreement for emergency access.
9. Execution of a cross access easement agreement for walking trail network.
10. Execution and funding of a land development and financial security agreement.
11. Maintenance Guarantee – The standard form of development agreement mandates the posting of a maintenance bond for duration of 18 months initiating at the time of dedication. Given the private nature of the vast majority of infrastructure, the maintenance paragraph in the development agreement must be specific to those items for which the developer will have ongoing repair and replacement obligations.
12. Creation of a homeowners' association and approval of the association documents by our Township solicitor.

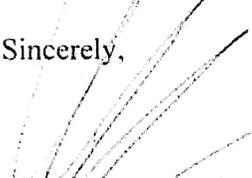
February 14, 2024
Mark Penecale, Planning Director
Springfield Township
Reference: 380 Haws Lane – Towns at Pennybrook

13. An existing access easement encumbers the subject property. This easement runs to the benefit of the nursing home. The portion of the easement that encumbers the townhouse property must be extinguished.

General Comments:

1. **Haws Lane Storm Sewer System** – Prior to construction, again we would like to work with our public works department to investigate the existing storm sewer found within the bed of Haws Lane. We need to assure that the pipe material and pipe condition are adequate for the new connections from the detention basin outfall structure.
2. **Plan Sheet Number 12** – This plan sheet contains numerous notes regarding landscaping maintenance and guarantees. I would ask for the opportunity to review these notes with the Township solicitor's office as well as the developer to ensure no confusion will exist between the development agreements, the homeowners' association expectations, and the plans approved and recorded in conjunction with any approval the commissioners may grant.
3. **Landscaping Plan** - We have had the opportunity to review the Landscaping Plan submitted with the revised submission. We find that the plan adequately addresses buffering and minimum plant material concerns. Further, over 90% of the proposed plant material is considered native and noninvasive; therefore, we take no exception to the plan as proposed.

Sincerely,


Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

Cc: James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
A. Michael Taylor, Township Manager – Springfield Township
Alex Tweedie, P.E. – Landcore
Justin B. Strahorn, Project Manager – W.B. Homes, Inc.

