

# **ENGINEER'S REPORT – August 2019**

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



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## **Subdivision and Land Development**

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

**675 Cathcart Road Subdivision (S-5-19)** – This application involves a two lot subdivision of approximately 3.00 acres of property located at 675 Cathcart Road, which is located on the west side of Cathcart Road between Skippack Pike and Morris Road. Access to the site will be from a new driveway on Cathcart Road. The property is zoned R-1 Residential District. The Whitpain Township Planning Commission has not yet reviewed this application.

**Five Points Gulf Parking Lot Expansion Land Development (LD-5-19)** – This application involves the construction of a new parking lot for auto repair vehicular storage on approximately 0.77 acres of property located at 1626 Narcissa Road, which is located on the southeast corner of the intersection of Narcissa Road, Norristown Road and Stenton Avenue. Access to the land development is proposed from the Five Points Gulf parcel located at 298 Norristown Road. No access is proposed on to Narcissa Road from this parcel. The property is zoned R-1 Residential District. The Whitpain Township Planning Commission has not yet reviewed this application.

**Mermaid Lake Cluster Redevelopment LD (S-4-19)** – This application involves the construction of 53 new single family homes on approximately 63.1 acres of property located at 1198 and 1002 Jolly Road, which is located on the southern side of Jolly Road between Wentz Road and Union Meeting Road. Access to the site will be from Jolly Road and Arch Street Road. The property is zoned R-1 Residential District (within the Park and Recreation Overlay District). The Whitpain Township Planning Commission has not yet reviewed this application which also includes a review of the Conditional Use application.

**Blue Bell Springs Amended Subdivision (S-2-19 & LD-4-19)** – This application involves an amendment to the original subdivision that modifies two lots within the subdivision located at 650 DeKalb Pike, which is on the eastern side of DeKalb Pike between Skippack Pike and Morris Road. Access to the site will be from DeKalb Pike. The property is zoned R-9 Residential Zoning District. The Whitpain Township Planning Commission has not yet completed its review of this application.

**1 & 11 Skippack Pike LD (LD-3-19)** – This application involves the construction of 2 proposed buildings on approximately 0.89 acres of property located at 1 & 11 Skippack Pike, which is located on the northwest corner of the intersection of Butler Pike and Skippack Pike. Access to the land development is proposed from the existing driveway on Butler Pike and a new

shared driveway on Skippack Pike. The Whitpain Township Planning Commission has recommended this application for approval.

**Beachcomber Redevelopment LD (LD-1-19 & S-1-19)** – This application involves the construction of 31 new townhouses on approximately 15.88 acres of property located at 652 DeKalb Pike, which is located on the eastern side of DeKalb Pike between Skippack Pike and Morris Road. Access to the site will be from DeKalb Pike. The property is zoned R-3B Multifamily – Low Intensity Residential District (within the Park and Recreation Overlay District). The Whitpain Township Planning Commission has not yet completed its review of land development and subdivision application. The Whitpain Township Planning Commission recommended approval for the Conditional Use application.

**353 Lewis Lane Subdivision (S-4-18)** – This application involves a two lot subdivision of approximately 6.85 acres of property located at 353 Lewis Lane, which is located on the southwest corner of the intersection of Lewis Lane and Morris Road. Access to the site will be from Lewis Lane. The property is zoned R-5 Residential District. The Whitpain Township Planning Commission has recommended this application for approval.

**740 Penllyn-Blue Bell Pike Subdivision (S-3-18)** – This application involves a seven lot subdivision of approximately 4.16 acres of property located at 740 Penllyn-Blue Bell Pike, which is on the eastern side of Penllyn-Blue Bell Pike between Village Circle and Beale Road. Access to the site will be from Penllyn-Blue Bell Pike. The property is zoned R-1 Residential District. 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.

## Recently Approved Applications:

**334 Railroad Avenue Subdivision (S-3-19)** – This application involves a five lot subdivision of approximately 0.34 acres of property located at 334 Railroad Avenue, which is on the southern side of Railroad Avenue between W. Mount Pleasant Avenue and Oak Street. Access to the site will be from Beech Alley and Railroad Avenue. The property is zoned R-4 Village Preservation Zoning District. The Whitpain Township Planning Commission has recommended this application for approval.

