

HATFIELD TOWNSHIP PLANNING COMMISSION
AGENDA
April 20, 2021
7:30 P.M.

I. CALL TO ORDER

II. MINUTES

Minutes of January 19, 2021

III. SUBDIVISIONS & LAND DEVELOPMENTS

- a. (21-01) Derstine Business Center, Derstine & Clemens Roads, Land Development, Zoned LI
- b. (21-02) Habitat for Humanity, 2714 Cowpath Road, Subdivision & Land Development, Zoned RA-1 & B
- c. (21-03) Hamlen, 1337 Park Avenue, Minor Subdivision, Zoned RA-1
- d. (21-04) Naplin Seven LP, Bethlehem Pike & Sterling Drive, Minor Subdivision, Zoned LI

IV. OTHER BUSINESS

V. ADJOURN



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

January 19, 2021

I. CALL TO ORDER

The meeting was called to order by Mr. Zisk at 7:30pm. Other members present were Ms. Miller and Mr. Mininger. Staff was represented by Mr. McAdam and Mr. Amey.

II. REORGANIZATION

With two members absent, the reorganization for 2021 was postponed to a future date.

III. MINUTES

Upon motion by Ms. Miller and second by Mr. Zisk, the minutes of December 15, 2020 were approved as submitted.

IV. SUBDIVISIONS & LAND DEVELOPMENTS

a. (20-03) Reynolds Acquisitions (Bexley), 2303-2505 Orvilla Road, Subdivision

Justin Strahorn of W.B. Homes began by giving an overview of the proposed subdivision. He noted that the property is approximately 36 acres in area and the plan shows a subdivision containing 33 new homes. The property is bisected by the gas pipeline and borders the West Branch of the Neshaminy Creek with associated floodplain and wetlands. The entire tract is within the RA-1 zoning district and received conditional use approval in February of 2020 to allow development in accordance with cluster provisions of the RA-1 district.

Mr. Strahorn said that the design has been approved by the Texas Eastern Gas Pipeline, and the emergency access has been approved by the Township Fire Marshal. No disturbance of the floodplain is proposed. The applicant is now working on any revisions required by township and county conservation district reviews.

General comments and questions focused on the following:

- How will stormwater flow impact existing homes?
- Will increased traffic have a negative impact on existing homes?
- Tree removal will impact the privacy of existing homeowners.
- There could be increased chance of flooding.

Mr. Strahorn responded by explaining that the stormwater management systems are designed to reduce the rate of flow below existing conditions, effectively reducing the flow onto neighboring properties. He also stated that traffic generation from these

single-family homes will have a minimal effect on existing conditions. Additional landscaping will be installed to help with any loss of privacy.

Requested waivers were then discussed as follows:

- Street width of 28' is proposed – Mr. Zisk was comfortable with 28' but Mr. Mininger and Ms. Miller would rather see 34'. Although Mr. Strahorn would prefer 28', he said he would discuss with the Board of Commissioners and possibly offer to compromise.
- Sidewalks on one side of the street are proposed – The Planning Commission unanimously agreed that 5' sidewalks are acceptable, but they should be provided on both sides of the street.
- Replacement Trees – Planning Commission members agreed that a waiver of tree replacement is warranted as long as the developer plants as many trees and shrubs as can reasonably be accommodated on the site.
- Waivers for basin freeboard, basin sideslopes, street tree spacing, and road geometry were recommended by the Planning Commission.

With that understanding, a motion to recommend approval was made by Ms. Miller, seconded by Mr. Mininger, and passed unanimously.

b. (21-01) Derstine Business Center, Derstine & Clemens Roads, Land Development

This application was formally received for distribution and review.

V. OTHER BUSINESS

None was presented.

VI. ADJOURNMENT

With no further business to transact, the meeting was adjourned at 9:15pm.



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

April 12, 2021

Ref: #3624

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Derstine Business Center
Derstine Properties, LLC
Land Development (Hatfield Township #P21-01)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes to develop a property located in Hatfield Township on a parcel on Clemens Road. The parcel totals approximately 16.4 +/- acres and is zoned Light Industrial (LI). The plan proposes to construct a new warehouse building consisting of a total 100,340 sf. (90,159 sf. of warehouse area, 9,841 sf. of office area, and 340 sf. of utility area). Other improvements include an infiltration basin, rain garden, bio-retention basin, parking areas and two access drives to Clemens Road. The project will be served by public water and sanitary sewer. A proposed gravity sanitary sewer main will connect the project to an existing gravity manhole in Fairgrounds Road and will be constructed in an easement through the two adjacent properties.

The submission consists of a thirty-six sheet set of plans titled "Derstine Business Center," a Post-Construction Stormwater Management Report, an Erosion and Sediment Control Report, each dated December 30, 2020 last revised March 16, 2021 and a HEC-RAS study, dated March 16, 2021, each prepared by Urwiler & Walter, Inc.

We have reviewed the documents for compliance with applicable Zoning, Subdivision and Land Development, and Stormwater Management Ordinance requirements and have the following comments:

1. The property is zoned LI-Light Industrial. We note that the proposed use is a permitted use in the LI district.
2. The project will require a Traffic Impact Fee. The applicant notes that the subject tract was anticipated as part of previous traffic studies for the various land development and building expansion projects along Clemens Road. The Township Traffic Engineer review dated April 7, 2021 indicates that the fee will be \$91,275.20. (250-87)
3. Ordinance 250-64 requires that ten percent of land for nonresidential land to be developed shall be offered for dedication for park and recreation. The ordinance also contains options in lieu of reserving land on the subject parcel: "Land dedicated to the Township need not be a part of the land development and may be located on a separate parcel of land, provided the Board of Commissioners determines the land offered for dedication is convenient to the land development. The developer, with the approval of the Board of

Commissioners, may construct park and recreation facilities at existing Township facilities or facilities of another developer to satisfy the requirements of this section." (250-64.A.(2)(b) and 250-64.A.(2)(c))

We note that the applicant is proposing to install a sanitary sewer line from the subject parcel, through Township property to an existing manhole in Fairgrounds Road, to service this site. The revised plans indicate the following improvements proposed for the benefit of the Township in lieu of the dedication of land for park and recreation:

- a. Provide a 20 foot long sanitary sewer lateral stub for the future Clemens Park restroom building. The specific location of the lateral stub will be coordinated with the Township.
 - b. Provide approximately 470 lineal feet of 2" diameter water line from Fairgrounds Road into the Clemens Park site, extending to the recently acquired parcel that will be occupied by the Garden of Health.
 - c. Provide the extension of a 10 foot wide macadam walking trail connecting the existing macadam trail on Clemens Road, along Derstine Road, terminating at the northern property line of the subject parcel.
4. The applicant is requesting the following waivers requested from the requirements of the Subdivision and Land Development and Stormwater Ordinances, as noted both on the plan and in the January 6, 2021 correspondence from Urwiler and Walter, Inc.:
- a. Section 242-18.B.(8)(n), requiring a maximum 4H:1V basin side slope. The basin interior and exterior side slopes are graded at a 3H:1V slope. We take no issue with this request as the basins will be privately owned and maintained.
 - b. Section 242-18.B (8)(o), requiring stormwater detention/retention basins to have a minimum bottom slope of 2 percent. Flat bottom slopes are proposed in order to promote infiltration. We take no issue with this request, as the facilities are designed to be consistent with the PADEP BMP Manual and with current best management practices.
 - c. Section 242-18.B(8)(t), requiring stormwater detention/retention basins to have one foot of freeboard between the 100-year routed water surface elevation and the invert of the emergency spillway. This request is for the rain garden, not the detention basin. The requirement is intended to provide a safety factor for larger basins, rather than rain gardens, which provide water quality and volume control features. The plan revisions provide approximately 0.5 ft of freeboard. We take no exception to this waiver request.
 - d. Section 242-18.B(8)(dd), requiring pipes which outlet into a basin be six inches above the basin floor, to allow the pipe to adequately drain. The pipe which discharges to the rain garden will be at the same elevation as the rain garden floor. We take no issue with this request; however, we note that the elevations being

equal allows no construction tolerance. The hydraulic calculations demonstrate adequate capacity for the pipes to drain for the 100-year storm event.

