

April 6, 2022

The Planning Agency will meet once this month. The meeting will be Wednesday, April 6, 2022 beginning at 7:00 p.m.

1. 906 Ridge Pike – Zoning
2. LD 21-4; 2622 Butler Pike

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: February 25, 2022

(1) Applicant/Appellant's Name and Address: Two Farms Inc, 3611 Roland Avenue, Baltimore, MD 21211

PHONE NO.:

(2) Owner's Name and Address: Conicelli Alan Wood Road LP, 1100 Ridge Pike, Conshohocken, PA 19426

PHONE NO.:

(3) Lessee's Name and Address: (If Applicable)

(4) Location of Premises: 906 Ridge Pike, Conshohocken, PA 19428

(5) Dimensions of Lot: Approx. 4 +/- acres

(6) Present Zoning Classification of Premises: Commercial

(7) The improvements thereon are: Proposed gasoline filling station with convenience store and accessory signs



and the present use of the land and/or building is Vacant land with existing asphalt pavement

(8) If this is an application for a **SPECIAL EXCEPTION** check here and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:

Article X, Section 1000.K(1), Article XVI, Section 1601.C(3)(a)

(9) If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Please see attached Addendum.

Article X, Section 1000.K(1) - Special Exception
Article XVI, Section 1601.C(3)(a) - Special Exception
Article XVI, Section 1601.C(1) - Variance
Article XVI, Section 1601.C(4) - Variance

(11) Describe what is proposed of real estate in question:
Proposed gasoline filling station with convenience store. Two (2) proposed Pylon Signs per Street Frontage with a area of 162 square feet each. Proposed signs per the plan details.

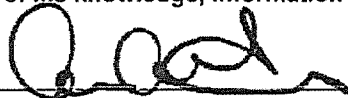
(12) There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. **ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.**

(OVER)

(13) There must be paid herewith for a single-family dwelling and/or any structure appurtenant or accessory thereto a nonrefundable-filing fee of TWO HUNDRED DOLLARS (\$200.00) and for all other structures a nonrefundable filing fee of ONE THOUSAND DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO "PLYMOUTH TOWNSHIP".

STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

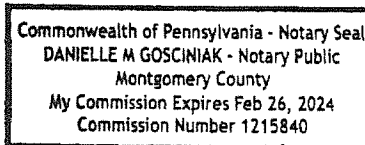
Neil Andrew Stein, Esquire _____, being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information and belief.



APPLICANT/APPELLANT

Neil Andrew Stein, Esquire
Attorney for Applicant

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 1st DAY OF March 2020.



(OWNER'S SIGNATURE - IF APPLICABLE)

SPECIAL INSTRUCTIONS

FOR RESIDENTIAL APPLICATIONS - ORIGINAL AND FIFTEEN (15) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS, OR FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY APPLICATIONS - ORIGINAL AND TWENTY-FOUR (24) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS SHALL BE FILED WITH THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, PA 19462. ONLY THE ORIGINAL APPLICATION/APEAL NEED BE VERIFIED BY AFFIDAVIT.

IMPORTANT NOTICE

YOUR APPLICATION WILL BE SCHEDULED FOR A HEARING AT THE NEXT REGULARLY SCHEDULED MEETING OF THE PLYMOUTH TOWNSHIP ZONING HEARING BOARD. YOU MUST BE PREPARED TO PRESENT YOUR ENTIRE CASE AT THIS MEETING. ANY APPLICATION FOR CONTINUANCE OF THE HEARING MUST BE IN WRITING, AND YOU MUST GIVE THE REASONS FOR THE REQUEST. THE APPLICATION FOR CONTINUANCE MUST BE RECEIVED BY THE ZONING OFFICER NO LATER THAN 3:00 P.M. ON THE THURSDAY BEFORE THE ZONING HEARING. NO APPLICATIONS FOR CONTINUANCE WILL BE ACCEPTED AFTER THAT DEADLINE UNLESS THE APPLICANT APPEARS BEFORE THE ZONING HEARING BOARD TO APPLY FOR A CONTINUANCE. MORE THAN ONE REQUEST FOR A CONTINUANCE ON ANY APPLICATION MUST BE MADE IN PERSON, AND SUCH REQUESTS WILL NOT NORMALLY BE GRANTED UNLESS THERE ARE SPECIAL CIRCUMSTANCES.

DO NOT WRITE BELOW THIS LINE

CERTIFICATION OF ADVERTISEMENT

The above application/appeal was advertised in _____
On the following dates: _____ (Newspaper)

DATE POSTED ON PREMISES

ZONING OFFICER



THE NATIONAL MAP BY A.S.C.E. LOCATION MAP SCALE 1"=200'

REQUIREMENTS	DISTRICT	PROPOSED LOT 1	PROPOSED LOT 2
GROSS LOT AREA	-	-	-
NET LOT AREA (N/A)	174,675.57 (13,529 ACRES)	81,421.57 (5.92 ACRES)	72,253.97 (5.23 ACRES)
NET LOT WIDTH AT REAR	300 FT.	300 FT.	300 FT.
FRONT YARD SETBACK	30 FT.	30 FT.	30 FT.
REAR YARD SETBACK	30 FT.	30 FT.	30 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.	35 FT.
MAX. BUILDING COVERAGE	45%	45%	45%
MAX. GREEN SPACE	35%	35%	35%

ROBERT E. BLUE CONSULTING ENGINEERS, P.A.
 3811 ROLAND AVENUE
 BALTIMORE, MD 21211
 PHONE: (410) 277-9441
 FAX: (410) 277-9897
 WWW.ROBERTBLUE.COM
 EMAIL: RBLUE@ROBERTBLUE.COM

ROYAL FARMS #476 ZONING HEARING BOARD PLAN

PROPOSED LOT 1: 81,421.57 SQ. FT. (5.92 ACRES)
 PROPOSED LOT 2: 72,253.97 SQ. FT. (5.23 ACRES)

Robert e. blue
 consulting engineers, p.a.
 3811 ROLAND AVENUE
 BALTIMORE, MD 21211

PROFESSIONAL ENGINEER
 PROFESSIONAL SURVEYOR

ROBERT E. BLUE, JR.
 LICENSE NO. 24124
 DATE: 1/2022

ROBERT E. BLUE, JR.
 LICENSE NO. 24124
 DATE: 1/2022

ZONING: COMMERCIAL DISTRICT

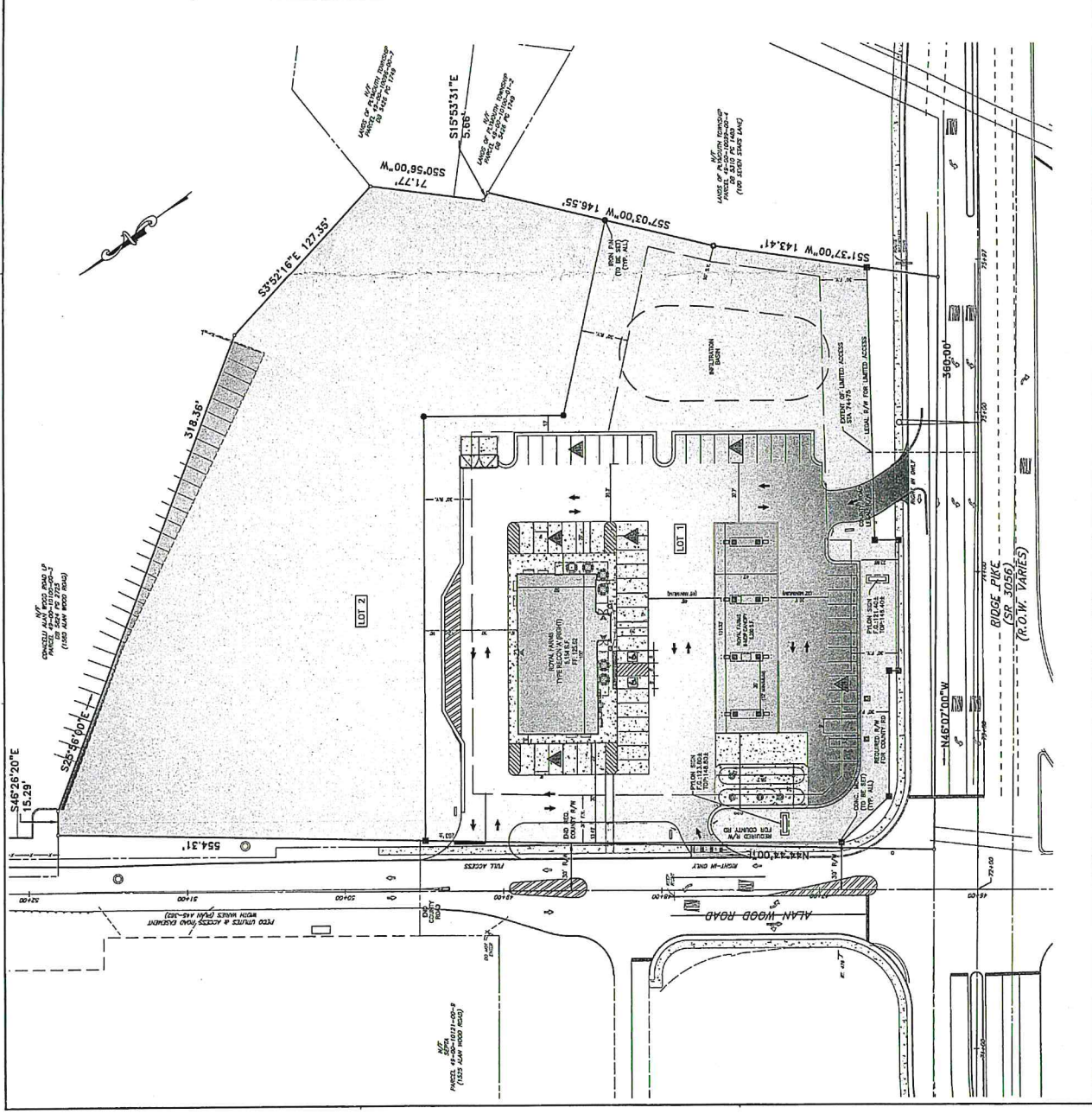
REQUIREMENTS	DISTRICT	PROPOSED LOT 1	PROPOSED LOT 2
GROSS LOT AREA	-	-	-
NET LOT AREA (N/A)	174,675.57 (13,529 ACRES)	81,421.57 (5.92 ACRES)	72,253.97 (5.23 ACRES)
NET LOT WIDTH AT REAR	300 FT.	300 FT.	300 FT.
FRONT YARD SETBACK	30 FT.	30 FT.	30 FT.
REAR YARD SETBACK	30 FT.	30 FT.	30 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.	35 FT.
MAX. BUILDING COVERAGE	45%	45%	45%
MAX. GREEN SPACE	35%	35%	35%

SITE NOTES:

1. CONSTRUCTION OF LOT 1 AND LOT 2 SHALL BE COMPLETED BY 12/31/2022.
2. CONSTRUCTION OF LOT 1 AND LOT 2 SHALL BE COMPLETED BY 12/31/2022.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.

RECORDED DATA:
 PLANNING COMMISSION, PENNSYLVANIA
 RECORD NO. 14148
 DATE: 1/2022

SPECIAL EXCEPTION:
 THE BOARD GRANTS THE SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED CONSTRUCTION OF LOT 1 AND LOT 2. THE BOARD FINDS THAT THE PROPOSED CONSTRUCTION IS IN THE PUBLIC INTEREST AND THAT THE PROPOSED CONSTRUCTION IS IN ACCORDANCE WITH THE ZONING ORDINANCE.

