

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PA 19001

February 4, 2020

Amy Montgomery
Director of Engineering & Code
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: LAND DEVELOPMENT SUBMISSION #2
966 & 968 OLD YORK ROAD**
JLH Associates, Ltd. (Faulkner Nissan)
966 & 968 Old York Road
Co. Parcel No. 30-00-49316-00-1, & 30-00-49320-00-6

Dear Ms. Montgomery:

We are in receipt of review letters by Boucher & James, Inc. dated December 4, 2019, Montgomery County Planning Commission dated December 13, 2019, and Abington Township Staff dated December 3, 2019.

Responses to landscape recommendations, from Township and County review letters, have been provided by Rachel Vahey, RLA of Infocus Planning.

This application package includes the following:

- One (1) Revised Land Development Plan set last revised January 31, 2020;
- One (1) complete plan set reduced on 11x17 paper;
- One (1) copy of the Stormwater Management & Erosion Control Plan Narrative and Drainage Area Plans last revised January 31, 2020;
- CD (PDF Format) containing all plans and Stormwater and Erosion Control Report.

By copy of this correspondence, we are sending one (1) copy of the revised plans and stormwater report directly to Melissa E. Prugar, P.E. of Boucher & James, Inc., at their Bethlehem office.

Original review comments are provided in *italic* type with our response followed in **bold** type.

Boucher & James, Inc. review comments dated December 4, 2019

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

- 1. A waiver from Section 146-9.A is requested to permit the submission of a preliminary/final land development plan. Due to the nature of the proposed development, submission of a preliminary/final land development plan is permitted and the waiver request is not required. The request shall be removed from the Waivers Requested on Sheet 4 and from the submitted List of Land Development Waivers.*

Request for waiver on sheet 4 has been removed.

- 2. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), the existing properties within 400-feet of the project site must be shown on the plan with owner names, tax parcel numbers, and areas. Sheet 2 shows neighboring property information and an aerial photograph is provided showing existing features within 400-feet of the project site. However, the aerial photograph*

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does not provide the required property information and must be revised. In addition, Sheet 2 must also be revised to include the areas of the abutting properties.

Neighboring property information including owners name, tax parcel number, and parcel areas within 400 feet of subject properties, has been provided on plan sheets 2, 3 and 15.

3. *In accordance with Sections 146-11.A.(8) and 146-11.B.(2), the existing cartway width of Old York Road (S.R. 0611) must be dimensioned on the plan.*

See plan sheets 2 and 3 for width of existing cartway of Old York Road.

4. *In accordance with Section 146-11.B.(7), existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located on and within 400 feet of the project site must be shown on the plan. A waiver from Section 146-11.B.(7) is requested. Existing utilities immediately adjacent to the project site are shown on the plan and an aerial photograph showing existing features within 400-feet of the project site has been provided.*

Waiver is requested.

5. *In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is less than one (1) acre, therefore we have reviewed the submitted Erosion and Sediment Control Plan, Notes, and Details, and the Stormwater Management & Erosion and Sediment Control Narrative. The following are comment(s) related to our review.*

- a. *A Standard Filter Fabric Fence (18") detail and a Slope Installation detail are provided on Sheet 11, however none are shown in plan view on Sheet 9. The sheets must be revised accordingly.*

The silt fence detail has been removed from detail sheet 11, and slope protection is provided for grading in excess of 15 percent. See Erosion Plan, sheet 9.

6. *In accordance with Section 146-11.F.(4)(b)[6], details in support of the proposed endwall/end section and rock riprap at the discharge point into the proposed Rain Garden must be provided on the plan.*

The discharge point into the proposed Rain Garden is a 6" pipe with a capacity of 0.52 CFS, neither of which is able to be represented on Figure 9.3 – Riprap Apron Design (PADEP Erosion and Sediment Pollution Control Program Manual). The chart has been provided in the Narrative for clarification. The discharge point utilizes an apron of river rock to account for the very minimal erosion.