- e. Section 242-19.A(2)&(3), requiring a maximum cut or fill slope of 4H:1V. The basin interior and exterior side slopes will be graded at 3H:1V slope, and the landscaped berm at the rear of the property graded at a 2:1 slope. We take no exception to this request.
 - f. Section 250-30.A, requiring concrete curbing to have an 8-inch reveal. The plan proposes a six-inch reveal curbing in the employee parking areas. We take no exception to this request.
 - g. Section 250-38.C(2), requiring proposed plantings to be prepared by a registered landscape architect. We defer to the Township Landscape Architect's opinion for this request, but note that historically, it has been the policy for landscaping design to be prepared by a registered landscape architect.
 - h. Section 250-87, requiring a traffic impact study. The applicant indicates the subject tract was part of previous traffic studies for the various land developments along Clemens Road. We defer to the Township Traffic Engineer regarding this request and note that a copy of the relevant Traffic Impacts study(s) should be provided to the Township upon request.
5. The applicant proposes several above ground bioretention basins as well as a storm sewer collection and conveyance system to manage the increase in runoff that will result from the proposed improvements. We have the following comments regarding the grading, erosion control and stormwater management design:
- a. The proposed series of above-ground basins, underground basins and vegetated swales will satisfactorily address the release rate and volume control requirements of the Township.
 - b. An Operations and Maintenance Agreement for the stormwater management facilities is required. (242-31)
6. We have the following comments regarding site landscaping. We defer to the Township Landscape Architect regarding spacing, species, etc. however there are some technical aspects that we recommend be addressed:
- a. The Landscaping requirement tabulation has been revised and now proposes a significant number of substitutions to meet the requirements. As presented, it is difficult to determine if the design will comply with the various ordinance requirements. We defer further comment until the Township Landscape Architect has determined whether the substitutions are acceptable. (250-38.E)
 - b. A proposed landscape berm at the rear of the project proposes grading of 2H:1V slope. The applicant has requested a waiver from the maximum slope permitted by the ordinance. We take no exception to this waiver. (242-19.A.3)

7. Approval of the proposed sanitary sewer system by the Hatfield Township Municipal Authority is required, including Sewage Facilities Planning Module Approval or waiver from PA DEP. Additionally, an executed Service Agreement with the Authority should be submitted. (250-34.A.3).
8. Approval of the proposed water system, as well as an executed Water Service Agreement from North Penn Water Authority, is required. (250.35)
9. Ultimately, we will require a construction cost estimate for use with the Development Agreement, however this estimate should not be prepared until the approvals have been obtained. (250-61)
10. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for construction activities. (242-19.B.1)
11. We recommend that the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
12. We have the following drafting/engineering comments (250-72 unless otherwise noted):
 - a. The submission includes a separate truck turning plan. We note that the April 7, McMahon Associates review includes comments on the plan. (250-40.L)
 - b. The label for the proposed 2" water line on the Township parcel should be relocated (see sheet 21).
 - c. Easement documents for the offsite easements should be sent to the Township Solicitor for review.
13. The plans should be submitted to the following entities for review and comment:
 - a. Montgomery County Conservation District
 - b. Montgomery County Planning Commission
 - c. Hatfield Township Fire Marshal
 - d. Hatfield Township Shade Tree Commission
 - e. North Penn Water Authority
 - f. Hatfield Township Landscape Architect
 - g. Hatfield Township Traffic Engineer
 - h. Pennsylvania Department of Environmental Protection

April 12, 2021

Ref: #3624

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We recommend the plan be revised and resubmitted, however we take no exception to the plan being on the next Planning Commission agenda for consideration. Should you have any questions, please feel free to contact me.

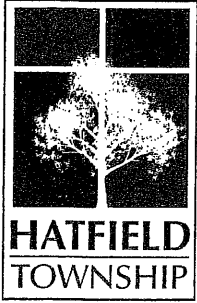
Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official
Christen Pionzio, Esq., Township Solicitor
Anton Kuhner, PE, McMahon Associates, Inc.
Kim Flanders, RLA, McCloskey & Faber, P.C.
Derstine Properties, LLC, Applicant
Scott Camburn, PE, Urwiler & Walter, Inc.
Josh Gross, PE, CKS Engineers, Inc.
Brian Cicak, PE, CKS Engineers, Inc.
File



Safety and Code Enforcement Department

Subdivision / Land Development Plan Review

Date: April 9, 2021
To: Aaron Bibro, Hatfield Township Manager
Project: Land Development – Derstine Business Center, Hatfield Township
Plan Date: 12/30/2020, revision dated 3/16/2021.
Project #: P21-01
Review: #2

Dear Applicant,

The Hatfield Township Fire Marshal has reviewed the plans for the above referenced project. The plans were reviewed for conformance with the codes and ordinances adopted by Hatfield Township and the Commonwealth of Pennsylvania, as well as established life safety and hazard mitigation practices. Please review the following comments and requirements carefully:

1. The street address for the proposed new building will be 2955 Clemens Road, Hatfield, PA 19440. Suite numbers will be assigned at the time of construction plan review;
2. Provide a complete Fire Protection Permit submittal for the new meter pit, underground fire main and private fire hydrant. The submission shall include a completed permit application, fees, 3 sets of working plans (plan and elevation views for the meter pit and piping) including details on all joint restraints, thrust blocks, valves and meter pits, and 2 sets of manufactures cut sheets. The underground fire main permit application submission shall be in accordance with the requirements of NFPA 24/2013, Chapter 4. The underground fire main design and installation shall be in accordance with NFPA 13/2013, NFPA 24/2013 and the International Fire Code/2015;
3. All new fire hydrants shall meet all North Penn Water Authority specifications;
4. A North Penn Water Authority water main extension plan shall be provided for review and approval;

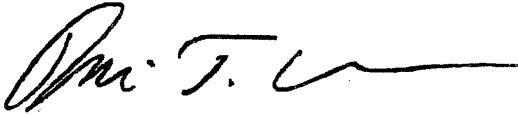
5. Any accessibility features located outside the street right-of-way shall be provided in accordance with the current version of the Pennsylvania Uniform Construction Code;
6. Provide the fire marshal with a copy of the as-built Land Development drawings on CD in .PDF format prior to the project completion.

The inclusion or exclusion of specific code requirements within this review document does not in any way release the applicant from performing all work in accordance with the applicable building and safety codes adopted by Hatfield Township and the Commonwealth of Pennsylvania.

Plan Review Summary

- The plans are **conditionally approved** based on the comments and requirements listed above. **Any changes made to the approved plans will require an additional review by the fire marshal.**

Regards,



Mikele T. Waldron
Fire Marshal / Fire Code Official
mwaldron@hatfield.org
215-855-0900

cc: Ken Amey, Hatfield Township Planner
Bryan McAdam, CKS Engineers
Scott Camburn, Urwiler & Walter, Inc.
Tom McKernan, Derstine Properties, LLC
Chris Norris, NPWA
File



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

April 13, 2021

Mr. Aaron Bibro
Township Manager
Hatfield Township
1950 School Road
Hatfield, PA 19440

RE: Second Landscape Plan Review for **Derstine Business Center, northeast corner of Derstine and Clemens Roads**, Hatfield Township, Montgomery County, PA
M&F Project No. 1089, **Hatfield Project No. P21-01**

Dear Mr. Bibro:

We are in receipt of a Land Development Plan submission consisting of thirty-six sheets dated March 16, 2021 prepared by Urwiler and Walter, Inc. Sheets 6 and 7 of 36 include information specific to landscape development. The plans were received by our office directly from the Project Engineer on March 25, 2021. A response letter dated March 25, 2021 was included with the submission. Existing conditions were observed at the site from adjacent streets on January 28, 2021.

The 16.417 acre property is located in the LI Light Industrial district. The applicant proposes to construct a 100,340 SF warehouse building consisting of 90,159 square foot Warehouse, 9,841 square foot Office, and 340 SF utility space, and associated parking and loading.

