

# ENGINEER'S REPORT – September 2022

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:

**Lightbridge Academy Land Development – 1144 DeKalb Pike (LD-2-22)** – This application involves the construction of two building additions and the complete renovation of the existing building for a 12,362 square ft. daycare facility on a lot of approximately 2.13 acres of property located at 1144 DeKalb Pike, which is located on the east side of DeKalb Pike between Cherry Lane and Skippack Pike. Access to the land development is proposed from the same access point on DeKalb Pike. The property is zoned C – Commercial Zoning District. The Whitpain Township Planning Commission has not yet reviewed this application.

**Wings Field West Itinerant Apron Land Development – 1501 Narcissa Road (LD-1-22)** – This application involves the construction of an itinerant apron for aircraft (approximately 145,000 square ft. of asphalt pavement) on a lot of approximately 218.96 acres of property located at 1501 Narcissa Road, which is located on the northwest corner of the intersection of Stenton Avenue, Norristown Road and Narcissa Road. Access to the land development is proposed from the same access points on Narcissa Road with a new construction entrance accessed from Stenton Avenue. The property is zoned R-5 Agricultural/Rural Residential Zoning District in the Airport Overlay District. The Whitpain Township Planning Commission has not yet reviewed this application.

**234 Norristown Road/159 Stenton Avenue Subdivision (S-2-22)** – This application involves a two-lot subdivision (lot consolidation) of approximately 5.54 acres of property located at 234 Norristown Road & 159 Stenton Avenue, which is located near the intersection of Norristown Road and Stenton Avenue. Access to the site will be from Stenton Avenue. The property is zoned R-5 Residential Zoning District. The Whitpain Township Planning Commission has recommended this application for approval.

**101-121 Red Oak Drive Subdivision (S-1-22)** – This application involves a three-lot subdivision of approximately 7.29 acres of property located at 101-121 Red Oak Drive, which is located at the intersection of Red Oak Drive and Wickerfield Drive. Access to the site (two parcels) will be from Red Oak Drive and Devonshires Court. The property is zoned R-5

Residential Zoning District. The Whitpain Township Planning Commission has recommended this application for approval.

**1339 Township Line Road (LD-3-21)** – This application involves the reconfiguration and realignment of the parking areas & access on approximately 0.61 acres of property located at 1339 Township Line Road, which is located on the north side of Township Line Road (S) between Arch Street Road and DeKalb Pike. Access to the land development is proposed from the existing driveways located on Township Line Road. The property is zoned C - Commercial District. The Whitpain Township Planning Commission has not yet completed its review of this application.

**1451 Township Line Road (LD-1-21)** – This application involves the construction of a 612 square ft. building addition and associated parking lot & access improvements on approximately 0.71 acres of property located at 1451 Township Line Road, which is located on the north side of Township Line Road (S) between Swede Road and DeKalb Pike. Access to the land development is proposed from the existing driveway located on Township Line Road. The property is zoned C - Commercial 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.

## Summary

### Pending Applications

- LD-1-22 Wings Field West Itinerant Apron LD, 1501 Narcissa Road, Construction of an itinerant apron for aircraft (approximately 145,000 square ft. of asphalt pavement), R-5 Agricultural/Rural Residential Zoning District in the Airport Overlay District. – 218.96 acres.
- LD-2-22 Lightbridge Academy LD, 1144 DeKalb Pike, Construction of two building additions and the complete renovation of the existing building for a 12,362 square ft. daycare facility, C- Commercial Zoning District – 2.13 acres.
- S-2-22 234 Norristown Road/159 Stenton Avenue Subdivision (lot consolidation) – 2 lots – R-5 Residential District -- 5.54 acres.
- S-1-22 101-121 Red Oak Drive Subdivision – 3 lots – R-5 Residential District – 7.29 acres.
- LD-3-21 1339 Township Line Road LD, Reconfiguration and realignment of parking areas and access, C- Commercial Zoning District – 0.61 acres.
- LD-1-21 1451 Township Line Road LD, 612 SF building addition and associated parking lot and access improvements, C- Commercial Zoning District – 0.71 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.