7. *Calculations and details in support of the proposed swale along the southern property line must be provided in accordance with Section 146-11.F.(4)(c).*

Calculations and details in support of the proposed swale have been provided on page 34 of the Stormwater report. The area to the swale includes the entire parking lot, in case of pervious pavement/infiltration bed failure.

8. *In accordance with Section 146-11.H.(2)(e), the plan must include a planting schedule indicating the species, and number and size of all proposed and required plantings. The following comments are related to our review of the Landscape Plan & Details (Sheet LP-1) and associated Plant Schedule.*

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- a. *The Plant Schedule lists four (4) 'AR' trees while the plan view shows four (4) 'CP' trees. The Plant Schedule or plan view must be revised accordingly.*
Labels on the landscape plan have been revised accordingly.
- b. *It appears the 'TC' trees proposed to the north and south of the proposed driveway taking access from Old York Road (S.R. 0611) should be identified as 'TI' trees for consistency with the Plant Schedule. The Plant Schedule or plan view must be revised.*
Label on the landscape plan has been revised accordingly.
- c. *The symbols shown for the proposed 'GB' and 'GT' trees are inconsistent in plan view and the plan should be revised.*
Symbols shown on the Landscape Plan pertain to the requirements the plant material is fulfilling. A Landscape Legend has been added to the plan for clarity.
9. *In accordance with Section 146-11.J, a narrative describing recreation facilities in the proposed open space areas shall be submitted. A waiver from Section 146-11.J is requested.*
See listing of waivers on sheet 4.
10. *A waiver from Section 146-11.L is requested in order to not provide architectural plans. A building is not proposed therefore architectural plans are not applicable and the waiver request is not required. The request shall be removed from the Waivers Requested on Sheet 4 and from the submitted List of Land Development Waivers.*
Waiver request has been removed from sheet 4.
11. *The note in Section 146-12.E.(5) must be provided on the plan.*
See note #8 on Land Development Plan, sheet 3.
12. *An improvement and completion guarantee must be provided in accordance with Section 146-17. A detailed construction cost estimate with specific line items must be submitted for review.*
Escrow estimate will be provided after plan and permit approvals.
13. *In accordance with Section 146-20.B.(2)(c), a Pennsylvania Department of Transportation Highway Occupancy Permit is required for work proposed along Old York Road (S.R. 0611). All submissions to and correspondence from PennDOT and the HOP Permit must be provided to the Township. Reference to the HOP Plan must be provided on the Land Development Plan.*
HOP permitting acknowledged. See note #8 on Land Development Plan, sheet 3.
14. *In accordance with Section 146-25.D, curblines shall be rounded by a tangential arc having a minimum radius of 20-feet. The northern curb radius at the proposed driveway taking access from Old York Road (S.R. 0611) is shown as 15-feet and must be revised.*
Curb radius has been increased to 20 feet.
15. *In accordance with Section 146-27.E, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs. The plan must include detailed ramp design consisting of dimensions, spot elevations, and slopes for each proposed ramp. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans. Any ramp design associated with the required PennDOT HOP must also be provided to the Township.*

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See Grading Plan, sheet 7 for ramp grading details.

16. *In accordance with Section 146.33.B.(1), calculations must be provided in support of the proposed swale along the southern property line.*

Calculations and details in support of the proposed swale have been provided on page 34 of the Stormwater report.

17. *In accordance with Section 146-33.C, a minimum of 2-feet of cover shall be provided over the top of the proposed storm sewer. Less than 1-foot of cover is proposed over the storm sewer from inlet I-1 to the proposed Infiltration Bed, and the plan must be revised.*

Depth of storm pipe between inlet I-1 and infiltration bed has been adjusted to provide two foot of cover under proposed pavement section. See profile on sheet 8.