A. We offer the following comments and recommendations relative to the **landscape related SALDO waiver requests**:

1. **Plan Preparation (Section 250-67.E.(7))**: The Applicant is requesting relief from the requirement that Landscape Plans shall be prepared, sealed and signed by a Landscape Architect registered in the Commonwealth of Pennsylvania. **No objection.**

a) The landscape design was prepared under the direction of a Landscape Contractor/Designer whose place of business is in close proximity to the subject site and who has demonstrated an understanding of landscape requirements.

B. We offer the following comments and recommendations relative to the **technical plan requirements**:

1. The Applicant may utilize landscape equivalencies at rates according to Section 250-38.K to provide flexible solutions that meet the intent of the landscape requirements. Any use of equivalencies must be approved by the Township Landscape Architect. The proposed use of

McCloskey & Faber, P.C.

Mr. Aaron Bibro

Hatfield Township Manager

RE: 2nd Review for Derstine Business Center

April 13, 2021

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equivalencies does not fully meet the Code requirements. For instance, equivalencies are not permitted for street trees, and replacement trees are to be "in kind" to what is being removed. That said, we believe the overall design meets the intent of the Code requirements and we therefore believe the use of equivalencies is acceptable for this development. Related to this, we recommend that the Project Engineer contact our office directly to discuss clarification of the Landscape Requirements chart.

C. We offer the following comments relative to **placement of plant material and proposed species**:

1. We recommend that the "Landscape Schedule" is expanded to include the intended spacing of shrubs.
2. It is understood that certain existing and proposed site features prohibit placing shade trees close to the street. However, we recommend that placement of proposed Shade trees along Derstine Road is adjusted to place trees closer to the street as is feasible.
3. A diversity of species in smaller species clusters is encouraged for trees. If a pathogen, insect, or environmental stress becomes a problem, the entire planting is threatened. For example, the following areas could benefit from species diversity:
 - a) We recommend for species diversity that the Infiltration trench tree species are different than the adjacent Parking area tree species.
 - b) We recommend that a smaller group of one species is added within each of the larger species groupings of Arborvitae, Bald Cypress and Magnolia associated with Infiltration Basin #2 to break up the large species clusters.
 - c) We recommend the total percentage Red Maple trees within the area along both access driveways and Clemens Road is reduced. At least one additional non-Red Maple tree species should be provided.

The above comments are based on our review of the drawings submitted. Future plans are to be revised accordingly. We recommend that the Project Landscape Architect contact our office if further clarification is needed. The Applicant is to address the above comments in conjunction with the landscape related comments from Township Engineer reviews and resubmit revised plans for further review. Further comments may be forthcoming following our review of the revised drawings.

In order to help expedite the review process of the resubmission of the plan, we request the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the plans that are unrelated to the review comments but impact the landscape design should also be identified in the response letter.

McCloskey & Faber, P.C.

Mr. Aaron Bibro

Hatfield Township Manager

RE: 2nd Review for Derstine Business Center

April 13, 2021

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We trust that this landscape plan review letter responds to your request and satisfactorily addresses the landscape ordinance requirements that are apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'James R. Faber', with a stylized, flowing script.

James R. Faber, ASLA

Township Landscape Architect

JRF/kjf

cc: Kenneth Amey, AICP, Zoning Officer/Township Planner (email)
Derstine Properties, LLC, c/o Tom McKernan, Applicant
Bryan McAdam, PE, CKS Engineers (email)
Christen Pionzio, Hamburg, Rubin, Mullin, Maxwell and Lupin (email)
Scott Camburn, Urwiler & Walter, Project Engineer (email)



TRANSPORTATION ENGINEERS & PLANNERS

McMahon Associates, Inc.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
P. 215.283.9444
mcmahonassociates.com

April 7, 2021

Mr. Aaron Bibro
Hatfield Township
1950 School Road
Hatfield, PA 19440

RE: **Traffic Review #2**
Project P21-01
Derstine Business Center
Hatfield Township, Montgomery County, PA
McMahon Project No. 821030.1A

Dear Aaron:

Per your request, McMahon has completed a traffic engineering review of the proposed Derstine Business Center development to be located on the northeast corner of the intersection of Derstine Road and Clemens Road in Hatfield Township, Montgomery County, PA. It is our understanding that the development will consist of a 100,340 square foot building with approximately 90,000 square feet of warehouse space and 10,000 square feet of office area. Access to the proposed development will be provided via one unsignalized full-movement driveway onto Clemens Road approximately 500' to the east of its intersection with Derstine Road. Additionally, access to the development will be provided via a right-in/right-out driveway onto Clemens Road located approximately 300' to the east of the adjacent site driveway.

The following documents were reviewed and/or referenced in preparation of our comments:

- Land Development Plans – Derstine Business Center, prepared by Urwiler & Walter, Inc., dated December 30, 2020, *Revised March 16, 2021*
- Truck Turning Plans, prepared by Urwiler & Walter, Inc., dated March 16, 2021
- Response Memo to McMahon Associates, prepared by Urwiler & Walter, Inc., dated March 25, 2021

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and further action by the applicant as related to the submission.

1. **Provide a formal response letter addressing these comments with the next resubmission.**
2. The truck turning templates appear to show the vehicle overrunning the island on the eastern proposed driveway for both the ingress and egress movements. The design for the access must be revised to eliminate the overlap of the proposed curbing. Additionally, label the plan clearly to indicate which design vehicle was used for the turning templates.
3. The “No Left Turn” signs shown on the plan are in the correct location but do not reflect the correct series number. The correct series number is **R3-2**. Revise the plan accordingly.

Transportation Impact Fee

In accordance with the *Hatfield Township Impact Fee Ordinance*, the weekday afternoon peak hour trip generation of the proposed development will be subject to the Transportation Impact Fee, which is \$2,281.88 per new weekday afternoon peak hour trip. Based on Land Use Code 150 (Warehousing) contained in the Institute of Transportation Engineer's (ITE) publication, *Trip Generation Manual, Tenth Edition*, the proposed development is expected to generate 40 new weekday afternoon peak hour trips which would result in a transportation impact fee of \$91,275.20. **However, the applicant should provide additional details on the expected use(s) of the office space in order to determine if the office will be used to supplement the warehouse space or if it is expected to operate as a separate office use from the warehouse portion of the development.** The impact fee is subject to adjustment upon receipt of this information.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

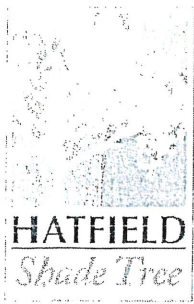
Sincerely,



Anton Kuhner, P.E.
Senior Project Manager

EJR/AKK

cc: Ken Amey, Hatfield Township
Bryan McAdam, CKS Engineers
Cristen Pionzio, Hamburg, Rubin, Mullin, Maxwell & Lupin
Tom McKernan, Applicant
Scott Camburn, Urwiler & Walter, Inc.



Date: JANUARY 26, 2021
To: Hatfield Township Planning Commission
From: Shade Tree Commission
RE: DERSTINE BUSINESS CTR.



The ~~member~~ member for the Shade Tree Commission-Subdivision Review Subcommittee (STC) received the subject documentation on DERSTINE BUSINESS CTR. 1/26/2021

These documents were reviewed on JANUARY 26, 2021. Our findings are:

Comments

NICE AND GENEROUS LANDSCAPE PLAN.

Recommendations

SUBSTITUTE WHITE OAKS FOR PIN OAKS.
PIN OAKS ARE NOT NATIVE AND NEED REPEATED AND
EXTENSIVE PRUNING.