**Normandy Farms Estates – Carriage Homes Phase 2 (LD-2-19)** – This application involves the construction of 4 carriage homes 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 which also includes a review of the Conditional Use application.

## Summary

### **Pending Applications**

- S-5-19 675 Cathcart Road Subdivision – 2 lots – R-1 Residential District – 3.00 acres.  
LD-5-19 Five Points Gulf Parking Lot Expansion Land Development – Construction of an Auto Repair Storage Parking Lot -- R-1 Residential District – 0.77 acres.  
S-4-19 Mermaid Lake Cluster Redevelopment – 1198 and 1002 Jolly Road – 53 lots – R-1 Residential District (within Park and Recreation Overlay District) – 63.1 acres.  
S-2-19 & LD-4-19 Blue Bell Springs Amended Subdivision – 2 lots – R-9 Residential District.  
LD-3-19 1 & 11 Skippack Pike LD – 7,425 SF, 2 proposed buildings, C – Commercial Zoning District – 0.89 acres.  
LD-1-19 & S-1-19 Beachcomber Redevelopment - 652 DeKalb Pike – 31 lots – R-3B Multifamily Low-Intensity Residential District (within Park and Recreation Overlay District) – 15.88 acres.  
S-4-18 353 Lewis Lane Subdivision – 2 lots – R-5 Residential District – 6.85 acres.  
S-3-18 740 Penllyn-Blue Bell Pike Subdivision – 7 lots – R-1 Residential District – 4.16 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.

### **Active Projects**

- S-3-19 334 Railroad Avenue Subdivision – 5 lots – R-4 Village Preservation District – 0.34 acres.  
LD-2-19 Normandy Farms Estates – 4 Carriage Homes, R-6 Agricultural Residence Zoning District – 101.08 acres.  
S-5-18 628 Cathcart Road Subdivision – 2 lots – R-1 Residential District – 4.88 acres.  
S-2-18 & LD-1-18 1030 Skippack Pike Subdivision – 3 lots – R-2/R-1 Residential District – 1.88 acres.  
LD-2-17 Kids Konnect Daycare Center LD – 1302 Union Meeting Road – 1 lot – R-1 Residential District (zoning overlay) – 2.45 acres.  
S-1-18 1422 Daws Road Minor Subdivision – 1422 Daws Road – 2 lots – R-2 Residential District – 0.90 acres.

- S-8-17 234 Norristown Road & 159 Stenton Avenue Subdivision – 2 lots – R-5 Residential District – 5.82 acres.
- S-6-17 637 Cathcart Road Subdivision – 637 Cathcart Road – 2 lots – R-1 Residential District – 2.60 acres.
- S-4-17 499 Morris Road Subdivision – 499 Morris Road – 3 lots – R-5 Residential District – 2.80 acres.
- S-2-17 490 Penllyn-Blue Bell Pike Subdivision – 490 Penllyn-Blue Bell Pike – 5 lots – R-1 Residential District – 9.54 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.
- S-5-17 302 Maple Avenue Subdivision – 302 Maple Avenue – 5 lots – R-4 Village Preservation District – 0.19 acres.
- S-7-17 450 Morris Road Subdivision – 450 Morris Road – 3 lots – R-5 Residential District – 8.12 acres.
- S-3-17 209, 229, 249 Stenton Avenue Subdivision – 209, 229 & 249 Stenton Avenue – 3 lots – R-5 Residential District – 7.34 acres.
- S-1-17 1422 Daws Road/1651 Burke Avenue Minor Subdivision – 1422 Daws Road/1651 Burke Avenue – 2 lots – R-2 Residential District – 1.70 acres.
- S-2-16 & LD-6-16 325 Maple Avenue Subdivision – 325 Maple Avenue – 2 lots – R-4 District – 0.17 acres
- 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-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 – Amended Woodlands I – Parcel “C”- renovation of 219,000 sq. ft. office building. Renovated building will be 208,776 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, CSCCO 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, CSCCO 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 &