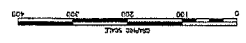


DATE	NO.	BY	REVISION

ROYAL FARMS #476
 PLUMOUTH TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 PREPARED FOR
 TWO FARMS INC.
 3811 ROLAND AVENUE
 BALTIMORE, MD 21211

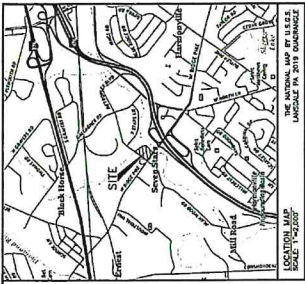


Robert e. blue
 consulting engineers, p.c.
 1148 Shippack Pike, Blue Bell, PA 19382
 Tel: (610)-277-5441 Fax: (610)-277-5897
 www.robertblue.com email: rblue@robertblue.com



REVISIONS





REVISIONS

NO.	DATE	DESCRIPTION
1	07/20/22	ISSUED FOR PERMITS
2	07/20/22	ISSUED FOR PERMITS
3	07/20/22	ISSUED FOR PERMITS
4	07/20/22	ISSUED FOR PERMITS
5	07/20/22	ISSUED FOR PERMITS
6	07/20/22	ISSUED FOR PERMITS
7	07/20/22	ISSUED FOR PERMITS
8	07/20/22	ISSUED FOR PERMITS
9	07/20/22	ISSUED FOR PERMITS
10	07/20/22	ISSUED FOR PERMITS

ROBERT E. BLUE
 CONSULTING ENGINEERS, P.C.
 1149 SHIPPOCK PIKE, BLUE HILL, PA 19222
 (610) 277-8841
 www.robertblue.com
 email: rblue@robertblue.com

EXISTING FEATURES PLAN
 TWO FARMS INC.
 3611 ROLAND AVENUE
 BALTIMORE, MD 21211

REGISTERED PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL SURVEYOR
 DATE: 07/20/22
 PROJECT NO: 19-14-3
 LICENSE NO: 14814-3
 LICENSE NO: 14814-3

ZONING: COMMERCIAL DISTRICT

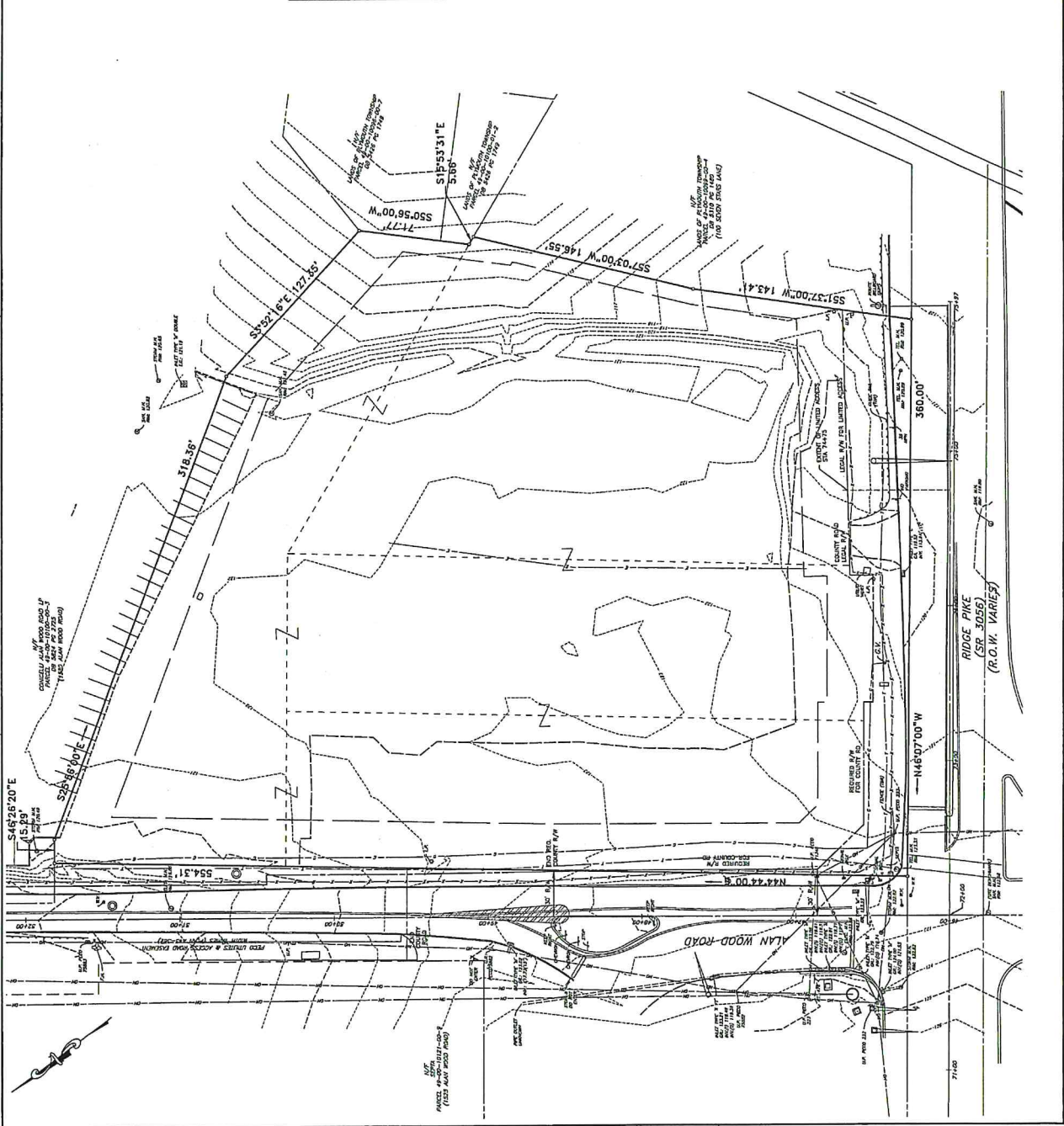
REQUIREMENTS	EXISTING
GROSS LOT AREA	134,024 S.F. (3.09 ACRES)
NET LOT AREA (P/W)	9,000 S.F.
MIN. LOT WIDTH AT R.S.B.L.	60 FT.
FRONT YARD SETBACK	30 FT.
REAR YARD SETBACK	30 FT.
MIN. SIDE SETBACK	30 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. IMPERVIOUS COVERAGE	55%
MIN. COVER SPACE	35%

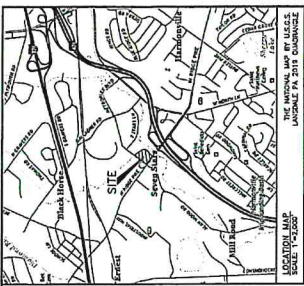
SURVEY NOTES:
 1. FIELD SURVEY PERFORMED BY THIS OFFICE
 2. CORRELL ALAN WOOD ROAD LP
 3. CORRELL ALAN WOOD ROAD LP
 4. CORRELL ALAN WOOD ROAD LP
 5. CORRELL ALAN WOOD ROAD LP
 6. CORRELL ALAN WOOD ROAD LP
 7. CORRELL ALAN WOOD ROAD LP
 8. CORRELL ALAN WOOD ROAD LP
 9. CORRELL ALAN WOOD ROAD LP
 10. CORRELL ALAN WOOD ROAD LP

RECORDED DATA:
 RECORD NO. 19-14-3-00-01
 DATE RECORDED: 07/20/22
 COUNTY: PENNSYLVANIA

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C.

PROFESSIONAL ENGINEER
 PROFESSIONAL SURVEYOR
 DATE: 07/20/22
 PROJECT NO: 19-14-3
 LICENSE NO: 14814-3
 LICENSE NO: 14814-3





REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/2002	ISSUED FOR PERMITS
2	08/14/2002	ISSUED FOR PERMITS
3	08/14/2002	ISSUED FOR PERMITS
4	08/14/2002	ISSUED FOR PERMITS
5	08/14/2002	ISSUED FOR PERMITS
6	08/14/2002	ISSUED FOR PERMITS
7	08/14/2002	ISSUED FOR PERMITS
8	08/14/2002	ISSUED FOR PERMITS
9	08/14/2002	ISSUED FOR PERMITS
10	08/14/2002	ISSUED FOR PERMITS

Robert e. blue
 consulting engineers, p.c.
 118 Shiprock Pike, Blue Bell, PA 19322
 Tel: (610)-277-8927
 email: rblue@robertblue.com
 www.robertblue.com

ROYAL FARMS #476
 PLAYGROUNTS TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 TWO FARMS INC.
 2611 ROLAND AVENUE
 BALTIMORE, MD 21211



ZONING: COMMERCIAL DISTRICT

REQUIREMENTS	EXISTING
CROSS LOT AREA	-
NET LOT AREA (SQ/FT)	17,417.26 SQ/FT (4,013 ACRES)
MIN. LOT WIDTH AT REAR	60 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	10 FT. (MIN. 5 FT. FROM SIDE OF ADJACENT LOT)
REAR YARD SETBACK	30 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. PERMITTED COVERAGE	50%
MIN. OPEN SPACE	50%

SITE NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN. A FIELD SURVEY PERFORMED BY THIS OFFICE HAS REVEALED THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORDS. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORDS.
2. THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORDS.
3. THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORDS.
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6. THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORDS.
7. THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORDS.
8. THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORDS.
9. THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES ARE AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORDS.
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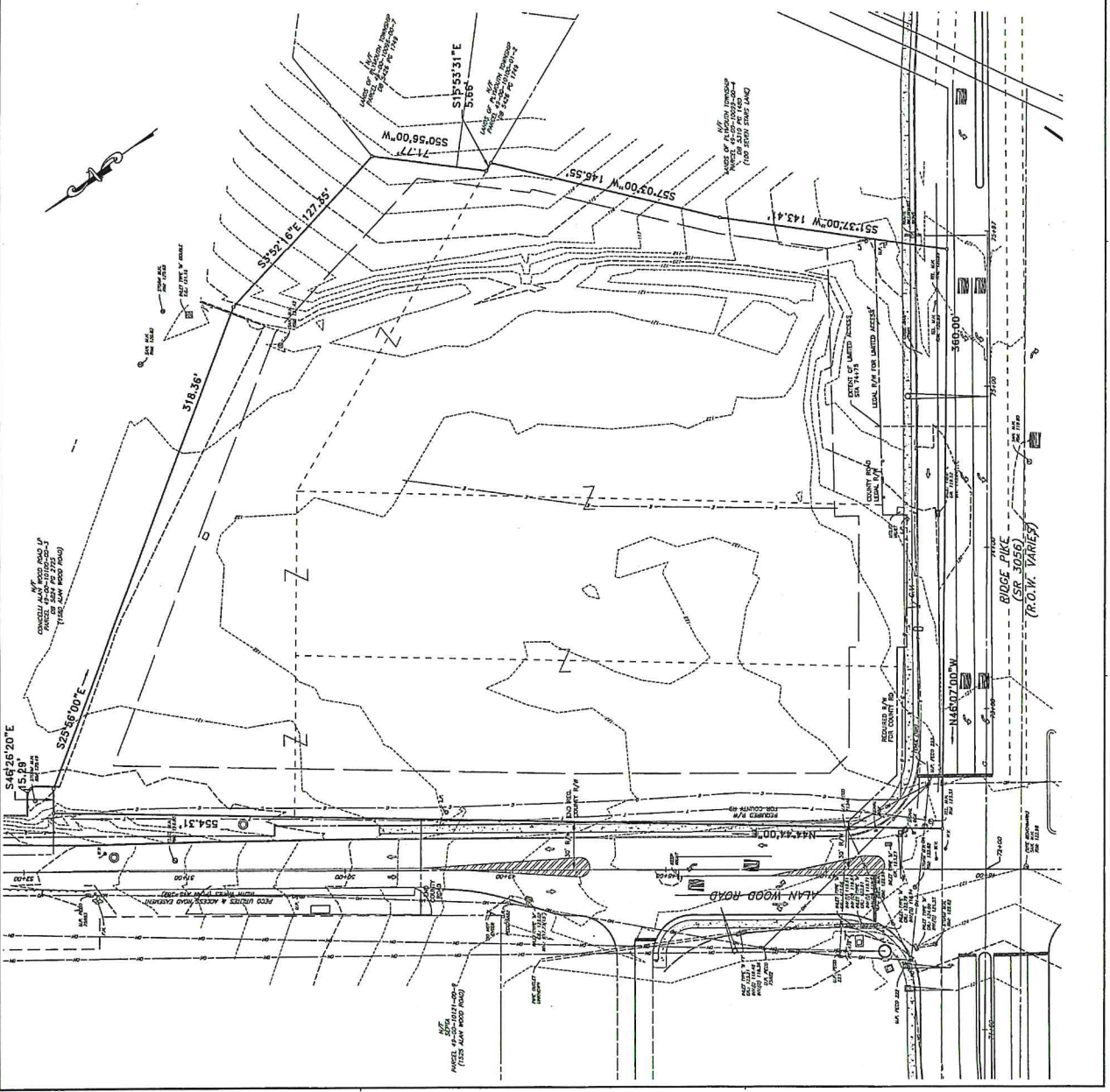


EXHIBIT "A" TO APPLICATION
ADDENDUM TO APPLICATION OF TWO FARMS, INC.
PLYMOUTH TOWNSHIP ZONING HEARING BOARD

I. APPLICATION

The Applicant, Two Farms, Inc. (the "**Applicant**") hereby applies to the Plymouth Township Zoning Hearing Board (the "**Board**"), *to the extent necessary*, for the following interpretations and/or relief (the "**Relief**") from the Plymouth Township Zoning Ordinance, as amended (the "**Code**" or "**Zoning Code**") to permit the use of the Property (herein defined) for a Royal Farms convenience store and gasoline filling station, together with associated signage and related improvements (the "**Proposed Use**").