Conclusions

- ☐ The proposal can be accepted as presented.
- ☒ The proposal would meet the objections of the Township Shade Tree Commission with incorporation of the recommendations above.
- ☐ The proposal should be either tabled or rejected at this time because of one or more of the comments listed above. Additional opportunity for review by the STC is requested for any re-proposals by the developer.
- ☐ No recommendation is made on the proposal at this time because _____

Shade Tree Commission Committee Members: Juan Di Maria

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
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WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 12, 2021

Mr. Kenneth Amey, AICP, Zoning Officer/Township Planner
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC # 19-0100-002
Plan Name: Derstine Business Center
1 lot, 100,340 square feet on 16.41 acres
Situate: Derstine Road (east), Clemens Road (north)
Hatfield Township

Dear Mr. Amey:

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 January 12, 2021. We forward this letter as a report of our review.

BACKGROUND

This application relates to proposed improvements on a 16.41 acre L-1 Light Industrial District zoned property (County Parcel ID 35 00 03940 00 3) located on Derstine Road, north of Clemens Road in Hatfield Township. Derstine Properties, LLC, the applicant, seeks permission to construct a 100,340 square foot warehouse facility on the subject tract. In addition, off-street parking shall be provided for a total of 177 cars.

It has been indicated on the plans by the applicant's engineer that public water and sewer facilities will serve this planned development.

The submitted plan mentions that relief from municipal stormwater management requirements outlined in Article III are to be sought from regulations governing stormwater basin design criteria (§242-18.B.(8)) and grading (§242-19.A).

Also, the applicant shall request waivers from requirements established in the SALDO, which pertain to curbs (§250-30.A), planting plan regulations (§250-38.C), as well as traffic impact study standards (§250-87).

COMPREHENSIVE PLAN COMPLIANCE

The proposed land development plan is generally consistent with goals and objectives established in our County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Automobile parking facilities (§250-40.Q)

Municipal regulations specify that for all parking lots providing spaces for more than six vehicles, the paved area shall be landscaped with at least one shade tree for every 10 spaces beginning with the 10th space. Furthermore, such trees shall be placed in a planter of at least 200 square feet in area. The plan, as proposed, does not appear to fully adhere to this requirement. We note, however, that the SALDO states that equivalent plantings as approved under this chapter, when part of an overall design theme, may be approved in lieu of rote compliance with the above. Accordingly, the applicant's engineer should present any evidence that the plan complies with this parking lot landscape standard.

DESIGN ISSUES

A. Parking Needs

Per data featured on the submitted plan, the number of parking spaces proposed for this development project at final build out is greater than what is mandated by the Zoning Ordinance. A total of 177 (permanent) spaces are to be built, while 127 appear to be required. In order to limit land development impacts from excess parking and impervious coverage, the MCPC supports the notion of site parking capacity to *meet, but not exceed minimum local zoning requirements*. Thus, we suggest- at a minimum- that the applicant provide justification to municipal officials for its intended parking needs.

MISCELLANEOUS

A. Assignment of MCPC Number

When an application is forwarded to the County for review, a member of our staff is required to assign a unique, nine-digit identifier to the plan. This identifier is referred to as a MCPC number. Please note that the number "19-0100-002" has been set aside for this submission. If any plans are brought to this office for recording, this MCPC number should appear on the applicable sheets

in the box reserved for the seal of this agency.

CONCLUSION

We wish to reiterate that the MCPC generally supports the applicant's proposal.

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.

Sincerely,



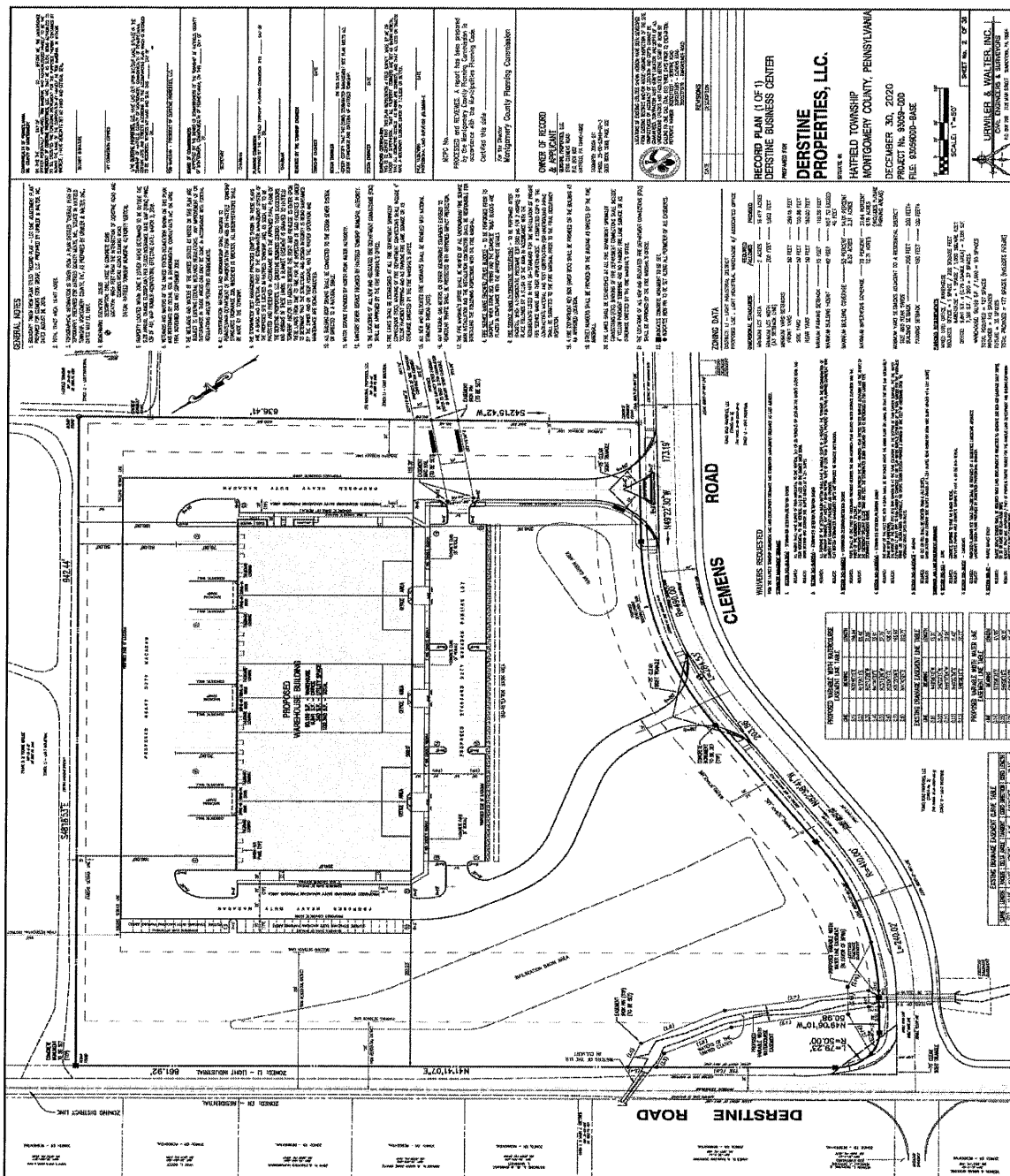
Kevin Chavous, ASLA, SITES AP, LEED AP BD+C, LEED AP ID+C, LEED AP ND, LEED AP Homes, CNU-A, AICP
Design Planner

610.278.3731 e mail **kchavous@montcopa.org**

c: Alan Bibro, Township Manager
Derstine Properties, LLC, Applicant's Engineer

Attachments: 1) Aerial Photo; 2) Site Plan







4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

March 9, 2021
Ref: #3625

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: 2714 Cowpath Road
Habitat for Humanity
Land Development
(Hatfield Township Project #P21-02)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our initial review of the above-referenced land development plan. The applicant proposes to subdivide an existing parcel (TPN 35-00-02209-00-6) along Cowpath Road in the RA-1 and B residential zoning districts, to create four residential building lots. The zoning boundary roughly bisects the property south to north. The parcel is approximately 0.96 acres in size and contains one existing single-family dwelling, driveway and two detached garages. The applicant proposes to construct two duplex units for a total of four units of affordable housing, as well as a shared driveway and stormwater management system. The lots will be served by public water and public sanitary sewer service. The submission consists of an eight (8) sheet plan set dated January 25, 2021, with no revisions and a Post Construction Stormwater Management Report dated January 2021.