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<u>S-3-11</u>	Red Fox Farm – 1895 Skippack Pike, 27 units, R-3B district – 11.7755 acres
<u>S-2-13</u>	755 Lantern Lane Subdivision – 755 Lantern Lane, 2 lots, 6.20 acres, R-5 Agricultural/Rural Residence District
<u>S-4-11</u>	Deer Hollow – 850 North Wales Road, 30 lots, R-7 district – 14.52 acres
<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 Park, Walkability and Environmental Stewardship Projects**

**Wentz Run Park & Centre Square Park BMP PRP Improvements Project and Valentine Estates Detention Basin Retrofit Project** – Whitpain Township is currently in design to install several stormwater management BMP improvements in order to comply with the Township's Stony Creek Watershed Pollutant Reduction Plan (PRP) and the Wissahickon Creek Watershed TMDL requirements. Several bio-swales, rain gardens and streambank stabilization projects will be installed at Wentz Run Park and Centre Square Park as part of the Township's PRP program. In addition, a basin in the Valentine Estates development will be retrofitted with newer, more contemporary technologies in order to meet the Township's TMDL requirements. Construction is anticipated in the summer of 2019 with completion in the fall of 2019.

**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 include a sediment forebay, infiltration pits, grading & flow path modifications, a new outlet control structure, landscaping and downstream drainage channel improvements. The project was completed in October 2016.

**Narcissa Road Trail Improvements** – In 2016 and 2017, Whitpain Township is installing several trail extensions to the Narcissa Road trail (aka Wings Trail). Trail extensions will occur along Norristown Road (sidewalk improvements), Stenton Avenue (Village of Oxford connector), within Prophecy Creek Park and a pedestrian crossing connection for the Blue Bell Woods community. All of the improvements were constructed by the end of 2017 with the exception of the Blue Bell Woods connector. The Blue Bell Woods pedestrian crossing connection is scheduled to be constructed in 2019.

**Maple Avenue Sidewalk Improvements Project** – Whitpain Township, through a \$250,000 PA Department of Economic Development grant, installed 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 included the installation of new sidewalk, concrete curb and a retaining wall on Mount Pleasant Avenue between Railroad Avenue and Maple Avenue. Phase II of the project was completed in November 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 constructed a new athletic facility that included seven soccer fields, walking trails and a dog park on a 98 acre parcel located at 1527 Yost Road. The park's main access is from Yost Road with a secondary exit to DeKalb Pike. Following the completion of the 202 widening improvements, the park's main access will be from a fully signalized driveway off of 202. 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 extends

to over a mile in length and a second wood chip walking trail extends 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. The WRA in conjunction with Whitpain Township recently constructed a clubhouse facility adjacent the main parking lot to service the park facility. In 2019, WRA in conjunction with Whitpain Township commenced with a project to convert two existing grass athletic fields to synthetic turf athletic fields. The field conversion project should be completed in October 2019.

## **Traffic/Intersection Improvements**

**Pedestrian Improvements at the Intersection of Walton Road, Norristown Road and Township Line Road (5 Points Intersection)** – In 2018, Whitpain Township plans on installing pedestrian improvements at the intersection of Walton Road, Norristown Road and Township Line Road (5 Points Intersection). The project will remove existing impediments to pedestrian movements since the intersection is currently signed with “No Pedestrian” signage. With two SEPTA bus stops, a church/school and several office campuses located immediately adjacent the intersection, there is sufficient demand for safe and efficient pedestrian access at the signalized intersection. In addition, the new pedestrian crossings will allow access, via existing sidewalks, to the Township trail system (Narcissa Road Trail). The Township received a \$108,000 grant through the MontCo 2040 Implementation Grant program for the project. It is anticipated that the improvements will be completed by October 2019.

**Pedestrian & Traffic Signal Improvements at the Intersection of Narcissa Road, Norristown Road and Stenton Avenue (6 Points Intersection)** – In 2018, Whitpain Township received an Automated Red Light Enforcement (ARLE) Grant from PennDOT to install pedestrian improvements at the “Six Points” intersection. The improvements will include the installation of two pedestrian crossings, battery back-up systems, video detection units and advanced radar detection for the Norristown Road approaches. The Township received a \$132,000 ARLE grant and the improvements will be completed by October 2019..

