

ENGINEER'S REPORT – November 2016

Township Engineer: James E. Blanch, P.E.



Subdivision and Land Development

Pending Applications - The following subdivision and land development plan applications are currently being reviewed:

Blue Bell Quarters, 1155 DeKalb Pike (LD-5-16) – This application involves the construction of a 5,310 square ft. six unit residential building on approximately 0.49 acres of property located at 1155 DeKalb Pike, which is located on the western side of DeKalb Pike between Cherry Road and Skippack Pike. Access to the land development is proposed from a new full access driveway from DeKalb Pike. The Whitpain Township Planning Commission has not yet reviewed this application.

350 Skippack Pike Subdivision (S-1-16) – This application involves a two lot subdivision of approximately 2.57 acres of property located at 350 Skippack Pike, which is on the southern side of Skippack Pike between Lewis Lane and Narcissa Road. Access to the site will be from an existing driveway off of Galston Court. The property is zoned R-5 Residential District. The Whitpain Township Planning Commission has not yet finished reviewing this application.

AVE Blue Bell – Corporate Rental Suite Building (LD-4-16) – This application involves the construction of a 270 corporate rental suite building on approximately 12.11 acres of property located at 1600 Union Meeting Road/850 Jolly Road, which is located at the southeastern corner of the intersection of Union Meeting Road and Jolly Road. Access to the land development is proposed from the existing driveways on site. The Whitpain Township Planning Commission has recommended this application for approval.

Normandy Farms Estates – Carriage Homes Phase 2 and Skilled Nursing Addition (LD-3-16) – This application involves the construction of 21 carriage homes and a 22,500 SF addition to the skilled nursing facility on approximately 101.08 acres of property located at 9000 Twin Silo Drive, which is located off of Morris Road between DeKalb Pike and North Wales Road. Access to the land development is proposed from the existing driveways on site. The Whitpain Township Planning Commission has recommended this application for approval.

1301 Skippack Pike (LD-2-16) – This application involves the construction of a 4,259 square ft. building within the existing parking lot of the shopping center on approximately 27.54 acres of property located at 1301 Skippack Pike, which is located at the northeast corner of the intersection of 202 and 73. Access to the land development is proposed from the two existing driveways located on DeKalb Pike and Skippack Pike. The Whitpain Township Planning Commission has not yet reviewed this application.

1218 Walton Road Subdivision (S-2-15) – This application involves a two lot subdivision of approximately 7.98 acres of property located at 1218 Walton Road, which is on the eastern side of Walton Road between Dundee Drive and Walmere Way. Access to the site will be from Walton Road. The property is zoned R-5 Residential District. The Whitpain Township Planning Commission has recommended this application for approval.

Kendrick Hill (Alternate PennDOT Access) (LD-9-05) – This application involves the construction of a 3 story, 16,250 square foot building. The property is located at 1651 DeKalb Pike, which is on the northwestern corner of DeKalb Pike and Swede Street. The property is approximately 1.2 acres and is zoned C-1 and R-2. Access to the site is proposed via DeKalb Pike and via Kendrick Avenue. The Whitpain Township Planning Commission has recommended this application for approval.

Earnest Tract - (S-1-08) – This application involves a 3 lot subdivision of approximately 7.6 acres of the property located at 1620 North Wales Road, which is on the eastern side of North Wales Road between Township Line Road and Pulaski Drive. The property is located in the R2 – Residential zoning district. Access to the site is proposed from North Wales Road. The Whitpain Township Planning Commission has not yet finished reviewing this application.

Recently Approved Applications

Breen Amended LD/Subdivision (LD-5-15) – This application involves a three lot land development/subdivision of approximately 2.79 acres of property located at 688 Cathcart Road, which is on the eastern side of Cathcart Road between Morris Road and Skippack Pike. Access to the land development/subdivision is proposed from the existing driveway on Cathcart Road which connects to a new driveway to serve the rear two lots. The Whitpain Township Planning Commission approved the original subdivision in 2004 but this application is proposing changes to the proposed stormwater management system and landscaping.