We have reviewed the documents for compliance with applicable Zoning, Subdivision and Land Development, and Stormwater Management Ordinance requirements, and have the following comments:

1. The applicant applied for and received relief from the Zoning Hearing Board pursuant to the June 29, 2020 correspondence from the Zoning Hearing Board solicitor. Relief was granted from the following sections of the Hatfield Township Zoning Ordinance to permit subdivision into four new lots and construction of two twin home buildings:
 - a. Section 282-24.A, to permit "Single-Family Semi-Detached" use in the RA-1 District.
 - b. Section 282-25.A, to permit less than the required 20,000 SF minimum lot size. Lots 1 and 2 are 11,671 SF, and 9,060 SF respectively.
 - c. Section 282.25.B, to permit lot widths for lots 1 and 2 of 64.43 feet and 50 feet respectively, where 100 feet is required.
 - d. Section 282-26.B, to permit side yards of zero feet for Lots 1 and 2, where 20 feet is required.
 - e. Section 282-26.6(1), to permit a side yard of 26 feet, where the RA-1 district is 50 foot for any building other than single-family detached.

- f. Section 282-48.D, to permit two multi-family dwelling units in the B Residential District.
 - g. Section 282.49.A, to permit less than the required 17,500 SF minimum lot size. Lots 3 and 4 are 9,063 SF, and 11,872 SF respectively.
 - h. Section 282-49.B, to permit lot widths for lots 3 and 4 of 50 feet and 65.57 feet respectively, where 80 feet is required.
 - i. Section 282.50.B to permit side yards of zero feet for Lots 3 and 4, where 20 feet is required.
2. The plan includes a list of various waivers being requested from the requirements of the Subdivision and Land Development Ordinance as well as the Stormwater Management Ordinance.
- a. From Section 250-9, to allow the plan to be considered as preliminary/final. We take no exception to this request.
 - b. From Section 242-12 requiring stormwater to drain in no less than 24 hours and no more than 72 hours. Based on comments below, this waiver may be withdrawn, dependent on the forthcoming volume control calculations.
 - c. From Section 242-18.B.2.G.1 to allow an 8-inch outfall pipe from a roof drain system, two 12-inch pipes from yard inlets, and a 15-inch diameter outfall pipe from the site to an existing storm inlet. We take no exception to this request, with the exception of pipe run D1 to D4, which should have a minimum 15-inch diameter. The majority of the proposed pipes will be on private property, and privately maintained. The 15-inch pipe connecting to the existing inlet in Cowpath Road is sufficient for the calculated flows as well as maintenance.
 - d. From Section 242-18.B.2.G.2 to allow the use of high-density polyethylene pipe (HDPE) instead of reinforced concrete pipe. With the exception of a short section within the Township Right-of-Way, the pipes are all to be privately owned and maintained. We take no exception to this request.
3. We have the following comments regarding grading, stormwater management and erosion control:
- a. The proposed slopes for the swales around the proposed buildings on Lots 1 and 2 appear to have slopes less than 2% and should be revised to have no less than 2 percent centerline slope, to ensure adequate drainage.
 - b. The table showing the required release rates from the site on pages 41 and 42 of the PCSM report is difficult to follow and should be revised to more clearly spell out how the allowable discharges were calculated as well as a comparison of pre to post development discharges. We do not feel that there will be a problem with compliance. (242-15.A, 242-21.A.(3))

- c. Storm pipe calculations are not included in the Post Construction Stormwater Management (PCSM) report. Calculations should be provided to demonstrate runoff is captured and can be adequately conveyed to the detention basin. (242-18B(2)(a)[1])
 - d. The pipe run labeled "D1 to D3" in the Stormwater Piping Schedule is mislabeled and should indicate "D1 to D4." This pipe run should be revised to 15-inch diameter. We note that a waiver has already been requested to allow pipe diameters less than 18 inches. (242-18B(2)(g)[1])
 - e. The Existing Features and Demolition plan shows an existing storm pipe through the property which is proposed to be removed. The plan should more clearly identify the upslope end of the pipe, and as necessary, an explanation of the current condition of this pipe to ensure its removal will not negatively impact drainage on the adjoining properties or the subject property. (242-21B(1)(a)[2])
 - f. No stormwater runoff volume control is provided on the site. The design will need to be revised to demonstrate compliance with the required volume control measures. We note that the applicant has performed stormwater infiltration testing, and positive rates are not available on the site. Based on the submitted design and conversations with the applicant's engineer, we believe that compliance can be achieved with modest adjustments, and it is our understanding that revised calculations will be submitted with revised plans. (242-14.C)
 - g. The note at the bottom of the tables on page 42 of the of the PCSM report should be adjusted relative to forthcoming revisions indicated above.
 - h. There are some "carryover" items in the PCSM report narrative that need to be corrected: The watershed name on Page 7 of the PCSM report should indicate Neshaminy Creek stormwater management district A, along with the required release rates; The Township name on page 10 should be revised.
 - i. An Operations and Maintenance Agreement for the stormwater management facilities is required. (242-31)
 - j. Regarding the operations and maintenance agreement for the stormwater management facilities, we note that the plan indicates that the property owner shall be responsible for ownership and maintenance of the facilities, however the facilities are spread out over the four lots. The applicant should clarify whether a homeowner's association will be established for this purpose. It is not acceptable to have the individual property owners responsible for portions of the stormwater management system. (242-31.C, 242-32.A)
4. The proposed driveway and parking areas will create a scenario in which the four property owners will need to cross property lines to access their individual dwellings. The plan does not identify any shared access easements. The plan should be revised to include a shared access easement, in favor of the 4 property owners. (250-70.C.(17), 250-39.C.(6), 250-43.E.(1))
 5. The total site area is less than 1 acre, therefore an NPDES permit is not required. The review of the erosion control measures can be addressed by the Township and CKS. (242-20)

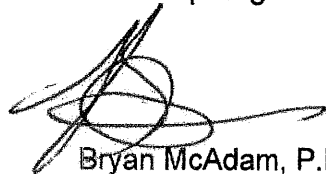
6. Approval of the proposed sanitary sewer system by Hatfield Township Sewer Authority is required, including Sewage Facilities Planning Module Approval or waiver from PA DEP. (250-34.A.3)
7. Approval of the proposed water system, as well as an executed Water Service Agreement from North Penn Water Authority, is required. (250.35)
8. The project will require a Traffic Impact Fee. The fee, as indicated in the February 23, 2021 review from McMahon Associates, Inc. is \$6,845.64. (250-87)
9. A township road opening permit for the proposed driveway is required prior to construction. (250-78.B.)
10. We defer to the Township Landscape Architect for specific landscape requirements regarding spacing, species, etc. of the proposed plantings. We note that the tabulation on Sheet 4 appears to accurately represent the ordinance's landscape requirements and respectively the proposed plantings as shown.
11. We will ultimately require a construction cost estimate for use with the Development Agreement, however this estimate should not be prepared until the approvals have been obtained. (250-61)
12. Ordinance Section 250-64.A.2.(a) requires that ten percent (10%) of the land shall be offered for dedication for park and recreation areas in residential subdivision or land developments of three or more individual dwelling units.
13. We recommend the Record Plans be sent to the Township Solicitor for review of the signature certifications, etc.
14. We have the following engineering and drafting comments:
 - a. The Sidewalk and Curbing in Township right of way shall be cured with Aquaron 2000 or approved equal. This note should be included with the respective sidewalk and curbing details on Sheet 7 of 8.
 - b. Concrete for curb and sidewalk shall be Class A Air Entrained Mix.
 - c. The "Flexible Pavement Restoration" detail should be revised to indicate the following materials: 6" 2A Material, 5" 25 mm base course, 2" 19 mm binder, 1 ½" 9.5 mm wearing course, 3.0 to 10 mESAL mix design.
 - d. The sight distance information for the proposed driveway should be revised to identify the required and available sight distances. (250-29.G.(4))
 - e. The proposed driveway access may require ADA warning devices (i.e. truncated dome mats) at the location where the sidewalk crosses the proposed driveway. (250-29F(8))
 - f. The plans should contain a note stating that any township facilities, i.e. curbing, sidewalk, paving, damaged during construction shall be repaired or replaced at the direction of the Township at no cost to the Township.