II. REQUESTED RELIEF

The Proposed Use requires the following relief ("**Proposed Relief**"):

- (1) **Article X, Section 1000-K.1.** A special exception to permit a gasoline filling station accessory to the Royal Farms convenience store.
- (2) **Article XVI, Section 1601C.(3)(a).** A special exception to permit a sign of larger size on a lot with a street frontage in excess of one hundred ten (110) feet, by allowing one (1) square foot of sign area for every two (2) feet of street frontage in excess of one hundred (100) feet, but not in excess of one hundred thirty-five (135) square feet.
- (3) **Article XVI, Section 1601C.(1).** A variance to permit the total sign area on any one street frontage to exceed sixty-five (65) square feet.
- (4) **Article XVI, Section 1601C.(4).** A variance to permit a free-standing sign to exceed twenty (20) feet in height.
- (5) Such other relief as the Board may deem necessary or appropriate.

III. FACTS AND BACKGROUND

1. **Name and Address of Applicant.** The Applicant is Two Farms, Inc., c/o Matthew John DiGiulio, Adaptive Real Estate, 606 Gordon Drive, Exton, PA 19341; telephone: (610) 613-3301; e-mail: mdigiulio@acre-dev.com. The Applicants' attorney is Neil Andrew Stein, Esquire, 910 Harvest Drive, Blue Bell, Pennsylvania 19422; telephone: (610) 941-2469; e-mail: nstein@kaplaw.com.

2. **Subject Property.** The subject property ("**Property**") is located at 906 Ridge Pike, Parcel #49-00-10105-00-7 (Block #9, Unit #79). The Subject Property consists of approximately four (4) acres. The Proposed Use will be located on a to be subdivided lot of approximately 2.2377 acres.

3. **Zoning Classification.** The Property is located in the Township's C-Commercial zoning district (the "**C District**").

4. **Surrounding Area.** The Property is located on Ridge Pike, a heavily travelled commercial corridor, at its intersection with Alan Wood Road. Many commercial, industrial and automotive uses are located in the immediate vicinity.

5. **Existing Improvements.** The Property is presently vacant.

6. **Proposed Use.** The Proposed Use consists of Royal Farms gasoline filling station and a convenience store of approximately 5, 154 square feet. The Proposed Use is compatible with the surrounding uses. Since 1959, Royal Farms has been known for serving locally sourced fresh food, particularly the world-famous Royal Farms Chicken.

7. **Parking.** Sixty-one (61) parking spaces are proposed, well in excess of the required thirty-one (31) spaces.

8. **Proposed Access.** The Proposed Use will have a right-in only access on Ridge Pike, and a right-in only access and a full-service access on Alan Wood Road. These access points will be coordinated with the proposed PennDot improvements.

9. **Signage.** The Applicant respectfully requests permission to install the following signs (the "**Proposed Signs**"):

- (a) Pylon sign of 162 square feet) and 25 feet in height;
- (b) Wall-mounted "Royal Farms" sign of 37.85 square feet;
- (c) Front trellis sign of 11.75 square feet;
- (d) Rear entry canopy sign of 4.41 square feet;
- (e) Front facing canopy sign of 37.85 square feet;
- (f) Rear facing canopy sign of 24.2 square feet; and
- (g) A directional sign of 1 square foot.

IV. LEGAL AUTHORITIES

The Applicant is requesting the Proposed Relief for the following reasons:

(1) Due to the intensity of surrounding uses and the volume of traffic on Ridge Pike, the Property is very suitable for the Proposed Use and is consistent with the intent of the C District;

(2) The Proposed Use will be beneficial to the community;

(3) The Proposed Use will not adversely affect traffic or roadways;

(4) There is adequate public water and public sewage disposal;

(5) Off-street parking is provided in accordance with Code;

(6) The Proposed Signs are consistent with relief granted to Wawa by the Board in a similar application and are necessary to provide motorists with safe and sufficient advance notice of the Proposed Use;

(7) The authorization of the Proposed Relief is necessary to enable the reasonable use of the Property;

(8) The unnecessary hardship suffered by the Applicant has not been self-inflicted, but rather has been created by conditions beyond the control of the Applicant;

(9) The Relief will not alter the essential character of the C District or the surrounding community; and

(10) The Relief represents the minimum relief necessary and represents the least modification possible of the regulations of the Code.

WHEREFORE, the Applicant respectfully requests that the Board grant the relief requested herein.

Respectfully submitted,

By: 

NEIL ANDREW STEIN, ESQUIRE
Attorney for the Applicant
Union Meeting Corporate Center
910 Harvest Drive, 2nd Floor
Blue Bell, Pennsylvania 19422
(610) 941-2469
nstein@kaplaw.com

Dated: February 22, 2022

***APPLICATION OF TWO FARMS, INC. TO THE
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPLICATION EXHIBIT LIST***

- Exhibit #1: Zoning Hearing Board Plan Set prepared by Robert E. Blue Consulting Engineers, P.C. (unless otherwise noted)
- A. Signage Details prepared by Robert E. Blue Consulting Engineers, P.C.
 - B. Aerial Plan prepared by Robert E. Blue Consulting Engineers, P.C.
 - C. Existing Features Plan prepared by Robert E. Blue Consulting Engineers P.C.
 - D. Existing Features Plan (Per PennDOT Improvements) prepared by Robert E. Blue Consulting Engineers P.C.
- Exhibit #2: Royal Farms Building Elevations prepared by Ratcliffe Architects
- Exhibit #3: Deed for 906 Ridge Pike
- Exhibit #4: Wawa Zoning Hearing Board Decision



robert e. blue consulting engineers, p.c.

LETTER OF TRANSMITTAL

TO: Plymouth Township	DATE: March 1, 2022
700 Belvoir Rd	JOB #: 2012-13E
Plymouth Meeting, PA 19462	ATTN: Mr. David Conroy
	PHONE: 610-277-4103

RE: **Royal Farms No. 476**

The following items will be hand delivered to t

WE ARE SENDING YOU:

<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Plans	<input type="checkbox"/> CD	<input type="checkbox"/> Copy of Letter
<input type="checkbox"/> Change Order	<input checked="" type="checkbox"/> Other		

Copies

Description

Check #29795 for Zoning Application

<input type="checkbox"/> For approval	<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For bids due
<input type="checkbox"/> Review/Comment	<input type="checkbox"/> Other		

REMARKS:

SIGNED:

Cc: Daniel Glass, EIT; REBPC
Neil Stein, Esquire

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897

www.robertblue.com • e-mail: rblue@robertblue.com

Neil Andrew Stein
Direct Dial: (610) 941-2469
Direct Fax: 610-684-2029
Email: nstein@kaplaw.com
www.kaplaw.com

February 28, 2022

VIA HAND DELIVERY

David P. Conroy, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462



Re: Sketch Plan Application
906 Ridge Pike, Parcel #49-00-10105-00-7

Dear Dave:

I have enclosed an original and twenty-four (24) copies of an Application to the Zoning Hearing Board. The required application fee will be sent under separate cover.

Thank you for your cooperation and assistance.

Very truly yours,

A handwritten signature in blue ink, consisting of a large loop followed by several vertical strokes and a long horizontal tail that ends in an arrowhead.

Neil Andrew Stein

nas
Enclosures

Neil Andrew Stein
Direct Dial: (610) 941-2469
Direct Fax: 610-684-2029
Email: nstein@kaplaw.com
www.kaplaw.com

March 1, 2022

VIA HAND DELIVERY

David P. Conroy, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

**Re: Zoning Hearing Board Application
906 Ridge Pike, Parcel #49-00-10105-00-7**

Dear Dave:

I have enclosed an original notarized Application to the Zoning Hearing Board. The required application fee will be coming directly from Royal Farms.

Thank you for your cooperation and assistance.

Very truly yours,


Neil Andrew Stein

nas
Enclosures

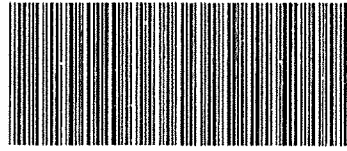




RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5860 PG 00326 to 00331
INSTRUMENT # : 2013000793
RECORDED DATE: 01/03/2013 01:15:17 PM



2846814-0013U

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 2802534 - 3 Doc(s)
Document Date: 12/31/2012	Document Page Count: 5
Reference Info:	Operator Id: thordije
RETURN TO: (Simplifile) Central Montgomery Abstract Co., Inc. 1904-06 Swede Rd East Norriton, PA 19401 (610) 279-2975	PAID BY: CENTRAL MONTGOMERY ABSTRACT CO INC

*** PROPERTY DATA:**
Parcel ID #: 49-00-10105-00-7
Address: 906 RIDGE PIKE

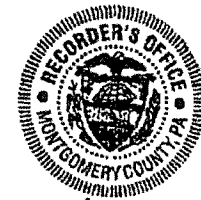
CONSHOHOCKEN PA
19428
Municipality: Plymouth Township (100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT:
\$5,500,000.00
FEES / TAXES:
Recording Fee:Deed \$78.00
Additional Pages Fee \$2.00
Affordable Housing Pages \$4.00
State RTT \$55,000.00
Plymouth Township RTT \$27,500.00
Colonial School District RTT \$27,500.00
Total: \$110,084.00

DEED BK 5860 PG 00326 to 00331
Recorded Date: 01/03/2013 01:15:17 PM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



This instrument was prepared by
and after recording, please return
this instrument to:

Central Montgomery Abstract Co., Inc.
1904-1906 Swede Road
East Norriton, Pa., 19401
Phone Number: 610-279-2975
39682-B(2)

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
49-00-10105-00-7 PLYMOUTH TOWNSHIP
906 RIDGE PIKE
RIDGE PIKE FRONT LP
B 009 L U 079 2308 01/03/2013

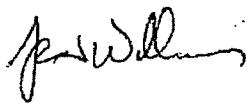
\$10.00
JU

PARCEL NUMBER 49-00-10105-00-7

DEED

The address of the within
named Grantee is:

1100 Ridge Pike
Conshohocken, PA 19428



THIS DEED, Made the 31st day of December, 2012.

BETWEEN Ridge Pike Front, L.P., a Pennsylvania limited partnership (hereinafter called the Grantor) of the one part AND
Conicelli Alan Wood Road, LP,
a Pennsylvania limited partnership
(hereinafter called the Grantee) of the other part.

WITNESSETH, That the said Grantor, for and in consideration of the sum of one (\$1.00) dollar, lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released, and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by Will D. Hiltner, Registered Surveyor, dated December, 1950, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ridge Pike, a corner of land of Armand Barbone, at the distance of 100 feet Northwesterly from the Northwesterly right of way line of Plymouth Branch of the Reading Railroad; thence extending from said beginning point, North 46 degrees, 34 minutes West along the Northeasterly side of the Ridge Pike, 160 feet to a point; thence extending along other land of Casper Puche, of which this was a part, the two following courses and distances: (1) North 44 degrees, 33 minutes East, 404.19 feet to a point, and (2) South 16 degrees, 21 minutes East, 237 feet to a point; thence extending along land of the said Armand Barbone, the two following courses and distances to wit: (1) South 56 degrees, 36 minutes West, 146.61 feet to a stake, and (2) South 51, 10 minutes West, 143.41 feet to the Northeasterly side of Ridge Pike, the first mentioned point and place of beginning.