Summary

Pending Applications

- LD-5-16 Blue Bell Quarters, 1155 DeKalb Pike LD, 5,310 SF, 1 proposed six unit residential building, C-Commercial Zoning District – 0.49 acres.
- S-1-16 350 Skippack Pike Subdivision – 350 Skippack Pike – 2 lots – R-5 Residential District – 2.57 acres.
- LD-4-16 AVE Blue Bell – 270 units, R-E Research and Engineering Zoning District – 12.11 acres.
- LD-3-16 Normandy Farms Estates – 21 Carriage Homes and 22,500 Sf Skilled Nursing Facility addition, R-6 Agricultural Residence Zoning District – 101.08 acres.
- LD-2-16 1301 Skippack Pike LD, 4,259 SF, 1 proposed building within existing shopping center parking lot, S-C Shopping Center Zoning District – 27.536 acres.
- S-2-15 1218 Walton Road Subdivision – 1218 Walton Road – 2 lots – R-5 Residential District – 7.98 acres.
- LD-9-05 Kendrick Hill (Alternate Access) – 1651 DeKalb Pike – 1 building 16,250 sq. ft.
- S-1-08 Earnest Tract – 1620 North Wales Road – 3 lots – R-2 District – 7.6 acres

Active Projects

- LD-5-15 Breen LD/Subdivision – 688 Cathcart Road – 3 lots – R-1 District – 2.79 acres.
- LD-4-15 298 Norristown Road LD – 520 SF addition -- I Limited Industrial District – 0.85 acres.
- LD-1-16 1710 DeKalb Pike, 1,983 SF existing building, C- Commercial District, 0.39 acres
- LD-1-15 Arborcrest – Woodlands I – Parcel “C”- renovation of 219,000 sq. ft. office building. Renovated building will be 200,000 SF. RE – Research Engineering District – 26.67 acres.
- S-3-14 Snowden Subdivision – 683-691-711 Cathcart Road – 5 lots – R-1 District – 5.50 acres
- LD-6-15 & S-4-15 Centre Square Fire Company Fire Station - 1290 & 1298 Skippack Pike - construction of 14,786 sq. ft. fire station. Community Shopping Center Overlay District, CSCO District – 4.70 acres.
- LD-3-15 & S-3-15 Centre Square Commons – 938-956-990-998-1010 DeKalb Pike & 1324-1380 Skippack Pike, 7 buildings - 111,100 SF shopping center; 5,300 SF outdoor seating area; 11,500 SF mezzanine area, Community Shopping Center Overlay District, CSCO District
- S-1-15 1902 Yost Road Subdivision – 1902 Yost Road – 3 lots – R-2 Residential District – 1.86 acres
- LD-2-15 775 Penllyn-Blue Bell Pike, 1,192 SF building addition and parking lot modifications. C – Commercial District – 0.34 acres.
- S-2-14 319 Maple Avenue Subdivision – 319 Maple Avenue – 4 lots – R-4 District – 0.34 acres
- S-1-13 Gable Estates Subdivision – 960 Morris Road, 10 lots, 10.80 acres, R-1 Residence District
- LD-2-14 Montgomery County Community College Health Sciences Center – 340 DeKalb Pike, 83,570 SF building addition, IN – Institutional Zoning District
- LD-1-14 Blue Bell Country Club Community Association Community Center – 1760 Golfview Drive, 2 new buildings 10,357 sq. ft., swimming pool/tennis courts, R-6 – Agricultural/Rural Residential Zoning District
- S-3-13 137 Stenton Avenue Subdivision – 137 Stenton Avenue, 12 lots, 28.58 acres, R-5 Agricultural/Rural Residence District
- LD-1-11 & S-3-11 Red Fox Farm – 1895 Skippack Pike, 27 units, R-3B district – 11.7755 acres
- S-2-13 755 Lantern Lane Subdivision – 755 Lantern Lane, 2 lots, 6.20 acres, R-5 Agricultural/Rural Residence District
- S-4-11 Deer Hollow – 850 North Wales Road, 30 lots, R-7 district – 14.52 acres