15. The plans should be submitted to the following entities for review and comment:

- a. Montgomery County Conservation District
- b. Montgomery County Planning Commission
- c. Hatfield Township Fire Marshal
- d. Hatfield Township Shade Tree Commission
- e. North Penn Water Authority
- f. Hatfield Township Municipal Authority
- g. Hatfield Township Landscape Architect
- h. Hatfield Township Traffic Engineer (February 23, 2021 review)

We recommend the plan be revised and resubmitted, however we have no objection to the project being discussed at the upcoming Hatfield Township Planning Commission meeting. Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official
Christen Pionzio, Esq., Township Solicitor
Kim Flanders, McCloskey & Faber, PC, Township Landscape Architect
Anton Kuhner, McMahon Associates, Inc., Township Traffic Engineer
Tim Woodrow, PE, Woodrow & Associates
Michael Barrett, Applicant
Joshua Gross, CKS Engineers, Inc.
File



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

March 10, 2021

Mr. Aaron Bibro
Township Manager
Hatfield Township
1950 School Road
Hatfield, PA 19440

RE: First Landscape Plan Review for **2714 Cowpath Road (Habitat)**, Hatfield Township,
Montgomery County, PA; M&F Project No. 1089, **Hatfield Project No. P21-02**

Dear Mr. Bibro:

We are in receipt of a Land Development Plan submission consisting of eight sheets dated January 25, 2021 prepared by Woodrow & Associates, Inc. Sheets 4 and 7 of 8 include information specific to landscape development. The plans were received by our office on February 10, 2021. Existing conditions were observed at the site on March 4, 2021.

The 0.9655 acre property is located in the RA-1 and B Residential zoning districts. The Applicant is proposing to demolish an existing dwelling in order to subdivide into four lots to support two twin residential buildings accessed from one driveway along Cowpath Road.

It is our understanding that the Applicant received zoning relief associated with Use, Minimum Lot area and width, and Minimum side yard setbacks.

We offer the following comments and recommendations:

1. Street tree requirements (Section 250-38.B.):

- a) Proposed street tree locations should be adjusted so that trees are not placed on new property lines.
- b) One existing 24" Sweet Gum tree lies within the right-of-way of Cowpath Road and is proposed to remain. Location of proposed Bowhall Red Maple street tree is to be adjusted to reduce conflict with the canopy of the Sweet Gum tree.
- c) Street trees shall be planted at a minimum of 40 feet and a maximum of 50 feet on center contiguous to a new subdivision or land development. Street trees are to be located one (1) foot to (10) feet onto the property measured from the edge of the ultimate right-of-way. (Section 250-38.B.(1))

McCloskey & Faber, P.C.

Mr. Aaron Bibro

Hatfield Township Manager

RE: 1st Review for 2714 Cowpath Road (Habitat)

March 10, 2021

Page 2

- Minimum street tree quantity has been provided. However, street tree layout does not meet the above noted spacing and setback requirements.
- It appears that site constraints, including but not necessarily limited to, location of proposed driveway and service utilities, limit the ability to place street trees to meet the spacing and setback requirements. (Section 250-38.J.)
- Therefore, a waiver from the street tree spacing and setback requirement seems appropriate.

2. Final Plan Requirements – Existing trees (Section 250-68.D.(6)(h)[2]): Based on our observations at the site, it appears some trees 8” caliper and greater exist near the southern corner of the development site and are not indicated on the plan.

- a) The Existing Features and Demolition Plan is to be revised to depict these trees, and the landscape design adjusted to place outside the area where trees will be preserved.
- b) Furthermore, the replacement tree calculations in the Landscaping Requirements chart should be revised, and additional trees installed, as may be necessary depending on the extent of tree removals.
- c) Location of tree protection fence is to be extended to preserve trees intended to remain in this area. (Section 250-38.D.)
- d) One 8” Evergreen tree shown to remain along the rear property line appears to be beyond recovery and should therefore be removed.

3. General Comments:

- a) We recommend that the "Landscape Schedule" be expanded to include the intended spacing of shrubs.
- b) Due to the wooded areas to remain near (and adjacent to the site), species should be reviewed for deer resistance.
- c) We recommend that existing tall shrubs/small trees near the existing mature tree closest to Cowpath Road are depicted on the plans. We recommend these are removed if situated within the street right-of-way.

The above comments are based on our review of the drawings submitted. Future plans are to be revised accordingly. We recommend that the Project Landscape Architect contact our office if further clarification is needed. The Applicant is to address the above comments in conjunction

McCloskey & Faber, P.C.

Mr. Aaron Bibro

Hatfield Township Manager

RE: 1st Review for 2714 Cowpath Road (Habitat)

March 10, 2021

Page 3

with the landscape related comments from Township Engineer reviews and resubmit revised plans for further review or request and obtain waivers, with justification, as appropriate. Further comments may be forthcoming following our review of the revised drawings.

In order to help expedite the review process of the resubmission of the plan, we request the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the plans that are unrelated to the review comments but impact the landscape design should also be identified in the response letter.

We trust that this landscape plan review letter responds to your request and satisfactorily addresses the landscape ordinance requirements that are apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'James R. Faber', with a stylized, flowing script.

James R. Faber, ASLA
Township Landscape Architect
JRF/kjf

cc: Kenneth Amey, AICP, Zoning Officer/Township Planner (email)
Habitat for Humanity for Montgomery County and Delaware County., Applicant
Bryan McAdam, PE, CKS Engineers (email)
Christen Pionzio, Hamburg, Rubin, Mullin, Maxwell and Lupin (email)
Tim Woodrow, Woodrow & Associates, Inc., Project Engineer (email)
Rachel Vahey, Project Landscape Architect (email)



TRANSPORTATION ENGINEERS & PLANNERS

McMahon Associates, Inc.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
P. 215.283.9444
mcmahonassociates.com

February 23, 2021

Mr. Aaron Bibro
Hatfield Township
1950 School Road
Hatfield, PA 19440

RE: **Traffic Review #1**
Project P21-02
2714 Cowpath Road
Hatfield Township, Montgomery County, PA
McMahon Project No. 821124.1A

Dear Aaron:

Per your request, McMahon Associates has completed a traffic engineering review of the proposed development to be located at 2714 Cowpath Road in Hatfield Township, Montgomery County, PA. It is our understanding that the proposed development will consist of two, multi-family twin housing buildings with parking. Access to the proposed development will be provided via one full-movement driveway onto Cowpath Road approximately 100' east of the intersection of Cowpath Road and Poplar Avenue.

The following document was reviewed and/or referenced in preparation of our comments:

- Preliminary/Final Land Development Plans – 2714 Cowpath Road, prepared by Woodrow & Associates, Inc., dated January 25, 2020

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and further action by the applicant as related to the submission.

1. **Provide a formal response letter addressing these comments with the next resubmission.**
2. A six-foot-wide sidewalk shall be provided along Cowpath Road as per **Sections 250-31A and 250-31C** of the **Subdivision and Land Development** ordinance.
3. Poplar Avenue is labeled incorrectly. Revise the plan set accordingly.
4. Provide a max 2% cross slope on the sidewalk crossing the driveway.
5. Extend the limits of the parking area on the east and west end to provide a reasonable backup and turnaround area per **Section 250-40F** of the **Subdivision and Land Development** ordinance.