ALSO, ALL THAT CERTAIN lot or piece of land, Situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Will D. Hiltner, R. C. E. June 1951, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ridge Turnpike (50 feet wide) at the distance of 260 feet Northwesterly from the Northwesterly right of way of the Plymouth Branch of the Reading Company (33 feet wide) a corner of this and land of Ludwig Braun; thence extending along said side of Ridge Turnpike, North 46 degrees, 34 minutes West, 100 feet to a point, a corner of this and land of Casper Puche which this was a part; thence extending along said Puche's land, North 44 degrees, 17 minutes



East, 404.19 feet to a point, a corner of this and other land of said Casper Puche; thence extending along said Puche's land, South 46 degrees, 33 minutes East, 101.88 feet to a point, a corner of this and land of said Ludwig Braun; thence extending along said Braun's land, South 44 degrees, 33 minutes West, 404.19 feet to the first mentioned point and place of beginning.

ALSO, ALL THAT CERTAIN lot or piece of land, Situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Will D. Hiltner, R.C.E., in the month of June, 1951, as follows, to wit:-

BEGINNING at a point on the Northeasterly side of Ridge Turnpike (50 feet wide) at the distance of 360 feet Northwesterly from the Northwesterly right of way line of the Plymouth Branch of the Reading Company (33 feet wide), a corner of this and land of Adolf Florig; thence extending along said Northeasterly side of said Ridge Turnpike, North 46 degrees, 34 minutes West, 100 feet to a point, a corner of this and land of Casper Puche which this was a part; thence extending along Puche's land, North 44 degrees, 17 minutes East, 404.19 feet to a point, a corner of this and other land of said Casper Puche; thence extending along said Puche's land, South 46 degrees, 33 minutes East, 100 feet to a point, a corner of this and land of said Adolf Florig; thence extending along said Florig's land, South 44 degrees, 33 minutes West, 404.19 feet, to the first mentioned point and place of beginning.

AND ALSO, ALL THAT CERTAIN tract or parcel of land, Situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey of property made for Florig Equipment Company by George C. Heilman, Registered Surveyor, dated December 10, 1963 and revised December 20, 1963, as follows, to wit:

BEGINNING at an interior point, which point is at the distance of North 45 degrees, 00 minutes East, 404.24 feet from a point on the Northeasterly side of Ridge Pike, which said point is at the distance of South 46 degrees 34 minutes East, 200 feet from other lands of Casper Puche of which this was a part; thence extending North 46 degrees, 34 minutes West along other lands of Florig Equipment Company, 201.88 feet to a point, a corner of other lands of Casper Puche; thence extending North 44 degrees, 44 minutes East along lands of Casper Puche, 155.81 feet to a point, a corner; thence extending along lands of the said Casper Puche the two following courses and distances to wit: (1) South 25 degrees, 56 minutes, 15 seconds East, 334.56 feet to a point, and (2) South 08 degrees, 32 minutes East, 130.88 feet to a point, a corner; thence extending along lands of said Casper Puche, South 54 degrees, 47 minutes West, 80.69 feet to a point, a corner of land now or late of Josephine Hurchalla; thence extending by land of the said Josephine Hurchalla, North 15 degrees, 28 minutes West, 235.88 feet to a point, being the first mentioned point and place of beginning.

CONTAINING in area 1.009 acres of land.



ALL comprising Parcel Number 49-00-10105-00-7 of the Montgomery County Commissioners Registry.

BEING the same premises which Florig Equipment Company, Inc., by Deed dated December 28, 2011, as recorded January 12, 2012, in the Office of the Recorder of Deeds of Montgomery County, PA., in Deed Book 5824 page 2480 &c., granted and conveyed unto Ridge Pike Front, L.P., a Pennsylvania limited partnership, in fee.

Together with all and singular the and all buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

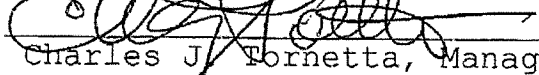
To have and to hold the said lot or piece of ground described, buildings and improvements, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself and its successors does hereby covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will **SPECIALLY WARRANT** and forever **DEFEND**.

In Witness Whereof, the Grantor has caused these presents to be duly executed, as of the day and year first above written.

Ridge Pike Front, L.P., a
Pennsylvania limited partnership
By: Ridge Pike Front GP, LLC, a
Pennsylvania limited liability company

By: 
Joseph F. Tornetta, Manager

By: 
Charles J. Tornetta, Manager

THE TOTAL, TRUE, ACTUAL AND FACTUAL CONSIDERATION IS
\$5,500,000.00.



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF MONTGOMERY :

ON THIS, the 31st day of December, 2012, before me, a Notary Public, the undersigned officer, personally appeared Joseph F. Tornetta, who acknowledged himself to be a Manager of Ridge Pike Front GP, LLC, the limited liability company named in the foregoing instrument as the General Partner of Ridge Pike Front, L.P., a limited partnership, and that he as such Manager of the General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained in the name of such Limited Partnership by himself as a Manager of the General Partner, on behalf of said Limited Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Alice C Scandone

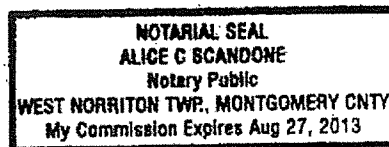


COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF MONTGOMERY :

ON THIS, the 31st day of December, 2012, before me, a Notary Public, the undersigned officer, personally appeared Charles J. Tornetta, who acknowledged himself to be a Manager of Ridge Pike Front GP, LLC, the limited liability company named in the foregoing instrument as the General Partner of Ridge Pike Front, L.P., a limited partnership, and that he as such Manager of the General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained in the name of such Limited Partnership by himself as a Manager of the General Partner, on behalf of said Limited Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Alice C Scandone



PLYMOUTH
MONTGOMERY COUNTY



TOWNSHIP
PENNSYLVANIA

COUNCIL

CHRISTOPHER G. MANERO, CHAIR
KAREN R. BRAMBLETT, VICE CHAIR
KATHERINE BANDISH
LYNNE M. VISCIO
NICHOLAS R. WHITNEY
KAREN B. WEISS, MANAGER
MICHAEL P. CLARKE, SOLICITOR

PLYMOUTH TOWNSHIP BUILDING
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462
PHONE: (610) 233-0608
FAX: (610) 277-1452
EMAIL: plymouth@plymouthtownship.org

January 24, 2022

Robert E. Blue,
Consulting Engineers, P.C.
1149 Skippack Pike
Blue Bell, PA 19422

Dear Bob:

Thank you for writing to Plymouth Township with your request for information pursuant to the Pennsylvania Right – To – Know law.

On January 21, 2022 you requested "the signage zoning relief that Wawa may have received at 1300 E. Ridge Pike". Your request is granted and the requested responsive documents are enclosed.

Very truly yours,

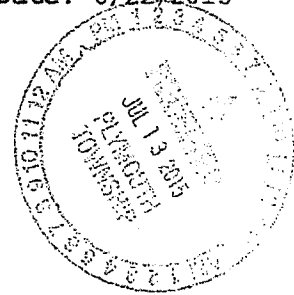
Karen B. Weiss
Manager

KBW/ll
AD/righttoknow.ltr

BEFORE THE ZONING HEARING BOARD OF PLYMOUTH
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Application of: CIAN, LLC : Hearing Date: 6/22/2015

Property: East Ridge Pike & : Decision Date: 6/22/2015
Diamond Avenue,
Plymouth Meeting, :
Plymouth Township,
Pennsylvania :



DECISION

A Public Hearing on the above Application having been held on Monday, June 22, 2015, at 7:00 P.M. at the Plymouth Township Building, 700 Belvoir Road, Plymouth Meeting, Pennsylvania, pursuant to Notice as required by the Plymouth Township Zoning Ordinance of 1960, as amended, (hereinafter "Ordinance") and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Plymouth Township, makes the following Order:

ORDER

Accordingly, based upon the evidence and testimony presented with respect to the Application of CIAN, LLC, 2997 Brambling Lane, East Norriton, PA, 19403, for the premises located at East Ridge Pike and Diamond Avenue, Plymouth Meeting, Plymouth Township, PA, for the following relief from the Plymouth Township Zoning Ordinance No. 342, as amended to permit

the construction of a 5,051 square foot retail store with gasoline sales within a Commercial District:

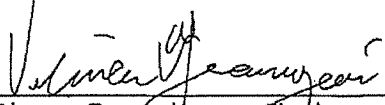
- Special Exception pursuant to Article X, Section 1000.K.1 to permit a gasoline filling station;
- Variance from Article X, Section 1002.D. to permit a proposed trash enclosure 12 feet from the rear property line where a minimum of 30 feet is required;
- Variance from Article XVI, Section 1601.C.1. and Special Exceptions pursuant to Article XVI, Section 1601.C.3 and Section 1601.C.3.A. to permit a total of 385.97 square feet of signage;
- Variance from Article XVI, Section 1603.G. to permit a moving, LED signage which changes gasoline prices;
- Special Exception pursuant to Article XVI, Section 1604.C.4. to permit the illumination of changeable signs between the hours of 11:00 P.M. and 7:00 A.M.; and
- Variance from Article XVII, Section 1707 A. to permit less than a 3 foot high berm along street frontages;

is hereby **GRANTED**, subject to the following conditions:

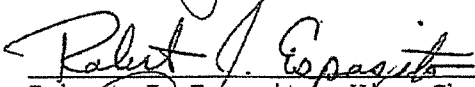
1. Applicant shall make all reasonable efforts to consider the spill-over effects of the lighting for signage that abuts residential properties on Ridge Pike, Diamond Avenue and all other points where the project abuts residential development and shall do so through the Land Development process;
2. Applicant shall obtain Land Development Plan approval from the Township;
3. The LED signage shall change the message not more than one time in 24 hours;
4. The berm shall be 36 inches on the site; and
5. The trash removal/compactor operation shall occur during daytime hours and shall be consistent with the Township regulations regarding same.

The Board reserves the right to prepare Findings of Fact and Conclusions of Law to support the Decision if an Appeal is filed.

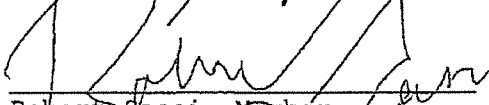
**Plymouth Township
Zoning Hearing Board**




Vince Frangiola, Chairman



Robert J. Esposito, Vice-Chairman



Robert Sassi, Member



David Raimondo, Member

Order Entered: June 22, 2015

Circulation Date:

NOTE TO APPLICANT:

There is a thirty (30) day period after the date of a decision for an aggrieved person to file an appeal in the Court of Common Pleas of Montgomery County to contest an approval or denial by the Zoning Hearing Board. If the Applicant has been granted Zoning Hearing Board approval, the Applicant may take action on said approval during the thirty (30) day appeal period; however, the Applicant will do so at his or her own risk. If the Applicant has received Zoning Hearing Board approval, the Applicant must secure all applicable permits from Plymouth Township within one (1) year of the date of the approval or the decision granting approval.

COMMONWEALTH OF PENNSYLVANIA
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPLICATION OF FLORIG EQUIPMENT COMPANY, INC.

DECISION DATED DECEMBER 17, 1990

I. HISTORY

On or about October 26, 1990, Florig Equipment Company, Inc. filed the within application for a special exception from the terms of the Plymouth Township Zoning Ordinance of 1960, No. 342, as amended, Article XXVII, Sections 2704.5 and 2704.7, seeking to construct a storm sewer culvert and to grade the land over the culvert in an area that is designated as a flood plain.

After notice duly given and advertised in the Norristown Times Herald on Friday, November 2, 1990, and Friday, November 9, 1990, a hearing was held on said application at the Plymouth Township Municipal Building on November 19, 1990, and a stenographic record was made.

