

ENGINEER'S REPORT – AUGUST 2010

Subdivision and Land Development

New Applications - The following subdivision / land development plan applications were recently received and are currently being reviewed:

Wings Field Hanger Improvements (LD-1-10) – This application involves demolition of two existing hangers and construction of two new hangers totaling 23,326 square feet. The property is located at 1501 Narcissa Road, and is approximately 216.5 acres. It is zoned R-5 Residential. Access to the site is proposed via the existing driveway on Narcissa Road. The Whitpain Township Planning Commission has not yet reviewed this application.

Sloane Tract (S-1-10) – This application involves a 3 lot subdivision of approximately 3.79 acres of the property located at 625 School Road, which is on the western side of School Road between Skippack Pike and Cross Lane. Two separate lots currently exist on this property and the subdivision would create one additional lot. The property is located in the R1 – Residential zoning district. Access to one of the lots would be via the existing driveway on School Road and a new driveway is proposed for the second lot. The Whitpain Township Planning Commission has not yet reviewed this application.

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

152 Mathers Road (LD-3-05) – This application involves reconstruction of a parking lot to create 160 parking spaces at 152 Mathers Road. The property is approximately 16.8 acres and is zoned I-Limited Industrial. Access to the parking lot is proposed from Railroad Avenue. 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.

Silver Lake Manor (Zimmerman Tract) (S-1-09) – This application involves a 9 lot subdivision of approximately 4.23 acres of the property located at 1220 Wentz Road, which is on the eastern side of Wentz Road between the northern and southern intersections with Plowshare Road. The property is located in the R7 – Residential zoning district. Access to the site is proposed from Silver Lake Lane for 7 of the 9 lots, and from Wentz Road for the remaining 2

lots. The Whitpain Township Planning Commission has recommended this application for approval.

Unisys Campus – Parcel “D” (LD-3-09) – This application involves construction of a new 237,500 square feet office building on Parcel “D” of the former Unisys property. This lot is currently vacant. The parcel is 26.6 acres and the entire site is 137.5 acres. This parcel is zoned RE – Research Engineering. Access to the site is proposed via existing driveways and roadways. The Whitpain Township Planning Commission has not yet reviewed this application.

Summary

Pending Applications

- LD-3-05 152 Mathers – parking lot reconstruction for 160 spaces.
- 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
- S-1-09 Silver Lake Manor (Zimmerman Tract – 1220 Wentz Rd – 9 lots – R7 District – 4.2 Acres
- LD-3-09 Unisys Campus – Parcel “D”- new 237,500 sq. ft. office building. RE – Research Engineering District – 26.6 acres.
- LD-1-10 Wings Field Hanger Improvements – Demolition of two existing hangers and construction on two new hangers totaling 23,326 sq. ft. R5 – Residential District – 216.5 acres.
- S-1-10 Sloane Tract – 625 School Road – 3 lots – R-1 District – 3.79 Acres (two lots currently exist and one new would be created)

Active Projects

- LD-6-99 Latham Realty Associates - 650 DeKalb Pike - 135 dwelling units.
- S-3-03 Phipps Station – 855 Penllyn Blue Bell Pike (16 lots).
- LD-2-03 630/646 Skippack Pike - service station w/ car wash, bank, retail, and office.
- S-7-03 Tall Oaks – 613 Cathcart Road (3 lots).
- S-4-04 Breen Tract – 688 Cathcart Road (3 lots).
- LD-6-02 1950 Skippack Pike - 2 Story, 21,600 sq.ft. Office
- LD-3-04 Blue Bell Motorcars – 1631 Swede Street - showroom & inspection bays.
- LD-1-05 M.C.C.C. – Advanced Technology Center – 1 bldg. 63,500 square feet
- S-6-04 Wistar Subdivision – 527 Stenton Avenue (5 lots).
- LD-9-04 Kendrick Hill – 1651 DeKalb Pike – 1 building 17,750 square feet.
- LD-8-04 Anderson Lake Tracts –North Wales & Morris Roads – 9 buildings - 33 units.
- LD-6-05 Township Line Road Condominiums 579&587 Township Line Road – 2 bldgs. (8 units).
- LD-1-06 Wings Field Itinerant Apron – 2006
- LD-3-06 Broad Axe Tavern / Homemakers – 4.1 acres, 3 buildings totaling 37,926 sq. ft.
- LD-4-06 M. C. C. C. – Art Barn Addition – 190.5 acres - 15,756 square foot addition.
- LD-5-06 1179 DeKalb Pike – 1 building, 2 stories - 6,395 square feet.
- S-2-05 1860 Skippack Pike – Residential Community - 30 lots originally, amended to 25.
- S-1-06 Kowalski / Mayer / Valeri Tracts – 17 lots – R-7 District – 14.5 Acres
- LD-4-07 Ambler Borough Water Department – well-house building on Brookfield Lane.
- LD-1-08 Cedarbrook Country Club Clubhouse – 42,000 sq ft clubhouse and 3,000 sq ft pool house. PR and R-5 District – 188.5 Acres
- LD-2-08 Montgomery County Community College 2008 – 9,719 sq. ft daycare center, 5,310 sq. ft. addition to Parkhouse Hall, and 100 sq. ft. addition to College Hall. IN District – 190.5 acres.
- LD-3-08 Arborcrest – Blue Bell Investment Company, LP 2008 - renovation of 422,417 sq. ft. of office space on Parcel “A” of the former Unisys property. I – Limited Industrial District - 54.5 acres.
- LD-1-09 Arborcrest – Lakeside 1- renovation of 218,653 sq. ft. of office space on Parcel “B” of the former Unisys property. I – Limited Industrial District – 29.67 acres.
- LD-2-09 M.C.C.C. – College Hall Addition – 1 bldg. 2,187 square feet
- S-2-09 480 Morris Road (Genuardi) – 4 lots – R-5 District – 16.8 Acres

Traffic Improvements

Morris & North Wales Roads - The temporary traffic signal has been installed and is operational. The design consultant for PennDOT is continuing with the design of the relocation project, which will align both sides of North Wales Road. It is expected that this project will be bid in the early part of 2010.

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 2014. However, because the Federal Highway Administration rejected Pennsylvania's application to permit tolling of Interstate 80, the Township is concerned that funding of this project is in jeopardy.

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.

Narcissa Road - Skippack Pike – Prophecy Creek Park Driveway - This project involves a realignment of the entrance to Prophecy Creek Park with the intersection of Narcissa Road and Skippack Pike. The project also includes the installation of a traffic signal at this intersection and construction of separate left turn lanes into Shady Grove Elementary School and into the park. These improvements will alleviate safety concerns in the area and will reduce congestion. After the road improvements are completed, a landscaping plan will be completed to mitigate tree removal that was required for the road improvements. It is expected that the road construction will be completed by the summer of 2010 and the landscaping will be completed by late summer or early fall of 2010.

Permits

The following permit applications have been processed:

	<u>Current Month</u>	<u>Year-to-date</u>
Township Road Occupancy Permits	16	114
Site Plan – Permit Reviews	11	84
Plot Plans (New Homes)	10	28
Grading Permits	0	4
Improvement Construction Permits	0	2