18. *In accordance with Section 146-39.C, all required landscaping shall be guaranteed by the subdivider/developer for a period of one (1) year after the Township has issued an occupancy permit for the property. It shall be the responsibility of the subdivider/developer to protect, maintain, and feed both new and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any materials unacceptable at the time of inspection shall be replaced in order to satisfy the landscaping requirements of the Township. A note to this effect must be placed on the plan.*

See landscape planting guarantee note on sheet 4 and note added below the Plant Schedule on the Landscape Plan to indicate the one (1) year guarantee.

19. *In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper. Grading along the southern property line is shown at a 33% slope and must be revised, or a waiver requested.*

A new waiver to this requirement is requested in order to provide swale and berm grading along the southern property line and rain garden. See plan sheet 4 for listing of proposed waivers.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development is considered a redevelopment and has a disturbed area of 0.60 acres. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

20. *In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control plan approval is required. The proposed disturbance is less than one (1) acre, therefore we have received the submitted Erosion and Sediment Control Plan, Notes, and Details, and the Stormwater Management & Erosion and Sediment Control Narrative. The following are comment(s) related to our review.*

- a. *A Standard Filter Fabric Fence (18") detail and a Slope Installation detail are provided on Sheet 11, however none are shown in plan view on Sheet 9. The sheets must be revised accordingly.*

The silt fence detail has been removed from detail sheet 11, and slope protection is provided for grading in excess of 15 percent. See Erosion Plan, sheet 9.

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21. *In accordance with Section 302.B.9, an Operation and Maintenance plan, per Section 702, must be provided and shall include notes related to all proposed best management practices.*
A operation and maintenance procedures have been added to the Utility Plan, sheet 8.
22. *In accordance with Section 302.C.4, a PennDOT Highway Occupancy Permit is required for the discharge from the proposed Rain Garden toward Old York Road (S.R. 0611).*
Acknowledged
23. *In accordance with Section 308, upon completion of construction the developer shall be responsible for providing as-built plans of all stormwater management facilities shown on the approved plans. A note to this effect must be placed on the plans.*
See note 9 on the Land Development Plan, sheet 3.
24. *In accordance with Sections 401.L and 410.D, all calculations utilizing the Rational Method shall use rainfall intensities from the NOAA 14 Precipitation-Frequency Atlas of the United States (2004, revised 2006). In addition, times-of-concentration shall be calculated utilizing the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55. Reference to the NOAA precipitation shall be provided in the Stormwater Management & Erosion and Sediment Control Plan Narrative and the calculations shall be revised where necessary. In addition, calculations in support of the time of concentrations shall be provided. Per the TR-55 Manual, a minimum time of concentration of 6 minutes shall be utilized. The hydrographs shall be revised accordingly.*
Hydrographs have been revised in appendix B of the stormwater report.
25. *In accordance with Section 405.A.1.e, pretreatment shall be provided prior to infiltration.*
A pretreatment plan (vacuuming quarterly/or as needed) is added to the operation and maintenance for the pervious pavement/infiltration basin on sheet 8.
26. *In accordance with Section 410.E, runoff coefficients (c) for both existing and proposed conditions shall be obtained from Table E-2 in Appendix E. Type 'A' soils exist on the project site, however only type 'C' soils are utilized in the Weighted C calculations. The calculations must be revised accordingly.*
Although type 'A' soils are shown on the soil survey, the site has been heavily worked during previous construction activities. Based on soil testing, the soils more closely resemble type 'C' soils.
27. *In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.*
A detailed cost estimate will be provided upon approval of the stormwater management system.
28. *In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.*
Operation and maintenance procedures are provided on sheet 8. The Applicant acknowledges an agreement will be made with the Township.

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STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS

29. *Calculations in support of the rock riprap shown at the discharge point into the proposed Rain Garden must be provided for review.*

The discharge point into the proposed Rain Garden is a 6" pipe with a capacity of 0.52 CFS, neither of which are able to be represented on Figure 9.3 – Riprap Apron Design (PADEP Erosion and Sediment Pollution Control Program Manual). The chart has been provided in the Narrative for clarification. The discharge point utilizes an apron of river rock to account for the very minimal erosion.