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<u>S-2-12</u>	571 Skippack Pike, 3 lots, R-1 district, 1.5 acres
<u>LD-1-12</u>	Arborcrest - Hillcrest I, II & III (AMENDED) – renovation of 432,350 sq. ft., I-Limited Industrial – 54.5 acres
<u>S-2-11</u>	960 Morris Road Subd. – 2 lots – R-1 district – 7.80 acres
<u>S-2-10</u>	740 Penllyn Blue Bell Pike – 2 lots – R-1 District – 1.23 Acres.
<u>LD-6-99</u>	Latham Realty Associates - 650 DeKalb Pike - 135 dwelling units.
<u>S-4-04</u>	Breen Tract – 688 Cathcart Road (3 lots).
<u>LD-6-02</u>	1950 Skippack Pike - 2 Story, 21,600 sq.ft. Office
<u>S-6-04</u>	Wistar Subdivision (Deerfield) – 527 Stenton Avenue (5 lots).
<u>LD-9-04</u>	Kendrick Hill – 1651 DeKalb Pike – 1 building 17,750 square feet.
<u>LD-6-05</u>	Township Line Road Condominiums 579&587 Township Line Road – 2 bldgs. (8 units).
<u>LD-4-07</u>	Ambler Borough Water Department – well-house building on Brookfield Lane.
<u>LD-1-08</u>	Cedarbrook Country Club Clubhouse – 42,000 sq ft clubhouse and 3,000 sq ft pool house. PR and R-5 District – 188.5 Acres
<u>S-1-09</u>	Silver Lake Manor (Zimmerman Tract – 1220 Wentz Rd – 9 lots – R7 District – 4.2 Acres

Municipal Projects

Village Circle Detention Basin Retrofit Project – Whitpain Township recently retrofitted a thirty-five year old detention basin from a dry bottom basin to a naturalized basin. The basin is located in the Village Circle development. The basin was outfitted with new, innovative storm water management controls which included a sediment forebay, infiltration pits, grading & flowpath modifications, a new outlet control structure, landscaping and associated downstream drainage channel improvements. The project was completed in October 2016.

Narcissa Road Trail Improvements – In 2015 and 2016, Whitpain Township plans on installing several trail extensions to the Narcissa Road trail (Wings trail). Trail extensions will occur along Norristown Road, Narcissa Road, within Prophecy Creek Park and the Blue Bell Woods community. Most of the improvements should be in place by the end of 2017.

Maple Avenue Sidewalk Improvements Project – Whitpain Township, through a \$250,000 PA Department of Economic Development grant, has initiated a municipal improvement project to install new concrete curbs and sidewalk on Maple Avenue between Oak Street and Mount Pleasant Avenue in the West Ambler section of the Township. The project is part of the improvements identified by the West Ambler Revitalization Study. Approximately, 1,800 linear feet of concrete curb and 6,800 square feet of sidewalk were installed as part of phase I of the project. In addition, the project incorporated new curb ramps and necessitated driveway and grade adjustments. Phase II of the project will include the installation of new sidewalk and concrete curb on Mount Pleasant Avenue between Railroad Avenue and Maple Avenue and on Oak Street between Railroad Avenue and Maple Avenue. Phase II of the project is scheduled to be completed in 2017. Phase I of the project was completed in October 2013.

Centre Square Park Project (Cook Tract) – Whitpain Township through a public-private partnership with Walsh Construction will be constructing a new athletic facility that includes seven soccer fields, walking trails and a dog park on a 98 acre parcel located at 1527 Yost Road. The park will have its main access from Yost Road with a secondary exit to DeKalb Pike. The estimated \$4.5 million project includes parking, utilities and stormwater management. The innovative stormwater management system includes bio-retention swales, infiltration basins and rainwater harvesting cisterns. The rainwater harvesting cisterns supply the irrigation system with recycled storm water to irrigate the seven soccer fields. The paved/stone dust walking trail will extend to over a mile in length and a second wood chip walking trail will extend to the central branch of the Stony Creek located on the western boundary of the site. The park improvements were completed in the fall of 2014 and the park trails were opened to the public in early 2015. The athletic fields were opened for use in September 2015.

Traffic Improvements

Skippack Pike and North Wales Road Intersection Improvement Project - The Township project includes the installation of dedicated left turn lanes on North Wales Road and Skippack Pike. In addition, the project included traffic signal upgrades, new crosswalks, handicap accessible curb ramps and storm water drainage improvements. Construction began in the summer of 2015 and the intersection work was completed by November 2015.