### Active Projects

- S-9-21 830 North Wales Road Subdivision – 2 lots – R-7 Residential District – 1.62 acres.
- S-6-21 & LD-5-21 720-730 Penllyn-Blue Bell Pike Subdivision – 4 lots – R-1 Residential District/IN Institutional District – 3.92 acres.
- S-5-20 1086 Penllyn-Blue Bell Pike Preliminary Subdivision – 14 lots – R-5 Residential District – 48.66 acres.
- S-10-21 & LD-4-21 327 Maple Avenue Subdivision – 2 lots – R-4 Residential District – 0.17 acres.
- S-8-21 945 Pheasant Meadow Road Subdivision – 2 lots – R-1 Residential District – 1.15 acres.
- LD-2-21 MCCC Hospitality Institute LD, 340 DeKalb Pike, 20,300 square ft. Hospitality Institute facility (8,300 SF complete renovation of existing building and a 12,000 SF building addition), IN – Institutional Zoning District – 190.5 acres.
- S-5-21 209 Stenton Avenue Subdivision – 2 lots – R-5 Residential District – 7.99 acres.
- S-7-21 651 Cathcart Road Subdivision – 2 lots – R-1 Residential District – 2.60 acres.
- S-2-21 1533 Skippack Pike Subdivision – 2 lots – R-1/R-2 Residential District – 2.27 acres.
- S-4-21 1199 Jolly Road Subdivision – 2 lots – R-1 Residential District – 1.62 acres.
- S-3-21 190 Plymouth Road Subdivision – 2 lots – R-5 Residential District – 4.29 acres.
- S-1-21 203 & 207 Mount Pleasant Avenue Subdivision – 2 lots – R-1 Residential District – 3.52 acres.
- S-7-20 1870 Yost Road Subdivision – 2 lots – R-2 Residential District – 0.96 acres.
- S-6-20 99 Plymouth Road Subdivision – 3 lots – R-5 Residential District – 56.8 acres.
- LD-2-20 1950 Skippack Pike - Self Storage Land Development – 1950 Skippack Pike - Construction of a 101,913 SF three story self-storage facility – R-1 & R-2 Residential Zoning District – 3.27 acres.
- S-2-19 & LD-4-19 Blue Bell Springs Amended Subdivision – 2 lots – R-9 Residential District.

- S-4-20 498 Lewis Lane Subdivision – 2 lots – R-5 Residential District – 42.28 acres  
LD-1-20 Whitpain Tavern Building Addition/Parking Lot Expansion Land Development – 1529 DeKalb Pike - Construction of a 1,160 SF building addition, a 1,032 SF outdoor deck addition and a parking lot expansion -- C-1 Commercial District – 1.38 acres.
- S-4-18 353 Lewis Lane Subdivision – 2 lots – R-5 Residential District – 6.85 acres.  
S-1-20 919 Skippack Pike Minor Subdivision – 2 lots – R-1 Residential District – 1.89 acres.  
S-3-20 335 Maple Avenue Subdivision – 335 Maple Avenue – 2 lots – R-4 District – 0.17 acres  
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 – 1626 Narcissa Road - Construction of an Auto Repair Storage Parking Lot -- R-1 Residential District – 0.77 acres.
- LD-7-19 Stony Creek Elementary School Expansion & Alterations Land Development – 1721 Yost Road - Construction of a 26,502 SF building addition, new parking areas & access driveway – IN Institutional District – 33.27 acres.
- LD-6-19 Wings Field Hangar “4A” Land Development – 1501 Narcissa Road - Construction of new aircraft hangar -- R-5 Residential District – Airport Overlay District – 216.50 acres.
- S-3-18 740 Penllyn-Blue Bell Pike Subdivision – 7 lots – R-1 Residential District – 4.16 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.
- LD-3-19 1 & 11 Skippack Pike LD – 7,425 SF, 2 proposed buildings, C – Commercial Zoning District – 0.89 acres.
- 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-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-8-17 234 Norristown Road/159 Stenton Avenue Minor Subdivision – 234 Norristown Road & 159 Stenton Avenue – 2 lots – R-5 Residential District – 3.71 acres.
- S-6-17 637 Cathcart Road Subdivision – 637 Cathcart Road – 2 lots – R-1 Residential District – 2.60 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-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 – R5 Residential District – 7.34 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-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-3-13 137 Stenton Avenue Subdivision – 137 Stenton Avenue, 12 lots, 28.58 acres, R-5 Agricultural/Rural Residence District
- S-4-11 Deer Hollow – 850 North Wales Road, 30 lots, R-7 district – 14.52 acres

<a href="#"><u>LD-1-12</u></a>	Arborcrest - Hillcrest I, II & III (AMENDED) – renovation of 432,350 sq. ft., I-Limited Industrial – 54.5 acres
<a href="#"><u>LD-6-99</u></a>	Latham Realty Associates - 650 DeKalb Pike - 135 dwelling units.
<a href="#"><u>S-6-04</u></a>	Wistar Subdivision (Deerfield) – 527 Stenton Avenue (5 lots).
<a href="#"><u>LD-9-04</u></a>	Kendrick Hill – 1651 DeKalb Pike – 1 building 17,750 square feet.
<a href="#"><u>LD-4-07</u></a>	Ambler Borough Water Department – well-house building on Brookfield Lane.
<a href="#"><u>S-1-09</u></a>	Silver Lake Manor (Zimmerman Tract – 1220 Wentz Rd – 9 lots – R7 District – 4.2 Acres