II. FINDINGS OF FACT

1. The subject property is located at 904 Ridge Pike in Plymouth Township, Montgomery County, Pennsylvania, in a Limited Industrial District. It is irregular in shape and consists of approximately 6.287 acres. Presently on the site is a 35,000 square foot warehouse building with office, and the use of the land is as a truck parts warehouse and distribution

center. On October 17, 1983, the applicant appeared before this Board and presented plans for the installation of two 90 inch corrugated metal pipes, grading, parking, and sewer connections in a Flood Plain Conservation District. At that time the applicant presented detailed engineering studies regarding the flood plain area, and an application setting forth the boundaries of the flood plain. The applicant testified in the subject application that the engineering studies would still apply, and incorporated its testimony from the hearing held on October 17, 1983, as if fully set forth in the hearing held on November 19, 1990.

2. Testifying in favor of the application was John K. Woodman, a Vice-President of Florig Equipment Company, Inc. Received as Exhibits "A-1" and "A-2" were plans showing the storm culvert construction details and the plot plan showing the location of the proposed storm culvert. Received as Exhibit "A-3" was a picture of the site, and as Exhibit "A-4" was a letter from Walter R. Hull, P.E., Township Engineer for Plymouth Township.

3. Mr. Woodman testified that it is the applicant's intention to reinforce a culvert on the property and to grade over it. The culvert is near a roadway, and is a very dangerous condition. It separates two portions of the property, and

creates a hazard because motor vehicles travelling along the roadway can easily run into this ditch. It is felt that the proposal is consistent with the storm water management system already constructed on the property, and that it would reduce or eliminate a safety hazard. Mr. Woodman testified that the road bed and pipes presently on the property would not be disturbed, and he agreed, on behalf of the applicant, to comply with the conditions imposed in the November 21, 1983 decision of this Board.

4. The letter of Walter R. Hull, P.E., states that he reviewed the appeal form and plans submitted by the applicant, and that the work proposed would be permitted by special exception. Mr. Hull stated that the special exception, if granted, would not alter the cross-sectional profile of the stream and the flood plain, that adjacent neighbors would not be adversely affected, that neither the general welfare nor the public interest of Plymouth Township would be adversely affected, and that flood level will not increase during the base storm.

III. DISCUSSION

The subject property is located in a Flood Plain Conservation District as defined under Section 2701 of the Plymouth Township Zoning Ordinance of 1960, as amended, No. 342, Article XXVII. The uses proposed by the applicant for this

property are permitted by special exception: namely, to construct a storm sewer culvert (Section 2704.5), and regrading of land over the culvert (Section 2704.7).

In Section 2705 of the Ordinance, standards are set forth for the approval of a special exception in a Flood Plain Conservation District. The Zoning Hearing Board is directed to consider the standards for special exceptions in general under Section 2101(D)(3), Article XXI. Further, the Board is directed to consider three specific criteria set forth in Section 2705. The testimony of Mr. Hull, the Township Engineer, addressed these criteria and found no adverse affect to the community from the granting of the special exception. The Board finds that the request is the minimum necessary, considering the flood hazard, to afford relief, and that there would be no increase in the flood levels during the base flood discharge. The Board also finds that the applicant has presented good and sufficient cause for the special exception, in that it alleviates a safety hazard and connects two areas of the same property, and that a failure to grant the appeal would result in exceptional hardship to the applicant. The Board accepts the testimony of Mr. Hull that the granting of the application will not result in increased flood heights, additional threats to public safety, extraordinary public expense, will not creat nuisances, cause fraud on or

victimization of the public, or conflict with existing local laws or ordinances.

The Board has also considered the criteria for the granting of a special exception as set forth in Section 2101(D)(1). The Board finds that Section 2704 permits the applicant the right to seek a special exception, and it finds that the allowance of the special exception would not be contrary to the public interest. It appears that the application merely extends the storm water containment program previously approved by this Board, and the applicant has agreed to continue the safeguards mandated by this Board in its prior approvals. Accordingly, a special exception must be granted.

IV. CONCLUSIONS OF LAW

1. The applicant has brought itself within the provisions and conditions of the Ordinance which allows a special exception.

2. The granting of a special exception, with the conditions set forth in the Board's Order, will not have an adverse effect on the public interest under the criteria set forth in Section 2101(D)(3) and Section 2705(1) through (4) of the Ordinance.

3. The relief requested by the applicant is the minimum necessary, considering the flood hazard, to afford

relief and with the conditions set forth in the Board's Order, no increase in the flood levels during the base flood discharge will result.

4. The applicant has shown good and sufficient cause for relief requested, and the failure to grant a special exception would result in exceptional hardship to the applicant, and the granting of the special exception, with the conditions set forth in this Order, will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws or ordinances.

5. The applicant is entitled to special exceptions for uses set forth in Section 2704(5), and 2704(8) of the Plymouth Township Zoning Ordinance.

ORDER

AND NOW, this 17th day of December, 1990, the application of Florig Equipment Company, Inc. for special exceptions under Sections 2704.5, and 2704.7 of the Plymouth Township Zoning Ordinance are granted, under and subject to the following conditions:

(1) All improvements constructed by the applicant pursuant to this Decision and Order and all detailed engineering studies and plans shall be in strict compliance and conformity

with the testimony and exhibits presented to the Board at the hearing on November 19, 1990, and all of the foregoing shall be subject to the approval of the Plymouth Township Engineer. Further, the applicant shall comply with all conditions imposed by the Plymouth Township Engineer in his review of the development plan, and shall comply with all conditions imposed by the Plymouth Township Council in consideration of the application.

(2) The applicant shall acquire from the Pennsylvania Department of Environmental Resources, Division of Dams and Encroachments, a permit or waiver thereof, to construct culverts across the flood plain and to encroach the waterway with storm water outfalls.


(3) The Orders and Decisions of the Board, together with the conditions imposed therein, dated June 21, 1982 and November 21, 1983 are adopted and reaffirmed by the Board in its Decision, and are incorporated by reference as if fully set forth herein, and the conditions imposed therein are reaffirmed by the Board and established as conditions of this special exception.

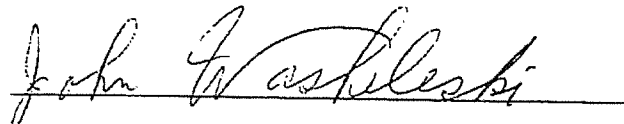
The applicant is instructed to apply to the Plymouth Township Zoning Officer/Building Inspector to obtain any appropriate permits. The applicant is hereby advised that the issuance of this decision to allow construction of structures

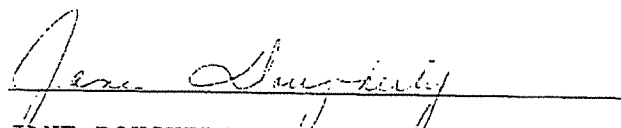
below the base flood elevation will result in an increase in premium rates for flood insurance and such construction increases the risk to life and property.

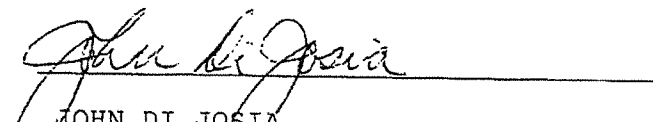
THE SPECIAL EXCEPTIONS GRANTED HEREIN SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN THE BUILDING PERMITS WITHIN SIX (6) MONTHS OF THE DATE OF THIS DECISION.

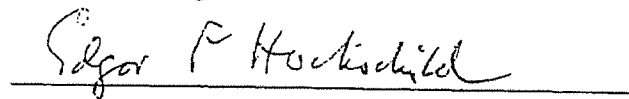
PLYMOUTH TOWNSHIP ZONING HEARING BOARD


D. FRANCIS PAGNOTTI, CHAIRMAN


JOHN WASHELESKI, VICE-CHAIRMAN


JANE DOUGHERTY


JOHN DI JOSIA


EDGAR HOCHSCHILD

COMMONWEALTH OF PENNSYLVANIA
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPEAL OF EDWARD D. FLORIG
DECISION DATED JUNE 15, 1987

I. HISTORY

On or about April 28, 1987, Edward D. Florig (hereinafter called "Appellant") filed the within Appeal for a variance from the terms of Section 1913 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended (hereinafter called "Ordinance") requesting approval for a building lot which does not abut a public street by at least 50 ft. at the right-of-way line.

After notice duly given and advertised in the Norristown Times Herald on Saturday, May 2, 1987 and Saturday, May 9, 1987, a hearing was held on said Appeal at the Plymouth Township Municipal Building on May 18, 1987, and a stenographic record was made.

II. FINDINGS OF FACT

1. The subject property is located at the rear of 906 Ridge Pike, Plymouth Township, in a Heavy Industrial Zoning District.

2. Appellant is the owner of the subject property.

3. There are no improvements on the subject property.

4. The subject property is an irregular shaped lot containing 6.287 acres as more particularly described in

Appellant's Exhibit "A-4", having a 319.67 ft. frontage on a Philadelphia Electric Company access road.

5. The Appellant proposes to construct a warehouse and office facility on the subject property in compliance with all Township Codes.

6. The title to the property provides the Appellant with the free and uninterrupted use of the aforesaid access road to Ridge Pike, subject to a proportionate part of the expense of maintenance of said access road.

7. Without the requested variance, the property cannot be used as zoned.

8. The development of the subject property with a warehouse and office building with ingress and egress to Ridge Pike over the Philadelphia Electric Company access road will not be contrary to the public interest.

III. DISCUSSION

Section 1913 of the Ordinance provides that a lot must abut a public street for at least 50 ft. at the right-of-way line.

Section 200 of the Ordinance defines a lot in terms of a parcel of land developed with a principal building and accessory buildings together with open spaces in connection with such uses which are not less than the minimum required by the Ordinance. The subject property is a lot which does not have frontage on a public street. Hence, a variance is required.

In a request for a variance, the Zoning Hearing Board is guided by Section 2101.D.2. of the Plymouth Township Zoning

Ordinance and Section 912 of the Pennsylvania Municipalities Planning Code. Section 2101.D.2. of the Zoning Ordinance provides that an Applicant for a variance has the burden of establishing that a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including Court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 912 of the Pennsylvania Municipalities Planning Code permits the Zoning Hearing Board to grant the variance where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the Appellant and when the Board can make certain prescribed findings where relevant in a given case.

When determining whether a variance is contrary to the public interest, the Board considers the criteria set forth in Section 2101.D.3. of the Ordinance. With the conditions set forth in the Board's Order, below, the grant of this variance would not be contrary to the public interest.

It is clear that a variance must be granted in order to allow a reasonable use of the property as zoned. The Philadelphia Electric Company access road is an adequate means of ingress and egress for the property. The proposed warehouse and office building is consistent with the general character of the area. Appellant has clearly shown an unnecessary hardship unique to the property and the absence of any conditions which would be detrimental to the public interest.

IV. CONCLUSIONS OF LAW

From the facts presented it is the judgment of the Board that the Appellant has proven an unnecessary hardship unique or peculiar to his property and that the variance is not contrary to the public interest. Accordingly, the Board is able to make the following findings under Section 912 of the Pennsylvania Municipalities Planning Code:

1. That there are unique physical circumstances or conditions peculiar to the property and the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located;

2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization for variance is therefore necessary to enable the reasonable use of the property.

3. That such unnecessary hardship has not been created by the Appellant;

4. That the variance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare;

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5. That the variance will represent the minimum variance that will afford relief and will represent the least modification possible under Section 1913 of the Zoning Ordinance.

O R D E R

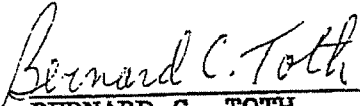
AND NOW, this 15th day of June, 1987, the Appeal of Edward D. Florig for a variance from the terms of Section 1913 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, for access to a public street over the Philadelphia Electric Company access road is granted, subject to the condition that the use and development of the subject property and the access road be as stated in the evidence and exhibits presented on behalf of the Appellant at the hearing before the Board on May 18, 1987.

Appellant is directed to apply to the Plymouth Township Zoning Officer/Building Inspector to obtain the appropriate permits.

THE VARIANCE GRANTED HEREIN SHALL EXPIRE IF A BUILDING PERMIT IS NOT OBTAINED WITHIN SIX (6) MONTHS FROM THE DATE OF THIS DECISION.