30. *The Bypass to Old York Road via LC Wellness drainage area and the Ex. To Old York Road (Off-Site LC Wellness) drainage area include lawn areas in plan view. The Weighted C calculations utilize forest areas for both drainage areas and the calculations must be revised.*

The Weighted C calculations have been revised to include lawn areas. (The change was negligible; the Weighted C did not change).

31. *It appears Hyd. No. 33 and Hyd. No. 34 should be revised to utilize the area and Weighted C for the Bypass to Old York Road (Offsite-LC Wellness) drainage area.*

Hyd. No. 33 and Hyd. No. 34 were provided to exhibit that the total bypass to the neighboring property was negligible. The only areas that these hydrographs utilize are our onsite bypass that flows to the neighboring property before entering Old York Road (Hyd. No. 28 and Hyd. No. 29). There is redundancy in the report because the "Bypass to York via LC Wellness" is the only area that is in the "Total to York Road via LC Wellness". This sub-area is provided to illustrate that the total area/runoff to the neighboring property from our site has been reduced immensely from existing conditions.

The Offsite-LC Wellness Drainage Area is not included on our onsite/managed calculations. It is provided as an offsite are to exhibit the total to the POI #1, but is same in the existing and the proposed.

32. *The Pervious Pavement Infiltration Bed Pond Report utilizes a width of 26-feet. The plan view and Section A-A of the Typical Section Along Curb/Pervious Pavement Interface with Level Stone Seepage Bed detail show a width of 25-feet. The Pond Report, or plan and detail must be revised.*

The plan and detail have been revised to show a width of 26-feet.

33. *The grate elevation shown for DB5 in the plan view on Sheet 8 is high when compared to the proposed grading and the plan must be revised.*

The proposed grate elevation for DB5 has been revised (298.00).

34. *The top of berm elevation shown in the Propose Infiltration Bed (DB-3) to Rain Garden profile on Sheet 8 is inconsistent with that specified in the Rain Garden Detail on Sheet 13. The plan must be revised for consistency.*

The berm elevation has been updated (296.50 on plan and on profile).

MISCELLANEOUS COMMENTS

35. *On Sheet 1, the sheet numbers for the Landscape/Lighting Plans are listed as L-1, L-2, and L-3. In addition, the note listing the plans to be recorded also specifies the Landscape/Lighting Plans as L-1, L-2, and L-3. The plan sheets are labeled as LP-1, LP-2, and LP-3. Sheet 1 must be revised for consistency.*

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Cover Sheet, sheet 1 has been revised in both places.

36. *On Sheet 2, leaders are shown at the northwestern and southwestern corners of 968 Old York Road with no description and the plan must be revised.*

Leader lines are pointing to dimensions to title line and PennDOT legal right-of-way lines.

37. *The lot line proposed to be removed must be labeled as such on Sheet 2. In addition, General Note 7 on Sheet 3 should also be provided on the Lot Line Consolidation Plan, Sheet 2.*

Lot line proposed to be removed has been labeled and note #7 added to sheet 2.

38. *The proposed 6-inch curb along the western curblines shown on Sheet 3 is inconsistent with the 8-inch curb shown on Sheet 7. The plan must be revised.*

All concrete curb is proposed with six (6) inch reveal with the exception of the western curb line along the rear to have eight (8) inch reveal. This is proposed to help hold back the slope behind curb.

39. *On Sheet 5, General Note 8 must be completed.*

The soil testing date has been added to note #8.

40. *On Sheet 6, demolition is shown on the adjacent northern property and immediately adjacent to the southern property line. Temporary construction easements will be required for the demolition and other proposed work (i.e., stabilization, grading, etc.).*

The Applicant will propose a temporary construction easement with the neighbor along the south property line. The easement upon agreement, will be added to the submission set.