## Municipal Park, Walkability and Environmental Stewardship Projects

**Stormwater BMP PRP & TMDL Retrofit Projects at Five Existing Basin Locations** – In 2021, Whitpain Township began surveying, design and engineering in order to construct five stormwater BMP retrofits at existing detention basins within residential communities in the Township. The project will install leading edge design features to improve water quality as well as to comply with the Township’s PRP and TMDL strategy plans and DEP regulations. The first two existing basin retrofit projects are located in the Blue Bell Woods community and Erbs Mill Park and they will be retrofitted in 2023. The construction for the remaining basin retrofits is anticipated to begin in 2024.

**Wentz Run Park BMP PRP Improvements Project and Valentine Estates Detention Basin TMDL Retrofit Project** – In 2019, Whitpain Township installed several stormwater management BMP improvements as part of the Township’s Stony Creek Watershed Pollutant Reduction Plan (PRP) and the Wissahickon Creek Watershed TMDL strategic plan. Several bio-swales, rain gardens and woodland restoration projects were installed at Wentz Run Park. In addition, a basin in the Valentine Estates development was retrofitted with stormwater controls that provide more advanced management technologies to meet the Township’s TMDL requirements. Construction was completed in November 2019.

**Narcissa Road Trail Improvements** –In 2017, Whitpain Township installed several trail extensions to the Narcissa Road trail (aka Wings Trail). Trail extensions were constructed along Norristown Road (sidewalk improvements), Stenton Avenue (Village of Oxford connector) and within Prophecy Creek Park. In August 2020, a mid-block pedestrian trail crossing that connects the Blue Bell Woods community to the existing Narcissa Road trail was completed. The crossing connection includes the installation of a new high visibility painted crosswalk, high visibility signage, ADA compliant ramps, advance pavement markings and push button actuated high-intensity LED crosswalk (HAWK) beacons to alert motorists of the pedestrians. For maximum visibility, the beacons are mounted on both sides of the roadway as well as on mast arms over the roadway.

**Union Meeting Road Crossing Safety Improvement Project** – In August 2020, Whitpain Township completed a pedestrian crossing safety improvement project on Union Meeting Road between 1400 and 1401 Union Meeting Road. The improvement was installed to assist pedestrians walking between the nearby office buildings and a SEPTA bus stop as they cross Union Meeting Road. The mid-block crossing improvement includes the installation of a new high visibility painted crosswalk, high visibility signage, ADA compliant ramps, advance pavement markings and push button actuated high-intensity LED crosswalk (HAWK) beacons to alert motorists of the pedestrians.

For maximum visibility, the beacons are mounted on both sides of the roadway as well as on mast arms over the roadway.

**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.

**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 was completed in October 2019. The Township is currently in design to relocate the main park access to DeKalb Pike with new roadway and traffic signal modifications providing full access at the signalized intersection of Jolly Road and DeKalb Pike. These improvements should be completed by 2024.

## Traffic/Intersection/Bridge Improvement Projects

**SR 073 Section 6SM Intersection Improvement Project (Part of the US 202 Section 610 Project)** – SR 073 Section 6SM is an intersection improvement project that is part of the overall US 202 Section 610 Project. This project is fully funded by PennDOT through the Federal Highway Administration (FHWA). The project is required in order for PennDOT to meet their obligations under the NPDES permit requirements for the US 202 Section 610 project. As part of the project, PennDOT will be realigning Wentz Road with Parkwood Road at its intersection with Skippack Pike including the installation of new traffic signal equipment, pedestrian crossings and ADA ramps. In addition, the project includes the installation of an underground concrete stormwater management detention system to manage stormwater runoff (for both quality and quantity) that discharges into the Stony Creek watershed. The project was completed in February 2021.

**US 202 Section 610 (DeKalb Pike) Widening Improvement Project** - Section 600 (aka Sections 610 and 650) of this project extends along DeKalb Pike from Johnson Highway in Norristown Borough to Sumneytown Pike in Lower Gwynedd Township. Although this project is being designed by PennDOT, the design efforts were 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 (between Township Line Road (south) and Morris Road) began in late 2018 and will continue through 2024. Construction of Section 650 (north of Morris Road in Whitpain Township) is under construction and will continue through 2024 as well.