Transportation Impact Fee

In accordance with the *Hatfield Township Impact Fee Ordinance*, the weekday afternoon peak hour trip generation of the proposed development will be subject to the Transportation Impact Fee, which is \$2,281.88 per new weekday afternoon peak hour trip. Based on Land Use Code 220 (Multifamily Housing (Low-Rise)) contained in the Institute of Transportation Engineer's (ITE) publication, *Trip Generation Manual, Tenth Edition*, the proposed development is expected to generate approximately 3 new weekday afternoon peak trips which would result in a transportation impact fee of \$6,845.64.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Anton Kuhner, P.E.
Senior Project Manager

EJR/AKK

cc: Ken Amey, Hatfield Township
Bryan McAdam, CKS Engineers
Cristen Pionzio, Hamburg, Rubin, Mullin, Maxwell & Lupin
Michael Barrett, Applicant
Timothy P. Woodrow, P.E., Woodrow & Associates, Inc.



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

April 12, 2021
Ref: # 3626

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Hamlen Single Family Residence - Minor Subdivision
1337 Park Ave.
(Hatfield Township Project #P21-03)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our initial review of the above-referenced minor subdivision plan. The applicant proposes to subdivide a residential parcel into two (2) lots, one which will contain an existing single-family residence, and the other which will contain a new single-family residence.

The parcel is in the RA-1 Residential Zoning District with frontage on one opened street, Park Avenue, and two unopened (paper) street; Krupp Avenue and Lehigh Avenue. The existing residence accesses Park Avenue via a paved driveway within Krupp Avenue. This existing driveway will be extended to serve as a common, shared driveway for both lots.

This submission, prepared by R.L. Showalter and Associates, Inc., consists of a five-sheet plan set dated March 3, 2021, with no revisions. Development of Lot 2 includes a single-family residence with sidewalks, driveway, and stormwater facilities (an underground stone bed). We have reviewed the documents for compliance with applicable Zoning, Subdivision and Land Development, and Stormwater Management Ordinance requirements and have the following comments:

1. The following waivers are requested from the Hatfield Township Subdivision and Land Development Ordinance as identified on the plan:
 - a. Section 250-49.B.(3): Street improvements - The ordinance requires a minimum cartway width of 34 feet. We take no issue with this request as the existing cartway width of Park Avenue is approximately 34 feet wide, and Krupp Avenue and Lehigh Avenue were never constructed.
 - b. Section 250-51 Sidewalk - The ordinance requires sidewalks and handicapped ramps to be constructed along existing and proposed streets. There are currently no sidewalks on Park Avenue or elsewhere in the vicinity of this property. We take no issue with this request.
 - c. Section 250-52 Curbing - The ordinance requires curbing along existing and proposed streets. We take no issue with this request as Park avenue is already curbed and Krupp Avenue and Lehigh Avenue are both unopened paper streets.

2. The record plan should be submitted to the Township Solicitor for review of the signature certification blocks, recording information, etc. (250.67.E.15)
3. The plan should be reviewed by the Hatfield Township Fire Marshal. (250-69.B)
4. The plan should be revised to include an offer of dedication of the area between the legal and ultimate right-of-way of Park Avenue to Hatfield Township. The record plan identifies the ultimate right-of-way line; however, the line should be defined by a metes and bounds description. Also, as presented, only the outermost distances of the respective boundary lines are provided. The distances to the right-of-way must be provided. (250-29.B.2, 250-29.B.4)
5. We have the following comments regarding stormwater management, grading and erosion control:
 - a. An easement must be provided for Hatfield Township to perform inspections and maintenance for the preservation of stormwater runoff conveyance and infiltration areas. An easement encompassing the proposed infiltration bed and overflow structure should be provided, or a blanket easement on the parcel would be acceptable. (242-32.B)
 - b. All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without uncontrolled ponding. Additional topography must be provided to demonstrate that runoff from the site will not negatively impact the adjoining properties. At a minimum this should include contours in the Krupp Avenue right-of-way. We note that ponding water was observed within the Krupp Avenue area during a recent site visit. The proposed design will increase runoff to this area, and no runoff peak rate controls are proposed. (242-19A(1), 250-69C(2))
 - c. Regulated activities that create impervious surfaces up to and including 5,000 square feet are exempt from the peak rate control requirements. The plan shows an increase in impervious area of 4,995 square feet; however, the plan does not appear to account for the proposed driveway area to be installed within Krupp Avenue, which would result in over 5,000 sf. of new impervious cover for the project.

The design provides stormwater runoff volume control consistent with the Township Stormwater Ordinance, but no peak rate controls are provided. We recommend the applicant consider reconfiguring the design to limit new impervious cover to less than 5,000 sf. or revise the stormwater design to include stormwater runoff peak rate controls. If the peak rate exemption is to be used, the plan should include a note regarding the exemption and referencing the ordinance section. (242-6.B.)
 - d. The total site area is less than 1 acre, therefore an NPDES Permit is not required. The review of the erosion control measures can be addressed by the Township and CKS. Unless the applicant will be submitting the plan to the Montgomery County Conservation District for review, the references to "Local County Conservation District," in the E&S Control notes should be changed to "Hatfield

Township Representative" accordingly. All erosion control measures must be implemented and maintained in accordance with State and Township requirements. (242-20)

- e. The construction sequence should be revised to indicate that the erosion control measures will not be removed without permission of the Township. In addition, the sequence should indicate that a preconstruction meeting will be held a minimum of 7 days in advance of earthwork that includes representatives of Hatfield Township and the Township Engineer.
 - f. In Step 5 of the Seepage Pit Construction Sequence, horizontal dimensions of the infiltration stone bed must be obtained along with the as-built elevations already noted. Step 5 should also specify, "approval of Township Engineer" regarding subgrade preparation and installation of control structures.
 - g. Identify the Filter Bag Inlet Protection on the E&S Control Plan (detail is already included on detail sheet).
6. The proposed driveway will create a shared driveway. We also note a portion of the shared driveway is proposed to be constructed on Lot 1. A temporary construction easement may be needed. The shared driveway easement and Maintenance Agreement will also need to provide for access across Lot 1 in favor of Lot 2 accordingly. The shared access and maintenance easement should be executed prior to recording of the plan. The documents should be submitted for review by the Township Solicitor.
7. The following drafting/engineering items should be addressed:
- a. Duplicate survey notes should be removed from Sheet 1.
 - b. The existing and proposed paved driveway area within the limits of Krupp Avenue should be dimensioned.
 - c. The maximum impervious percentages do not match the percentages shown in the Zoning Data table. Also, the building area percentages do not appear correct based on the proposed lot areas shown.
 - d. Concrete monuments shall be placed at each change in the direction of a boundary, at point of curvature and point of tangency, and on one side of all right-of-way lines. Concrete monuments must be placed at each end of the Park Avenue ultimate right-of-way line. The proposed iron pins shown to be installed at the proposed property line dividing the two proposed lots are acceptable. Pins must also be installed at the points of curvature of the boundary line at the northern corner of the property. (250-50.A)
 - e. The top of the owner's notary certification statement references Bucks County. The applicant should confirm this is correct.
 - f. The Montgomery County Planning Commission recording seal should be 3 ½" inches wide. (250-70.B.9)

8. The plans should be reviewed and approved by the following agencies:

- a. Montgomery County Planning Commission
- b. Hatfield Township Fire Marshal
- c. Hatfield Township Municipal Sewer Authority
- d. North Wales Water Authority
- e. Township Traffic Engineer
- f. Township Landscape Architect

We recommend that the above comments be addressed to the satisfaction of the Township.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Zoning Officer/Township Planner
Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell and Lupin
Catherine Basill, Administrative Assistant, Code Enforcement Dept.
Kim Flanders, McCloskey & Faber
Anton Kuhner, McMahon Associates, Inc.
April and Brad Hamlen, Applicants
Norman and Maria Beidler, Owners (1337 Park Ave., Hatfield PA 19440)
Rachel Butch, PE, R.L. Showalter & Associates, Inc.
Joshua Gross, PE, CKS Engineers, Inc.
File

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 12, 2021

Mr. Kenneth Amey, AICP, Zoning Officer/Township Planner
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC # 21-0088-001
Plan Name: April & Brad Hamlen
1 lot, 1 unit on .89 acres
Situate: Park Avenue (north), Orvilla Road (east)
Hatfield Township

Dear Mr. Amey:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 12, 2021. We forward this letter as a report of our review.