41. *On Sheet 7, the top of curb elevation of 300.50 along the northern curblines at the bottom of curb elevation 301.00 is incorrect and must be revised.*

This error has been corrected.

42. *On Sheet 8, the top of curb and grate elevations at I-1 in the Proposed Trench Drain (T-1) to Infiltration Bed (DB-1) profile are low when compared to the bottom and top of curb elevations shown on Sheet 7. The plan or profile must be revised accordingly.*

The inlet hood is designed with a six inch hood to match curb reveal. The elevations have been revised.

43. *On Sheet 12, the Driveway Depression and Apron Detail, Driveway Apron Detail, and Concrete Sidewalk detail list 2B stone. The Pennsylvania Department of Transportation no longer specifies 2B stone in Publication 408 and the details shall be revised accordingly.*

AASHTO #57 stone replaces the former specification for 2B stone.

44. *On Sheet 14, the Abington Township — No Parking Sign detail shows a sign that reads "No Parking by Order of Fire Marshal" while the Traffic Sign Schedule references a "No Parking Fire Lane" sign. The detail and/or sign schedule must be revised for consistency.*

Detail and sign schedule have been revised to indicated "No Parking Fire Lane".

45. *On Sheet 14, Signage Note 1 in the Abington Township-No Parking Sign detail references Plymouth Township and must be revised.*

Detail revised to indicate "Abington".

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46. *General Note 6 on Sheets 2, 3, 5, and 6 must be revised to also include UgD soils.*
UgD soils have been added to the list in each instance.
47. *The four (4) hatched areas at the curb cuts proposed along the southern and southeastern curb lines must be identified in plan view.*
The location for curb openings, part of the stormwater design directing surface flow to the swale and raingarden, have been labeled on the plans.
48. *All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction.*
Acknowledged
49. *The Abington Township Application number (LD-19-10) must be added to all plan sheets.*
Each civil plan sheet has the Township Application number located in the lower right corner of the plans.

Abington Staff review dated December 3, 2019

Fire Marshal's Office:

1. *The plan set has been reviewed and this office has no comment at this time.*
Acknowledged

Traffic Safety Office:

2. *The plan set has been reviewed and this office has no comment at this time.*
Acknowledged

Planning & Zoning Office:

3. *This application was approved by the Zoning Hearing Board of the Township of Abington as Case #19-02 on May 22, 2019.*
Acknowledged
4. *Permits are required for the demolition of the existing buildings on the sites. The applicant is required to submit cap-off certifications for water, electric and gas services. In addition, a permit is required for the capping of the sanitary sewer laterals.*
Acknowledged
5. *The applicant is required to provide a detail of the light standard that is proposed to be installed as part of this development. A note is currently on the plan that states that the light fixture is mounted at sixteen feet in height. However, no detail has been provided.*
A detail is provided on lighting plan LP-2.
6. *The fencing proposed to be installed along the front property line is shown as four feet in height. However, the piers to support this fencing are listed as five feet in height. The piers are also limited to no greater than four feet in height. Please refer to Section 2102.A, Use A-13 of the Zoning Ordinance of the Township of Abington.*
The proposed piers have been revised to be 4 feet in height. Fencing is now shown to be 3.5 feet height..
7. *In accordance with Section 2401.A.2.d.2 of the Zoning Ordinance, Note 1 of the Tree Protection Detail on Sheet 11 must be revised to include the requirements of the tree protection fence being place a minimum of one foot outside of the existing dripline.*
Note 1 of the Tree Protection Detail on civil sheet 11 has been revised to include the requirement of the tree protection fence being placed a minimum of one foot outside the existing dripline.