In addition to work on Route 202, PennDOT identified certain intersections that were 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 were improved with separate left turn lanes including a separate right turn lane from eastbound Township Line Road onto Arch Street. The improvements constructed at North Wales and Township Line Roads included separate left turning lanes from Township Line Road onto North Wales Road. These off-line intersection improvements were completed in May 2019.

**Skippack Pike Corridor Traffic Signal Congestion Mitigation & Air Quality (CMAQ) Improvement Project** – In 2019, Whitpain Township received a \$892,000 DVRPC CMAQ program grant to interconnect the traffic signals along Skippack Pike from Butler Pike to Wentz Road. A total of eight (8) intersections will be included in the project. The project includes the installation of fiber optic cables along the entire corridor, video detection and controller upgrades, pedestrian signals, ADA ramps (at Cathcart & Walton intersections), mast arms (at Cathcart & Walton intersections), emergency pre-emption devices and radar dilemma zone detection equipment. By delivering cutting edge technology to our traffic management system, this project will reduce traffic congestion in a sustainable manner throughout the Skippack Pike corridor. The project is currently under design with construction anticipated to begin in 2022.

**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. The improvements were completed in November 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 were completed in October 2019.

**Butler Pike and Skippack Pike Intersection Improvement Project** – The Township project included the installation of a dedicated right turn lane from southbound Butler Pike to westbound Skippack Pike. The project also included 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 December 2018.

**Yost Road Bridge Replacement Project** – The Township project encompassed the complete replacement of the Yost Road bridge with a new concrete box culvert structure 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 provided flooding mitigation enhancements, curbing & storm water drainage improvements and new sidewalks on both sides of Yost Road. The project was completed in August 2020. The project received the 2020 PSATS Road and Bridge Safety Improvement Award which is a statewide award presented by the PA Highway Information Association, Pennsylvania Department of Transportation and PA Association of Township Supervisors.

**Pulaski Drive Bridge Replacement Project** – The Township project involves the complete replacement of the Pulaski Drive bridge with a new structure including the reconstruction of the approach roadways. The bridge is located just west of the intersection of Pulaski Drive and Clearview Avenue. The project will include flooding mitigation, storm water drainage improvements, safety enhancements and sidewalks. The project is being primarily funded (80%) through the DVRPC PA Municipal Bridge Retro-Reimbursement Program. The project is in construction with an anticipated construction completion date of November 2022.

**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 were completed in October 2019.



## Permit Summary List

The following permit applications have been processed:

	<u>Current Month</u>	<u>Year-to-date</u>
Township Road Occupancy Permits	8	106
Site Plan – Permit Reviews	11	115
Patio Permit Review	1	26
ZHB Site Reviews	2	23
Plot Plans (New Homes)	2	27
Grading Permits	2	6
Driveway Modification Reviews	0	6
Improvement Construction Permits	1	1
Waiver From Land Development Approvals	2	8

## Waiver From Land Development Final Approval List (2022)

- W-01-22 Renovation and expansion of the driving range/practice facility tee boxes located at Cedarbrook Country Club, 180 Penllyn-Blue Bell Pike (Cedarbrook Country Club)
- W-02-22 Installation of two temporary modular classroom units (approx. 900 SF each) at Blue Bell Elementary School located at 801 Symphony Lane (Wissahickon School District). Waiver approval is temporary and it expires on March 16<sup>th</sup>, 2025.
- W-03-22 Reconstruct and expand the existing carriage house and associated improvements at Normandy Farm Hotel and Conference Center located at 1401 Morris Road (Normandy Development, L.P.).
- W-04-22 Construction of a new 639 SF outdoor deck at the Whitpain Tavern located 1529 DeKalb Pike (Whitpain Tavern).
- W-05-22 Installation of a covered pavilion and associated sidewalk at Shady Grove Elementary School located at 351 Skippack Pike (Wissahickon School District).
- W-06-22 Installation of electrical switchgear equipment and associated manholes/conduit at the office building campus located at 1777 Sentry Parkway West (Keystone Property Group).
- W-07-22 Installation of a new above ground diesel tank at the Sunbelt Rentals facility located at 1348 DeKalb Pike (Ferguson & McCann).

W-08-22 Construction of a pole barn at the Centre Square Fire Station located at 1298 Skippack Pike (Centre Square Fire Company).



# WHITPAIN TOWNSHIP



MONTGOMERY COUNTY, PA

## ACTIVE AND PENDING LAND DEVELOPMENTS ~SEPTEMBER 2022~

**Legend**

**Land Developments STATUS**

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