PLYMOUTH TWP. ZONING HEARING BOARD

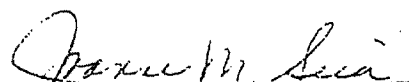

D. FRANCIS PAGNOTTI, Chairman


BERNARD C. TOTH

CHARLES P. GROHOSKI

HFR/nh
#5628-87-11
6/11/87


LAWRENCE J. CLIFFORD


JOANNE M. SICA

COMMONWEALTH OF PENNSYLVANIA
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPLICATION OF FLORIG EQUIPMENT COMPANY, INC.
DECISION DATED NOVEMBER 21, 1983

I. HISTORY

On or about September 12, 1983, Florig Equipment Company, Inc. filed the within application for a special exception under Sections 2704.4, 2704.5, 2704.6 and 2704.7 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, seeking permission to construct two 90 inch corrugated metal pipes, sewer and water connections, parking areas and related grading all within a Flood Plain Conservation District.

After notice duly given and advertised in the Norristown Times Herald on Friday, September 30, 1983 and Friday, October 7, 1983, a hearing was held on said application on October 17, 1983 and a stenographic record was made.

II. FINDINGS OF FACT

1. The subject property is located on the north side of Ridge Pike opposite of Alan Wood Road, Plymouth Township in a Heavy Industrial Zoning District.

2. The owner of the property is Ed Florig and the lessee of the property is Florig Equipment Company, Inc. (hereinafter called Applicant).

3. The subject property is irregular in shape and consists of two parcels totalling 10.387 acres and more particularly de-

scribed on a grading plan made for the Applicant dated August 26, 1983 and marked Exhibit "A-1".

4. The subject property is bounded to the north by the lands of Philadelphia Electric Company, to the south by the lands of the Plymouth branch of the Reading Railroad¹ and the entrance to the Blue Route and to the east by the lands of Excelsior Truck Leasing Company.

5. There are two concrete block buildings and parking areas presently located on the property as shown on Exhibit "A-1".

6. A portion of the Plymouth Township Flood Plain Conservation District crosses the subject property, the boundaries of which were revised by Decision and Order of the Board dated June 21, 1982, as more particularly described in the aforesaid Exhibit "A-1".

7. The Applicant proposes to collect the storm water runoff from tributary no. 1 of the Plymouth Creek in two 90 inch corrugated metal pipes constructed within the Flood Plain Conservation District to convey and discharge said storm water at a point 150 feet to the north of the Chemical Road pump station. This will enable the Applicant to fill the ground above the pipe for parking and access between the existing buildings and a future building to be constructed on the eastern side of the tract as more particularly described in Exhibit "A-1".

8. The two 90 inch corrugated metal pipes will hydraulically carry a 100 year storm without any damage to property upstream

¹ Now known as the Consolidated Railroad Corporation.

from the culvert; and, will not help or worsen a flooding problem at the Chemical Road Pump Station area.

9. Future development of the tract, at the time of the construction of a future building, will require additional storm water management facilities to insure the amount of run off from the tract will not increase over existing conditions.

10. A rock lined swale will be constructed to carry the run off where the stream is diverted and is not piped and this will minimize the erosion of the swale bed.

11. A 10 inch gravity sanitary sewer line, a 16 inch sanitary sewer force main and two sanitary sewer manholes presently exist within the Flood Plain Conservation District in the area of the proposed construction.

12. The Applicant proposes to construct the two 90 inch corrugated metal pipes over the aforesaid sanitary sewer lines.

13. The Applicant proposes to bridge the proposed storm sewer system over the sanitary sewer facility with a concrete cradle, which would act as a physical barrier between the two systems and distribute the vertical load of the culverts, fill and live loads over the sanitary sewers.

14. The applicant proposes to revise its grading plan in the vicinity of existing manholes so that an extension can be added utilizing the existing base and walls of the manholes and to result in a final depth of no greater than 12 feet.

15. The Plymouth Township Municipal Authority owns and operates the aforesaid sanitary sewer facilities in, under and through an existing easement, which the Applicant proposes to encroach with the proposed storm water facilities.

16. The Applicant must acquire approval from the U.S. Soil Conservation Service, the Pennsylvania Department of Environmental Resources, Bureau of Dams and Waterway Management in order to construct the proposed storm sewer system.

17. The Applicant intends to tie into the 10 inch sewer gravity line on the west side of the proposed culvert and a saddle should be placed on the main, the lateral constructed and encased in concrete prior to the installation of the culvert.

18. Water connection for the future building should not have to encroach in the Flood Plain Conservation District since an existing water main runs on the southern edge of the Philadelphia Electric Company access road.

19. The construction requested in the flood plain represents a minimum encroachment therein and the denial of such encroachment would be an exceptional hardship to the Applicant.

20. The affect of the use will not substantially alter the cross-sectional profile of the streams and flood plain at the location of the proposed use.

21. There will be no adverse effect on adjacent stream neighbors.

22. There will be no adverse effect on the general welfare or public interest of Plymouth Township or surrounding townships

in the same watershed.

23. All improvements to be constructed shall be flood proofed as required by the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

III. DISCUSSION

Section 2704 of the Ordinance sets forth various uses which are permitted by special exception in a Flood Plain Conservation District. Section 2704.4 allows culverts and bridges with the approval of the appropriate authorities with jurisdiction such as the Commonwealth of Pennsylvania, Department of Forest and Waters, Power and Resources Board. Section 2704.5 allows sanitary or storm sewers with the approval of the Township's Engineer. 2704.6 allows roads, driveways or parking areas. 2704.7 allows grading or regrading of lands including the deposit of topsoil and the grading thereof.

Section 2101.D.1. of the Ordinance provides that an Applicant for a special exception shall have the burden of establishing both that his application falls within the provisions of the ordinance which accords the Applicant the right to seek a special exception and that the allowance of a special exception will not be contrary to the public interest. The within application clearly falls within the uses outlined in Section 2704 of the Ordinance. Therefore, the Applicant has proven the right to seek a special exception.

Section 2705 of the Ordinance establishes the standards for approval of uses by special exception which, along with the criteria set forth in Section 2101.D.3. of the Ordinance provides the basis for the Board to determine whether an affirmative decision is justified and in the public interest.

The construction of the two 90 inch corrugated metal pipes appears to adequately handle storm water drainage without any adverse affect on the public. However, the location of these pipes being within a Plymouth Township Municipal Authority Easement can seriously and adversely affect existing sanitary sewer facilities located therein, unless appropriate conditions are imposed upon the Applicant to assure the compatability of the Applicant's proposed construction with the existing sanitary sewer facilities. After considering the testimony of the Township Engineer and other evidence presented to the Board, with the conditions set forth in the Board's Order below, the criteria set forth in Section 2705 and 2101.D.3. of the Ordinance have been met.

IV. CONCLUSIONS OF LAW

1. The Applicant has brought itself within the provisions or conditions of the Ordinance which allows a special exception.

2. Granting a special exception with the conditions set forth in the Board's Order, below, will not have an adverse affect on the public interest under the criteria set forth in Section 2101.D.3. and Section 2705.1-4 of the Ordinance.

3. The relief requested by the the Applicant is the minimum necessary, considering the flood hazard, to afford relief, and with the conditions set forth in the Board's Order, below, no increase in the flood levels during the base flood discharge will result.

4. The Applicant has shown good and sufficient cause for the relief requested, the failure to grant a special exception will result in an exceptional hardship to the Applicant, and the granting of this special exception, with the conditions set forth in the Board's Order, below, will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, fraud on or victimization of the public or conflict with existing local laws or ordinances.

ORDER

AND NOW, this 21st day of November, 1983, the application of Florig Equipment Company, Inc. for a special exception under Sections 2704.4, 2704.5, 2704.6 and 2704.7 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, to construct two 90 inch corrugated metal pipes, grading, parking, and sewer connections in a Flood Plain Conservation District is granted, under and subject to the following conditions:

1. All construction and improvements in the Flood Plain Conservation District pursuant to this Decision and Order shall require the prior approval of and be subject to conditions

imposed by the Plymouth Township Municipal Authority.

2. Future development of the subject property shall require the prior approval of a storm water management program to insure the amount of run off from the tract will not increase over existing conditions, all to the approval of the Plymouth Township Engineer.

3. All construction and improvements in the Flood Plain Conservation District, including the length and dimensions of the concrete cradle to be constructed shall receive the prior approval of and be subject to the conditions imposed by the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

4. The grading shall be revised so than an extension can be added utilizing the existing basin walls and the final depth of the manhole shall be no greater than 12 feet all to the approval of the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

5. Prior to construction of any of the proposed improvements and associated grading, the Applicant shall receive approval from the U.S. Soil Conservation Service and the Pennsylvania Department of Environment Resources, Bureau of Dams and Waterway Management, as well as the Plymouth Township Municipal Authority, as aforesaid.

6. The Applicant's tie into the 10 inch gravity line on the west side of the proposed culvert shall be to the approval of and subject to conditions imposed by the Plymouth Township

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Municipal Authority.

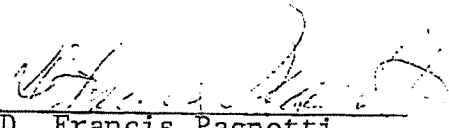
7. All structures shall be constructed to be firmly anchored in accordance with accepted engineering practices to prevent floatation, collapse or lateral movement; and, be constructed so as to prevent the entrance of flood waters into the waste treatment systems and waste treatment systems shall be designed to minimize or eliminate discharges from the systems into the flood waters all to the approval of and subject to the conditions imposed by the Plymouth Township Municipal Authority and the Plymouth Township Engineer.

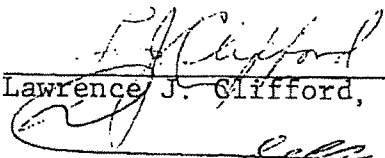
Applicant is directed to apply to the Plymouth Township Zoning Officer/Building Inspector to obtain any appropriate permits.

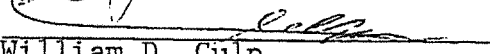
THE APPLICANT IS HEREBY ADVISED THAT THE ISSUANCE OF THIS DECISION TO ALLOW CONSTRUCTION OF STRUCTURES BELOW THE BASE FLOOD ELEVATION WILL RESULT IN AN INCREASE IN PREMIUM RATES FOR FLOOD INSURANCE AND SUCH CONSTRUCTION INCREASES RISK TO LIFE AND PROPERTY.

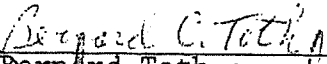
THIS SPECIAL EXCEPTION SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS OF THE DATE OF THIS DECISION.

PLYMOUTH TOWNSHIP ZONING HEARING BOARD


D. Francis Pagnotti


Lawrence J. Clifford, Chairman


William D. Culp


Bernard C. Toth


David Schultz

Hj R/mön
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COMMONWEALTH OF PENNSYLVANIA
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPLICATION/APPEAL OF FLORIG EQUIPMENT CO., INC.
DECISION DATED JUNE 21, 1982

I. HISTORY

On or about April 20, 1982 Florig Equipment Co., Inc. filed the within application/appeal for a variance from the terms of Section 2107 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, seeking an amendment and correction of the boundaries of the Flood Plain Conservation District; and, for a special exception under Section 2704.5 of the ordinance seeking permission to construct sanitary and storm sewer connections for a proposed addition to a building located on the property.

After notice duly given and advertised in the Norristown Times Herald on Friday, April 30, 1982 and Friday May 7, 1982 a hearing was held on said Application/Appeal at the Plymouth Township Municipal Building on May 17, 1982 and a stenographic record was made.

II. FINDINGS OF FACT

1. The subject property is located on the north side of Ridge Pike opposite Allenwood Road, Plymouth Township in a heavy industrial zoning district.

2. The owner of the property is Florig Equipment Co., Inc. (hereinafter called applicant).

3. The subject property is irregular in shape, contains 4.1 acres and is more particularly described on a Flood Plain Study made for Florig Equipment Co., Inc. dated April 15, 1982 and marked applicant's Exhibit "A-1".

4. The subject property is bounded to the north by the lands of Philadelphia Electric Company, to the south by the lands of the Plymouth Branch of Reading Railroad and the entrance to the Blue Route, to the rear by an additional 6.287 parcel owned by the applicant and to the east by the lands of Excelsior Truck Leasing Company.