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8. *In accordance with Section 2402.B.2 and Section 2402.B.c of the Zoning Ordinance, one street tree per every 40 feet of property frontage shall be planted along Old York Road. Street trees must be planted between 5 feet and 15 feet behind the right-of-way of Old York Road. Four street trees are required and 4 trees are proposed, however only three are as required. The proposed Ginko tree at the southeastern corner is located approximately twenty-one feet from the right-of-way line. The tree is required to be relocated to comply with the requirements of the zoning ordinance.*
The tree Ginkgo tree noted is proposed as a parking lot tree, not a Street tree. A Landscaping Legend has been added to illustrate which trees are meeting which requirements. The Street tree locations conform to the requirements of Zoning sections 2402.B.2 and 2402.B.c.
9. *In accordance with the requirements of Section 2403.B.4.a, Figure 24.5 of the Zoning Ordinance, a high intensity buffer is required to be installed along the western property line. Please provide a detailed landscape plan that show compliance with the requirements of this section of the Zoning Ordinance. Please be aware that an eight-foot high fence may be installed as per the Zoning Hearing Board approval.*
The proposed landscape and fencing conforms (or exceeds) to the requirements of the high intensity buffer.
10. *The landscape chart on Sheet IP-1 references Option B and we believe it should be revised to reference Option D.*
The landscape chart has been revised accordingly.
11. *In accordance with Section 2403.B.4.a.1, Section 2403.B.4.a.3.a and Section 2403.B.4.a.3.d, canopy trees must have a caliper of 2.5 inches and shrubs must have a minimum height of 24-inches at the time of planting. The Plant Schedule on Sheet IP-1 lists 2-inch caliper canopy trees and 18-inch to 24-inch shrubs. The Plant Schedule must be revised to comply with the requirements of the Zoning Ordinance.*
This comment was discussed with the Zoning Officer and the plant schedule sizes proposed deemed correct.
12. *In accordance with Section 2403.B.4 and Figure 24.5 of the Zoning Ordinance, a low intensity buffer consisting of one canopy tree, two under story trees and two evergreen trees are required to be planted per every 100 feet along the southern property line.*
Three canopy trees, five understory trees and five evergreen trees are required. Three canopy trees, four understory trees and five evergreens trees are proposed. Therefore, one understory tree is required to be added to the revised plan.
This comment was discussed with the Zoning Officer and confirmed that five (5) understory trees are proposed in accordance with Section 2403.B.4.
13. *In accordance with Section 2403.C.6.b and Figure 24.7 of the Zoning Ordinance, a Medium Intensity Screen is required around the perimeter of the display parking area. A minimum six-foot high opaque fence with shrubs spaced no further than three feet on center, or an evergreen hedge row having a minimum height of six feet at the time of planting and spaced three feet on center is required. The Landscape Requirements Chart indicates that this requirement is satisfied by the perimeter buffer.*
The Zoning Ordinance does not require a "Screen" for the C-2 Automotive Sales use. Under the Ordinance Use Regulations, Article XXI, when a screen is required the use regulations specify such a requirement in the enumerated regulations for each specific use (See Uses C-18 and C-29 as an example). Moreover, it is likely the intent of the Ordinance to not require a screen of the Automotive Sales use since such screen would prevent the public from viewing the automobiles that were for sale.
14. *In accordance with Section 2500.A.1 of the Zoning Ordinance, the proposed street wall along Old York Road must be revised to include breaks that are spaced a minimum of 30 feet apart and a maximum of 50 feet apart. Pedestrian access to the project site must also be provided.*
Section 2500.A.1 does not apply to this development. This section only applies "where parking...is permitted between (a) the building and (b) the street/main access drive/private street." Here, the property is being used as a "vehicle display area" as that term is used in the C-2 use regulations. The vehicle display area is not a "parking area" between a building and

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the street and therefore no Street Wall is required. During discussions with the Township prior to submitting the plan, the applicant proposed a wall in order to meet the spirit of the Ordinance and as a way to provide additional security for the site.