**Butler Pike and Skippack Pike Intersection Improvement Project** – The Township project includes the installation of a dedicated right turn lane from southbound Butler Pike to westbound Skippack Pike. The project also includes traffic signal upgrades, new crosswalks, handicap accessible curb ramps, a sidewalk extension with the relocation of the current bus stop and storm water drainage improvements. The project was completed in late 2018.

**Yost Road Bridge Replacement Project** – The Township project involves the complete replacement of the current Yost Road bridge with a new bridge including the reconstruction of the approach roadways. The bridge is located just east of the Sesame/Rockwood Camp and the Creekview Estates neighborhood. The project also will provide flooding mitigation enhancements, storm water drainage improvements and new sidewalks. The project is currently in design and construction is anticipated to begin in the fall of 2019.

**Traffic Signal Improvements at the Intersection of Penllyn-Blue Bell Pike and Skippack Pike** – In 2017, Whitpain Township received a Green Light Go (GLG) Grant from PennDOT to install traffic signal upgrades at the intersection of Penllyn-Blue Bell Pike and Skippack Pike. The

improvements will include the installation of video detection, advanced radar dilemma zone detection, a high resolution ASPM controller and battery back-up systems. The Township received a \$79,500 grant and the improvements will be completed by October 2019.

**Route 202 (DeKalb Pike) Widening Project** - Section 600 (aka Sections 610 and 650) of this project extends along DeKalb Pike from Johnson Highway to Sumneytown Pike. Although this project is being designed by PennDOT, the design efforts are being coordinated with Township staff. This project involves the construction of two additional travel lanes in each direction with a center turning lane and intersection improvements. When completed, the five lane cross section will also include new bike lanes, sidewalks, coordinated traffic signal control systems and upgraded stormwater management systems. Construction on Section 610 (Whitpain Township section south of Morris Road) began in late 2018 and will continue through 2019. Construction of Section 650 (north of Morris Road in Whitpain Township) will begin in 2020.

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 were completed in May 2019.



**Permits**

The following permit applications have been processed:

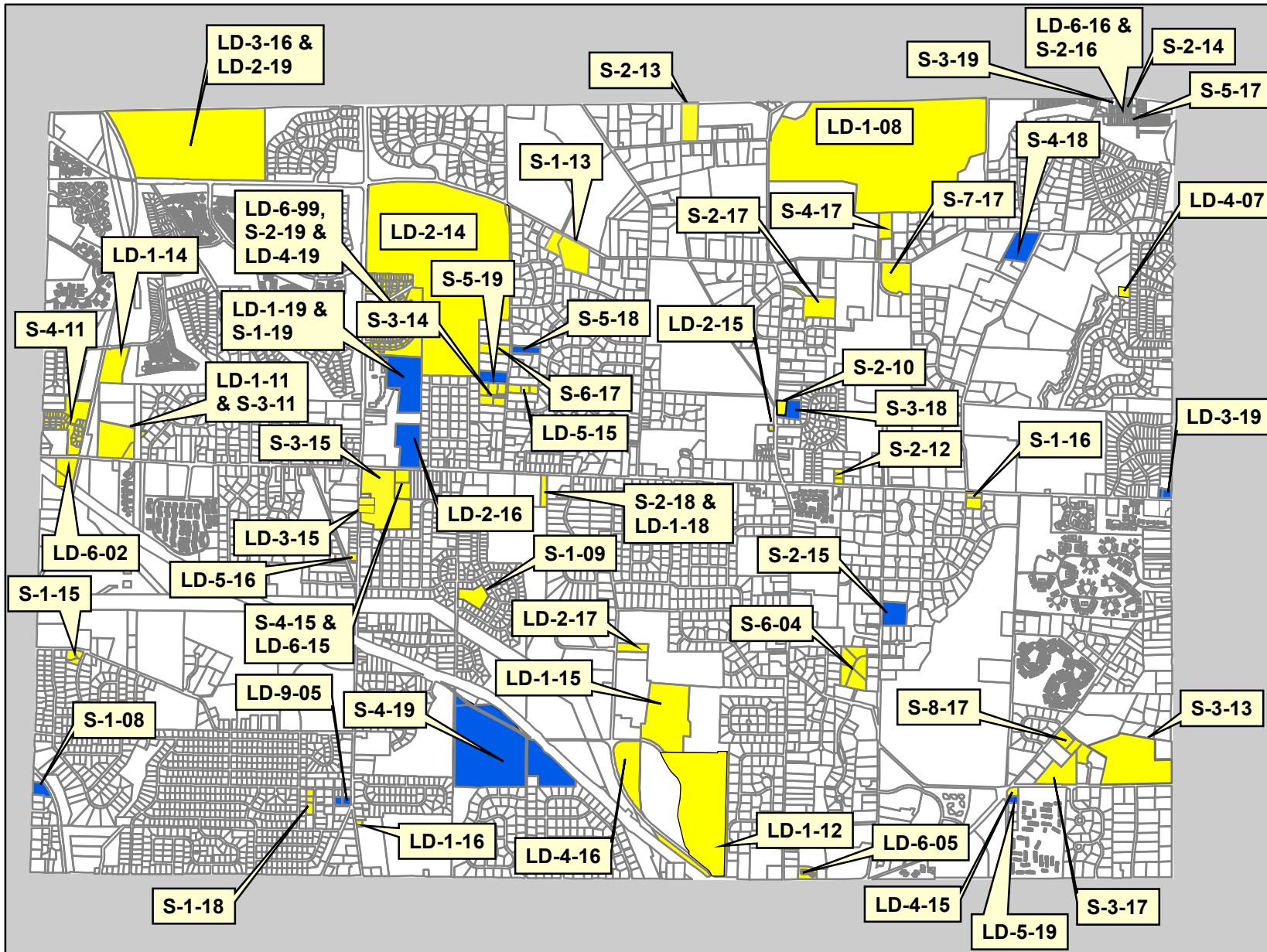
	<u>Current Month</u>	<u>Year-to-date</u>
Township Road Occupancy Permits	4	85
Site Plan – Permit Reviews	12	60
Patio Permit Review	10	20
ZHB Site Reviews	0	8
Plot Plans (New Homes)	0	25
Grading Permits	2	4
Improvement Construction Permits	0	1
Waiver From Land Development Approvals	0	10