5. The improvements presently on the property consist of two concrete one and two story block buildings as shown on Exhibit "A-1".

6. The Flood Plain Conservation District established under Section 2701 of the Ordinance is based upon the existence of alluvial soils or local alluvium as designated by the Soil Conservation Service, United States Department of Agriculture.

7. The boundaries of the said Flood Plain Conservation District as it affects the subject property and the adjoining 6.287 acre property of the applicant are shown on applicant's Exhibit "A-1".

8. The Hdyrologic and Hydraulic studies submitted by the

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applicant and marked Exhibit "A-2" establish a revised 100 year flood plain boundary line on the subject property and the adjoining 6.287 acre property as designated on Exhibit "A-1".

9. Applicant proposes to construct a 126 foot by 61 foot addition to its existing concrete block building as shown on Exhibit "A-1".

10. The proposed addition will require the construction of sanitary and storm sewer lines within the revised 100 year flood plain the details of which are not set forth in applicant's exhibits, but which lines shall be constructed to the satisfaction and approval of the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

III. DISCUSSION

Under Section 2701 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, the boundaries of the Flood Plain Conservation District in the Township are established. Section 2707 of the ordinance allows a party aggrieved by the establishment of such boundaries a right of appeal to the Zoning Hearing Board for a change in those boundaries. In such an appeal the burden of proof is upon the applicant to show that he is an aggrieved party and that the criteria used to delineate the the Flood Plain Conservation District is or has become incorrect because of changes due to natural or other causes; or, because of changes indicated by future detailed hydrologic and hydraulic studies.

Applicant proposes to construct a 126 foot by 61 foot addition to an existing building on the subject property. Under the existing flood plain district boundary line a portion of the proposed addition would lie within the floodplain district prohibiting its construction. Therefore, the applicant is clearly an aggrieved party.

Applicant contends that its detailed hydrologic and hydraulic studies performed on and about the subject property indicate that the existing boundaries of the Township's Flood Plain Conservation District are incorrect as they affect the subject property and an adjoining 6.287 acre tract owned by the applicant. Based upon the evidence submitted for the Board's consideration and with the able assistance of the Township Engineer, the Board concludes that the existing boundaries are, in fact, incorrect and that the boundaries of the flood plain conservation district as it affects the subject property and the adjoining 6.287 acre tract owned by the applicant should indeed be changed as delineated on applicant's Exhibit "A-1".

Section 2704 of the Ordinance sets forth various uses which are permitted by special exception in a flood plain conservation district. Section 2704.5 allows sanitary or storm sewers, impoundment basins, with the approval of the Township Engineer.

Section 2101.D.1. of the Ordinance provides that an applicant

for a special exception shall have the burden of establishing both that the application falls within the provisions of the Ordinance which accords the applicant the right to seek a special exception and that the allowance of a special exception will not be contrary to the public interest. The within application clearly falls within the uses outlined in Section 2704 of the Ordinance giving the applicant the right to seek a special exception.

Section 2705 of the Ordinance establishes the standards for approval of uses by special exception which, along with the criteria set forth in Section 2101.D.3. of the Ordinance provides the basis for the Board to determine whether an affirmative decision is justified and in the public interest.

Although the specific details of the sanitary and storm sewer connections are not set forth in Exhibit "A-1" the Board is able to approve the special exception requested provided the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer have strict control over the design and construction of these connections; and, that the conditions set forth in the Board's Order below are strictly complied with.

IV. CONCLUSIONS OF LAW

1. The evidence presented at the hearing establishes that the applicant is a party aggrieved by the existing delineation of the boundaries of the flood plain conservation district on the subject

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property and the adjacent 6.287 acre property owned by the applicant; and, that the hydrologic and hydraulic studies performed on and about the subject property properly designate the revised 100 year flood plain.

2. The applicant has brought itself within the provisions or conditions of the Ordinance which allows a special exception.

3. The granting of the special exception, with the conditions set forth in the Board's Order below, will not have an adverse affect on the public interest under the criteria set forth in Sections 2101.D.3. and 2705.1-4 of the Ordinance.

4. The relief requested by the applicant is the minimum necessary, considering the flood hazard, to afford relief and with the conditions set forth in the Board's Order, below, no increase in the flood levels during the base flood discharge will result.

5. The applicant has shown good and sufficient cause for the relief requested, the failure to grant a special exception will result in an exceptional hardship to the applicant, and the granting of this special exception, with the conditions set forth in the Board's Order, below, will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, fraud on or victimization of the public or conflict with existing local laws or ordinances.

ORDER

AND NOW, this 21st day of June, 1982, the appeal of Florig Equipment Co., Inc. under Section 2707 of the Plymouth Township Zoning Ordinance seeking an amendment and correction of the boundaries of the Flood Plain Conservation District is granted and the boundary lines of the flood plain conservation district shall be changed on the subject property and the adjacent 6.287 parcel owned by the applicant as set forth in applicant's Exhibit "A-1". The aforesaid change in the flood plain conservation district is granted, under and subject to the following condition:

1. If any additional construction on the property substantially alters the hydrologic or hydraulic calculations submitted into evidence, as determined by the Plymouth Township Engineer, then further approvals shall be required from the Zoning Hearing Board prior to the commencement of any such additional construction on the subject property or the adjoining 6.287 acre parcel.

IF IS FURTHER ORDERED that the application of Florig Equipment Co., Inc. for a special exception under Section 2704.5 of the Plymouth Township Zoning Ordinance to construct sanitary and storm sewer connections is granted, under and subject to the following conditions:

1. All structures shall be constructed to prevent the entrance of floodwater into the sewer, water and utility

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facilities; and waste treatment system shall be designed to minimize or eliminate discharges from those systems into the floodwaters.

2. The construction of sanitary and storm sewer connections shall not substantially alter the cross-sectional profile of the streams and flood plains at the location of the proposed use.

3. The sanitary and storm sewer connections shall be constructed to prevent any adverse affect on adjacent stream neighbors or on the general welfare or public interest of Plymouth Township or surrounding townships in the same watershed.

4. Sanitary and storm sewer connections and lines constructed shall be flood proofed as required by the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

5. All of the improvements constructed by the applicant pursuant to this decision and Order shall require the approvals of the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

The applicant is hereby advised that the issuance of this decision to allow construction of structures below the base flood elevation will result in an increase in premium rates for flood insurance and such construction increases risks to life and property.

THIS SPECIAL EXCEPTION AND VARIANCE SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS OF THE DATE OF THIS DECISION.

PLYMOUTH TOWNSHIP ZONING HEARING BOARD

William G. Zimmerman, Sr.

William G. Zimmerman, Sr. Chairman

L. J. Clifford

Lawrence J. Clifford

William D. Culp

William D. Culp

Bernard C. Toth 6/21/82

Bernard Toth

David Schultz

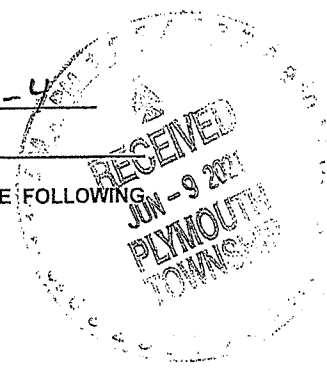
David Schultz

APPLICATION FOR LAND DEVELOPMENT APPROVAL

PLYMOUTH TOWNSHIP
700 Belvoir Road
Plymouth Meeting, PA 19462
Telephone: 610-277-4104

LAND DEVELOPMENT NO. LD 21-4

APPLICATION DATE: _____



THE UNDERSIGNED HEREBY APPLIES FOR LAND DEVELOPMENT APPROVAL AND SUBMITS THE FOLLOWING INFORMATION IN CONNECTION THEREWITH:

LOCATION: 2622 Butler Pike
Plymouth Meeting, PA 19462

APPLICANT: Craft Custom Homes, LLC c/o Ryan Alexaki
ADDRESS: 541 E. Hector St., Conshohocken, PA 19428

LAND DEV. NAME 2622 Butler Pike

TELEPHONE NO.: _____
REGIS. ENGINEER: Kimley - Horn & Associates, Inc. c/o Paul Hughes, P.E.

ACREAGE: ~11.638
ROAD FRONTAGE: _____

REGIS. SURVEYOR: _____
ADDRESS: _____

WHAT IS THE INTENDED PURPOSE OF THE LAND DEVELOPMENT?
the development of six (6) single family detached dwellings with associated parking, landscaping, and stormwater management facilities

ENGINEER'S TELEPHONE NO.: 215-600-0365
SURVEYOR'S TELEPHONE NO.: _____
ATTORNEY: _____

BUILDING AREA: _____
9,928 SF (total for all buildings combined)

ATTORNEY'S ADDRESS: _____

FLOOR AREA: _____

ATTORNEY'S TEL. NO.: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY:

- (1) Is construction and development contemplated in the near future? Yes
- (2) What is the specific function of the building(s) to be erected? Single family detached dwellings
- (3) What lands are to be dedicated for open space, right of way, etc.? Not open space. Ultimate right-of-way to be offered for dedication
- (4) State zoning district (show requirements on plan): AA - Residential
- (5) State deed restrictions or easements (existing or required): No known deed restrictions
- (6) State variances or special exceptions required (approved or requested): N/A
- (7) Is land in a Historic District? No If yes, has HAR Board review been initiated? _____
- (8) Is land in a Flood Plain Conservation District? Yes - Zone A
- (9) Does plan show contours and required features? Yes
- (10) Has traffic impact study been completed (if required)? No study has been completed. Trip generation memo included with submission.
- (11) State type and location of water supply to be used. Public water supply in Butler Pike
- (12) State type and location of sanitary waste disposal system. Public sanitary sewer in Butler Pike

Fees and plans showing the required information are submitted with this application. Any additional plans or information required by the Township will be submitted promptly. The undersigned agrees to comply with all requirements of Plymouth Township Subdivision and land Development Ordinance No. 837, as amended, and further agrees to execute contract, submit required sureties within stipulated time limit, and obtain all necessary permits in connection with the subject subdivision.

NOTE: A TOTAL OF TWENTY-FIVE (25) FOLDED PLANS AND FIVE (5) COPIES OF THE STORM WATER MANAGEMENT REPORT AND TRAFFIC STUDY, IF APPLICABLE, ARE REQUIRED FOR SUBMISSION.


APPLICANT'S SIGNATURE

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR 2622 BUTLER PIKE

CRAFT CUSTOM HOMES, LLC
2622 BUTLER PIKE, PLYMOUTH MEETING, PENNSYLVANIA 19462
PLYMOUTH TOWNSHIP | MONTGOMERY COUNTY, PA
PARCEL NO. 49-00-01219-00-1

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 201
PHILADELPHIA, PA 19102
PHONE: 267-697-0150
WWW.KIMLEY-HORN.COM



KHA PROJECT
11242005
DATE: 05/19/2021
DESIGNED BY: PMH
CHECKED BY: JRP
DRAWN BY: PMH
SCALE: AS SHOWN

COVER SHEET

CRAFT CUSTOM HOMES
PREPARED FOR
2622 BUTLER PIKE
PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
SHEET NUMBER
C-000

No.	REVISIONS	DATE	BY
1	PER TOWNSHIP REVIEW LETTERS	10/28/21	JRP
2	PER TOWNSHIP REVIEW LETTERS	01/12/22	JRP
3	PER TOWNSHIP REVIEW LETTERS	03/07/22	JRP

CERTIFICATE OF OWNERSHIP
I, RYAN ALEXANI, MANAGING MEMBER, DO hereby certify that CRAFT CUSTOM HOMES, LLC is the registered owner of the land herein depicted and that CRAFT CUSTOM HOMES, LLC has duly recorded the plan and desires that the plan be duly recorded. I, RYAN ALEXANI, MANAGING MEMBER, HAVE DEVELOPED AND DESIRES THAT THE PLAN BE DULY RECORDED. I, RYAN ALEXANI, MANAGING MEMBER, HAVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE SAME.