BACKGROUND

The submission pertains to a set of plans, which delineate to planned subdivision of a 39,495 square foot, RA-1 Residential District zoned tract of land (County Parcel ID 35 00 08107 00 3) situated on Park Avenue, east of Orvilla Road in Hatfield Township. According to the application forwarded to our office for review, April & Brad Hamlen, the applicants, seek permission to split the subject property into two lots ("Lot 1", "Lot 2"), measuring 20,122 and 18,358 square feet in area each, respectively. As depicted on the plan, a single family detached home shall be constructed on proposed Lot 2, while an existing will be retained on Lot 1.

It has been indicated to our office that a series of variances- *with conditions*- from the Zoning Ordinance have been granted, pertaining to RA-1 District lot area and width regulations (§282-25.A) to permit the creation of a lot less than the required minimum lot size of 20,000 square feet, as well as municipal access to a public street regulations (§282-207) to allow for the creation of a parcel (Lot 2) with no direct existing street frontage.

COMPREHENSIVE PLAN COMPLIANCE

The proposed subdivision plan is generally consistent with goals and objectives established in our County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider.



REVIEW COMMENTS**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE****A. Minor subdivision procedure (§250-11)**

The submitted plan may be deemed a minor subdivision, subject to the provisions outlined in §250-11 of the township's Subdivision and Land Development Ordinance. As specified, for any minor subdivision the applicant shall submit . . . " a plan of minor subdivision accompanied by a complete application form, and if the proposed subdivision meets with the requirements of this article, the Hatfield Township Zoning Ordinance, and the minor subdivision plan requirements of §250-69 of this chapter, the applicant shall not be required to submit the plans, data and information required to comply with the provisions of this article relating to major subdivisions."

MISCELLANEOUS**A. Assignment of MCPC Number**

When an application is forwarded to the County for review, a member of our staff is required to assign a unique, nine-digit identifier to the plan. This identifier is referred to as a MCPC number. Please note that the number "21-0088-001" has been set aside for this submission. If any plans are brought to this office for recording, this MCPC number should appear on the applicable sheets in the box reserved for the seal of this agency.

CONCLUSION

We wish to reiterate that the MCPC generally supports the applicant's proposal.

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.

Sincerely,



Kevin Chavous, ASLA, SITES AP, LEED AP BD+C, LEED AP ID+C, LEED AP ND, LEED AP Homes, CNU-A, AICP CUD
Design Planner
610.278.3731 e mail kchavous@montcopa.org

c: Alan Bibro, Township Manager
Rachel Butch, P.E., Showalter & Associates, Applicant's Engineer

Attachments: 1) Aerial Photo; 2) Site Plan



Montgomery
County
Planning
Commission
Montgomery County Council
1000 Maryland Drive, Suite 200
Rockville, MD 20850
Phone: 301.317.1000
Fax: 301.317.1001
www.montgomeryplanning.com
Aerial photography provided by Google Earth

Hamlen Single Family Residence
Minor Subdivision
MCPC #210088001

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	10' EASEMENT
[Symbol]	5' EASEMENT
[Symbol]	3' EASEMENT
[Symbol]	2' EASEMENT
[Symbol]	1' EASEMENT
[Symbol]	0.5' EASEMENT
[Symbol]	0.25' EASEMENT
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4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

April 12, 2021
Ref: #3627

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Naplin Seven, LP – Minor Subdivision
Bethlehem Pike and Sterling Drive
Hatfield Township Project #P21-04

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our initial review of the above-referenced minor subdivision plan. The applicant, Naplin Seven, LP, is proposing to subdivide a parcel of approximately 26.3 acres into two parcels. The subject parcel has frontage along Bethlehem Pike (Pa. Rt. 309) and Sterling Drive and is located in the LIRC, Light Industrial - Restricted Commercial Zoning District. The proposed subdivision will divide the lot into two new lots, Lots 1a and Lot 1b. Lot 1a will have an area of 12.3057 acres, and Lot 1b will have an area of 13.9745 acres. This submission, prepared by Charles E. Shoemaker, Inc., consists of a four-sheet plan set dated December 16, 2020, with no revisions. No construction or improvements are proposed on either parcel at this time.

We have reviewed the documents for compliance with applicable Zoning and Subdivision and Land Development Ordinance requirements and have the following comments:

1. We recommend that the Record Plan be revised to include a note stating this plan does not propose any new construction.
2. The owner's Post Construction Stormwater Management certification and the Engineer's Certification for SWM on the Record Plan can be removed from the Minor Subdivision Plan, as no construction is proposed. (Sheet 4).
3. The Hatfield Township parcel to the west the parcel (Block 70, Unit 16) should be labeled as T.P.N. 35-00-00454-00-6
4. The plan should be reviewed by the Montgomery County Planning Commission.
5. We recommend that the record plan be sent to the Township Solicitor for review of the signature certifications.
6. The Subdivision and Land Development Ordinance requires that sidewalks shall be provided on both sides of all new streets of land developments and subdivisions. As noted above, no construction is proposed as part of this subdivision plan. We note however that the land development plans submitted recently for the lots will be required to address this requirement to the satisfaction of the township. (250-31).

April 12, 2021


Ref: #3627

Page 2

7. Ten percent of the overall subject parcel of land is to be offered for dedication to the Township for park and recreation areas in a nonresidential subdivision or land development. The land dedicated to the Township need not be a part of the land development and may be located on a separate parcel of land, provided the Board of Commissioners determines the land offered for dedication is convenient to the land development. The developer, with the approval of the Board of Commissioners, may construct park and recreation facilities at existing Township facilities or facilities of another developer to satisfy the requirements of this section. This requirement should be addressed to the satisfaction of the Township. (250-64.A.(2)(b) and 250-64.A.(2)(c))

We recommend that the above comments be addressed to the satisfaction of the Township.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official
Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell and Lupin
Catherine Basili, Administrative Assistant, Code Enforcement Dept.
Kim Flanders, McCloskey & Faber
Anton Kuhner, McMahon Associates, Inc.
Allan Nappen, Naplin Seven, Applicant
Richard Stoneback, PE, Charles E. Shoemaker, Inc.
Joshua Gross, PE, CKS Engineers
File



Safety and Code Enforcement Department

Subdivision / Land Development Plan Review

Date: March 31, 2021
To: Aaron Bibro, Hatfield Township Manager
Project: Subdivision – Lot 1, Bethlehem Pike and Sterling Drive, Hatfield Township
Plan Date: 12/16/2020, no revisions.
Project #: P21-04
Review: # 1

Dear Applicant,

The Hatfield Township Fire Marshal has reviewed the plans for the above referenced project. The plans were reviewed for conformance with the codes and ordinances adopted by Hatfield Township and the Commonwealth of Pennsylvania, as well as established life safety and hazard mitigation practices. Please review the following comments and requirements carefully:

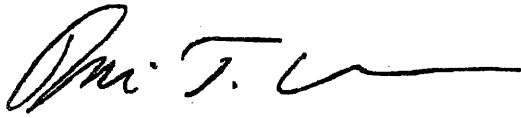
1. The street address for the proposed new building lots will be assigned at the time of Land Development review;

The inclusion or exclusion of specific code requirements within this review document does not in any way release the applicant from performing all work in accordance with the applicable building and safety codes adopted by Hatfield Township and the Commonwealth of Pennsylvania.

Plan Review Summary

- The plans are **approved** based on the comments and requirements listed above. **Any changes made to the approved plans will require an additional review by the fire marshal.**

Regards,

A handwritten signature in black ink, appearing to read "Mike T. Waldron", with a long horizontal flourish extending to the right.

Mikele T. Waldron
Fire Marshal / Fire Code Official
mwaldron@hatfield.org
215-855-0900

cc: Ken Amey, Hatfield Township Planner
Bryan McAdam, CKS Engineers
Charles E. Shoemaker, Inc.
Naplin Seven, L.P., c/o Nappen & Associates, Inc.
File