**Waiver From Land Development Final Approval List (2019)**

- W-01-19     Installation of a new generator pad at 9000 Twin Silo Circle (Normandy Farms Estates – ACTS Retirement-Life Communities, Inc.).
- W-02-19     Installation of a new generator pad at Science Center building at 340 DeKalb Pike (Montgomery County Community College).
- W-03-19     Installation of a temporary modular classroom (approx. 1,800 SF) at Stony Creek Elementary School located at 1721 Yost Road. (Wissahickon School District).
- W-04-19     Installation of striping and signage for dedicated pick-up parking spaces with associated directional signage located at the Shops of Blue Bell, 1760 DeKalb Pike (Williams Site Civil, LLC on behalf of Giant Food Stores, LLC).
- W-05-19     Demolish and install curbing and associated site work to upgrade menu boards at Burger King located at 1760 Swede Road (Family Dining Inc.).
- W-06-19     Conversion of two grass athletic fields to synthetic turf athletic fields at Centre Square Park, 1527 Yost Road (Charles Shoemaker, Inc. & Mid-Atlantic Sports Construction).
- W-07-19     Installation of generator on new concrete pad at Blue Bell Elementary School, 801 Symphony Lane (Wissahickon School District).
- W-08-19     Installation of new pedestrian trail (Phase II) at Blue Bell Elementary School, 801 Symphony Lane (Wissahickon School District).

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- W-09-19 Installation of a new pedestrian trail (2,131 LF - Phase II) at Montgomery County Community College, 340 DeKalb Pike (MCCC).
- W-10-19 Installation of a new 20 ft. x 40 ft. pavilion at St. Dunstan's Church, 750 Skippack Pike. (St. Dunstan's Episcopal Church).



# WHITPAIN TOWNSHIP



MONTGOMERY COUNTY, PA

## ACTIVE AND PENDING LAND DEVELOPMENTS ~AUGUST 2019~

**Legend**

**Land Developments STATUS**

- ACTIVE**
- PENDING**
- ACTIVE/PENDING**