15. *In accordance with Section 2502 of the Zoning Ordinance, street furniture is required along the Old York Road frontage. Please provide a detail of the type and location of the proposed street furniture.*
The Applicant has added a pedestrian bench along the street frontage. See Landscape Plan LP-3 for specification details.
16. *In accordance with Section 2504.A of the Zoning Ordinance, the proposed sidewalk is required to be constructed of durable and attractive materials like brick, stone or colored or textured concrete accented with pavers. The concrete sidewalk detailed on Sheet #12 only specifies 4,000 psi concrete with no indication of texture or accents. The plan must be revised to include this detail.*
The street scape sidewalk has been designed with brick accent pavers between the curb and five foot wide concrete walk.
17. *Testimony was provided to the Zoning Hearing Board that this site will be unmanned after business hours. Please provide a security plan as to how this site will be monitored after business hours. Please include details on how car alarms will be addressed.*
A sliding gate and fence is being provided across the Old York Road frontage. In addition, monitored security cameras were recently installed at the dealership with plans for expanding the system to include this property.
Car alarms on newer models are not as sensitive to vibration as older cars. Faulkner has a key system that allows identification of a cars location without employees using the alarm as locators.

Montgomery County Planning Commission review dated December 13, 2019

LAND USE

- A. *Accessory Use Definition. This use appears to be a use that is accessory to a use on another property. However, the zoning ordinance defines accessory use as "A minor use of a building, structure, lot, or premises; located on the same lot or premises with an established principal use; and clearly incidental or subordinate to, and operated in conjunction with, the principal use ["Use, Accessory", p.14]." The plan refers to the use as "C-2: Automotive Sales", which is a principal use. However, this proposal does not appear to fit the use regulation of C-2: Automotive Sales.*
The Zoning Officer ruled this storage facility for automobiles is complimentary to the Faulkner Nissan automotive sales facility located within the same block.

LANDSCAPING

- A. *Decorative Verge. What will the decorative verge consist of? At least 25% of the decorative verge area shall be landscaped with a mix of ground cover, shrubs, and trees [§2504.E].*
Area between the sidewalk and street wall (fence & pillars) consist of shrubs and groundcover. Trees are required to be behind the ROW line so they have been located behind the street wall.
- B. *Hemlock Buffer. We recommend the applicant consider alternatives such as hollies for the proposed hemlock buffer, since hemlocks are affected by pests such as the woolley adelgid.*
Species has been changed to American Holly.
- C. *Existing Trees. We suggest the applicant use care when planting the proposed buffer along the residential property lines in the interest of preserving existing trees.*
Acknowledged
- D. *Rain Garden. The applicant proposes a rain garden on the south side of the Old York Road vehicular access point. We recommend also creating one on the north side of that vehicular access point.*
Rain garden is not proposed to the north side of the vehicular driveway per soil investigation and depth of bedrock.

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PLAN INFORMATION

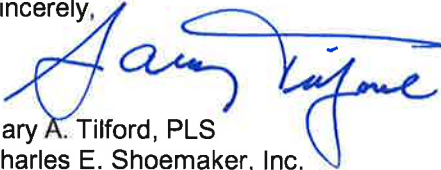
A. Class 2 Use.

- 1. The zoning requirements table and the dimensions drawn on the plan show the requirements for a Class 1 Use; however, the C-2 Automotive Sales use is a Class 2 use.*

The zoning table and Land Development Plan have been revised to illustrate "class 2" criteria of the Main Street District regulations.

Please contact our office should you have any comments concerning the designs and plans, or if additional copies are required.

Sincerely,



Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Tom Joyce, JLLH Associates, Ltd. (email)
Bob Lewis, Faulkner Organization, (email)
Gavin R. Laboski, Esq., Laboski Law (email)
Rachel Vahey, RLA, InFocus Planning (email)
Melissa E. Prugar, P.E., Boucher & James, Inc. w/ enclosures
CES File #25857A