PA Turnpike Widening Project – The Pennsylvania Turnpike Northeast Extension was widened from milepost A20 to A26, approximately 5.3 miles. The widening includes the construction of three 12 ft. lanes in both the northbound and southbound directions. In addition, the roadway has a 26 ft. wide median and 12 ft. shoulders. Noise walls were installed along residential areas throughout the project. The project began in March 2011 and was completed in November 2014.

Route 202 Widening Project - Section 600 of this project extends from Johnson Highway to Montgomeryville. Although this project is being designed by PennDOT, the design efforts are being coordinated with Township staff. This project involves creation of two travel lanes in each direction with a center turning lane and intersection improvements. The final design and right-of-way acquisition is currently in progress. According to the most recent schedule update, construction is projected to commence in 2017 or 2018.

In addition to work on Route 202, PennDOT has identified certain intersections that will be improved during the initial phase of the main project to alleviate construction delays. These intersections include Arch Street and Township Line Road and the intersection of North Wales and Township Line Roads. At the intersection of Arch Street and Township Line Road, all four approaches will have separate left turn lanes, and a separate right turn lane will be added from eastbound Township Line Road onto Arch Street. The remaining improvements at North Wales and Township Line Roads involve the creation of separate left turning lanes from Township Line Road onto North Wales Road. These off line intersection improvements are scheduled to begin construction in November 2017.

Permits

The following permit applications have been processed:

	<u>Current Month</u>	<u>Year-to-date</u>
Township Road Occupancy Permits	0	97
Site Plan – Permit Reviews	10	111
Patio Permit Review	0	11
ZHB Site Reviews	2	15
Plot Plans (New Homes)	1	38
Grading Permits	0	11
Improvement Construction Permits	0	5
Waiver From Land Development Approvals	2	15

Waiver From Land Development Final Approval List (2016)

- W-01-16 Installation of parking lot, traffic circulation and stormwater management improvements located at 475 Norristown Road (Malvern School).
- W-02-16 Installation of a new generator, generator pad and patio improvements at McCaffrey's Blue Bell Food Market located at 1301 Skippack Pike.
- W-03-16 Installation of ADA parking and accessibility improvements at Wells Fargo Bank located at 1375 Skippack Pike.
- W-04-16 Installation of new patio improvements at Philadelphia Aviation Country Club located at 1399 Narcissa Road.
- W-05-16 Installation of ADA parking and accessibility improvements at Panache Woodfire Grill located at 602 Skippack Pike.
- W-06-16 Installation of courtyard and drainage improvements at Henkels & McCoy HQ facility located at 985 Jolly Road.
- W-07-16 Installation of bike path and shed at Tiferet Bet Israel located at 1920 Skippack Pike.
- W-08-16 Installation of ADA accessibility improvements for an existing bank building located at 20 West Skippack Pike.
- W-09-16 Installation of patio & walkway improvements at a pool installation company office located at 152 Mathers Road.
- W-10-16 Installation of a golf net at the Blue Bell HOA Community Center located at 1760 Golfview Drive.
- W-11-16 Installation of a storage shed at Centre Square Park located at 1527 Yost Road (applicant: WRA).
- W-12-16 Installation of a temporary trailer for the Vist Bank facility in the Centre Square Commons shopping center located at 998 Skippack Pike (applicant: Centre Square Commons, LP).
- W-13-16 Installation of patio and fire pit improvements at the Blue Bell Country Club Clubhouse located at 1800 Tournament Drive (applicant: Hansen Properties).
- W-14-16 Installation of a patio and ADA accessibility improvements for an existing office building located at 920 Harvest Drive (applicant: Brandywine Realty).
- W-15-16 Installation of four (4) paved parking stalls located at 1 Farmstead Lane (applicant: Whitpain Farm Homeowners Association).



WHITPAIN TOWNSHIP



MONTGOMERY COUNTY, PA

ACTIVE AND PENDING LAND DEVELOPMENTS ~NOVEMBER 2016~

Legend

Land Developments STATUS

- ACTIVE
- PENDING
- ACTIVE/PENDING