BY: _____
RYAN ALEXANI, MANAGING MEMBER

NOTARY ACKNOWLEDGEMENT
I, RYAN ALEXANI, MANAGING MEMBER, DO hereby certify that CRAFT CUSTOM HOMES, LLC is the registered owner of the land herein depicted and that CRAFT CUSTOM HOMES, LLC has duly recorded the plan and desires that the plan be duly recorded. I, RYAN ALEXANI, MANAGING MEMBER, HAVE DEVELOPED AND DESIRES THAT THE PLAN BE DULY RECORDED. I, RYAN ALEXANI, MANAGING MEMBER, HAVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE SAME.

BY: _____
RYAN ALEXANI, MANAGING MEMBER

COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVED BY THE PLYMOUTH TOWNSHIP ENGINEER
DATE: _____, 2021.

APPROVED BY THE PLYMOUTH TOWNSHIP COUNCIL
DATE: _____, 2021.

APPROVED BY THE PLYMOUTH TOWNSHIP ENGINEER
DATE: _____, 2021.

APPROVED BY THE PLYMOUTH TOWNSHIP ENGINEER
DATE: _____, 2021.

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DATE: _____, 2021.

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DATE: _____, 2021.

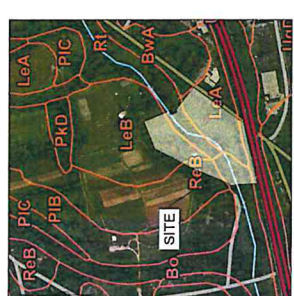
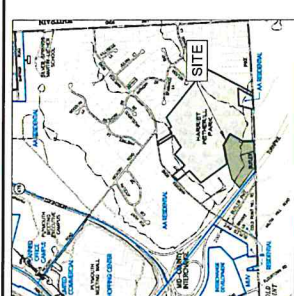
APPROVED BY THE PLYMOUTH TOWNSHIP ENGINEER
DATE: _____, 2021.

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DATE: _____, 2021.

APPROVED BY THE PLYMOUTH TOWNSHIP ENGINEER
DATE: _____, 2021.

APPROVED BY THE PLYMOUTH TOWNSHIP ENGINEER
DATE: _____, 2021.



PROJECT DESCRIPTION NARRATIVE
THIS PROJECT CONSISTS OF THE DEVELOPMENT OF SIX (6) SINGLE FAMILY DETACHED DWELLINGS WITH ASSOCIATED PARKING, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES IN ONE PARCEL TOTALING 411.538-ACRES. THIS PROPOSED DEVELOPMENT IS LOCATED ON A PROPERTY ZONED AA RESIDENTIAL.

APPLICANT | OWNER | ENGINEER OF RECORD

1. APPLICANT: CRAFT CUSTOM HOMES, LLC
541 HICKORY STREET
2622 BUTLER PIKE
PLYMOUTH MEETING, PA 19462
CONTACT: RYAN ALEXANI
EMAIL: RYANALEX@CRAFT.COM

2. OWNER: DENNIS M. & ELIZABETH C. POWELL
2622 BUTLER PIKE
PLYMOUTH MEETING, PA 19462
CONTACT: RYAN ALEXANI
EMAIL: RYANALEX@CRAFT.COM

3. ENGINEER OF RECORD: KIMLEY-HORN AND ASSOCIATES, INC.
50 SOUTH 16TH STREET SUITE 201
PHILADELPHIA, PA 19102
CONTACT: PAUL W. HUGHES, P.E.
PHONE: 267-697-0150

PLAN REFERENCES

1. SITE PLAN, CUSTOMER II-50 EXISTING CONDITIONS PLAN PREPARED BY SHEARON ENVIRONMENTAL DESIGN CO., INC. 11. DATE OF PREPARATION: 08/18/2020

SHEET LIST TABLE

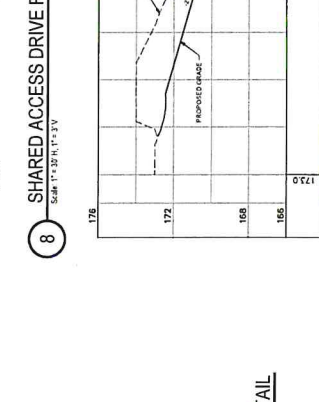
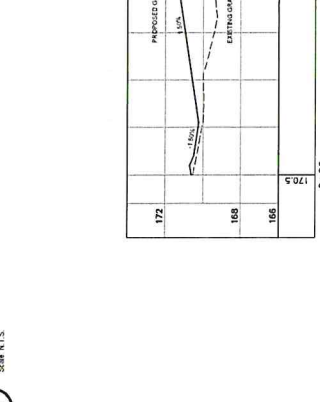
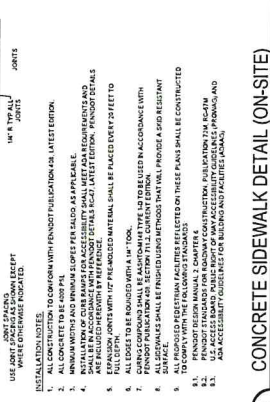
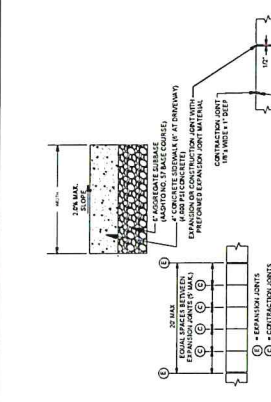
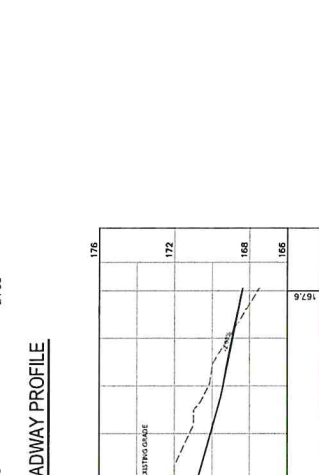
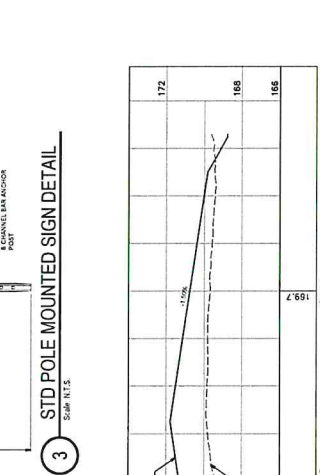
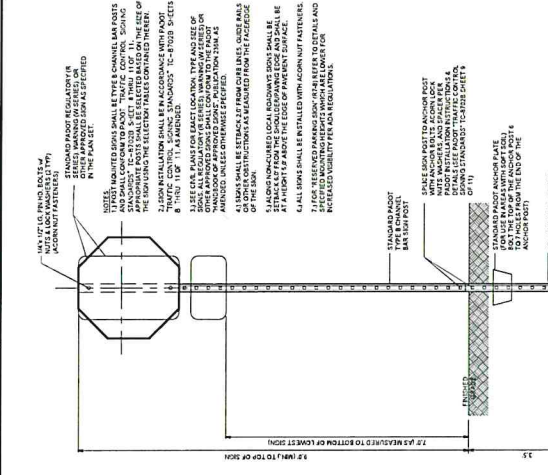
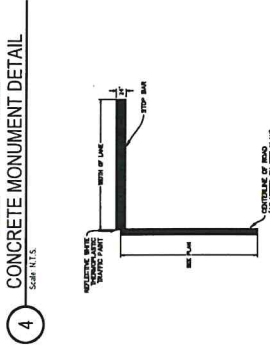
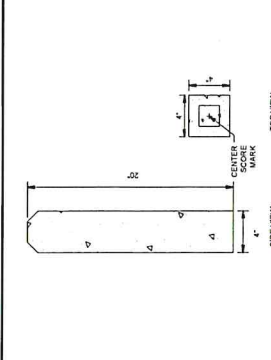
SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
C-001	EXISTING CONDITIONS PLAN
C-002	DEVELOPMENT PLAN
C-003	OVERLAY SHEET PLAN
C-004	SITE
C-005	TRACK LAYOUT PLAN
C-006	SITE DETAILS
C-007	OVERALL GRADING PLAN
C-008	GRADING PLAN 1
C-009	GRADING PLAN 2
C-010	GRADING PLAN 3
C-011	DRAINAGE FACILITIES
C-012	DRAINAGE FACILITIES 2
C-013	DRAINAGE FACILITIES 3
C-014	DRAINAGE FACILITIES 4
C-015	UTILITY PLAN
C-016	UTILITY PROFILES
C-017	UTILITY PROFILES 2
C-018	EROSION AND SEDIMENT CONTROL PLAN, STAGE 1
C-019	EROSION AND SEDIMENT CONTROL PLAN, STAGE 2
C-020	EROSION AND SEDIMENT CONTROL NOTES
C-021	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-022	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 2
C-023	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 3
C-024	LANDSCAPE PLAN
L-100	LANDSCAPE NOTES AND DETAILS
L-101	LIGHTING PLAN

WAIVER LIST:
THE FOLLOWING WAIVERS HAVE BEEN APPROVED BY PLYMOUTH TOWNSHIP:
§1906.6 - TO ALLOW OVERBULDOZING TO BE LOCATED IN A CLUSTER DEVELOPMENT OVERLAY AREA AROUND THE PERIMETER OF THE ENTIRE SITE.
THE FOLLOWING WAIVERS ARE BEING REQUESTED TO PLYMOUTH TOWNSHIP:
§501.1(c) - TO ALLOW FOR A "HAMMERHEAD" STYLE EMERGENCY VEHICLE TURNAROUND IN LIEU OF A TURNAROUND.
§501.2(b)(3) - TO ALLOW FOR CURBING TO BE INSTALLED AT INTERSECTIONS AND HAMMERHEAD TURNAROUNDS. TO OMIT SIDEWALK. TO OMIT THE WIDENING OF BUTLER PIKE, AND TO OMIT THE CONSTRUCTION OF CURB AND SIDEWALK ALONG BUTLER PIKE.
§501.2(b)(4) - TO ALLOW FOR STREET TREES TO BE PLANTED WITHIN THE RESIDENTIAL RIGHT-OF-WAY DEVELOPMENT AND ALONG THE FRONTAGE OF BUTLER PIKE.
§516.5(a)(2)(i) - TO ALLOW FOR STREET TREES TO BE PLANTED WITHIN THE RESIDENTIAL RIGHT-OF-WAY DEVELOPMENT AND ALONG THE FRONTAGE OF BUTLER PIKE.
§516.5.2(i)(ii) - TO ALLOW FOR FEWER THAN FIVE SHADE TREES TO BE INSTALLED PER LOT FOR A CLUSTER OVERLAY DEVELOPMENT.

CERTIFICATIONS
PROFESSIONAL SURVEYOR: DONALD P. RAPSINSKI, P.L.S. (PENNSYLVANIA LICENSE 54043355E), THIS DAY OF REVIEWED BY DONALD P. RAPSINSKI, P.L.S. (PENNSYLVANIA LICENSE 54043355E), THIS DAY OF THE CONSIDERS THESE PLANS TO BE ACCURATE AND CORRECT TO THE BEST OF HIS KNOWLEDGE.
PROFESSIONAL ENGINEER: PAUL W. HUGHES, P.E. (PENNSYLVANIA LICENSE NO. PE79231), THIS DAY OF REVIEWED BY PAUL W. HUGHES, P.E. (PENNSYLVANIA LICENSE NO. PE79231), THIS DAY OF THE CONSIDERS THESE PLANS TO BE ACCURATE AND CORRECT TO THE BEST OF HIS KNOWLEDGE.
PROFESSIONAL SEAL:
DONALD P. RAPSINSKI, P.L.S.
PROFESSIONAL SEAL:
PAUL W. HUGHES, P.E.

CALL BEFORE YOU DIG
800-4-A-DAVE
PA
1-800-4-A-DAVE

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1 PENNDOT PLAIN CEMENT CONCRETE CURB
 Scale: N.T.S. (PENNDOT STD. 804M)

2 CONCRETE SIDEWALK DETAIL (ON-SITE)
 Scale: N.T.S.

3 STD. POLE MOUNTED SIGN DETAIL
 Scale: N.T.S.

4 CONCRETE MONUMENT DETAIL
 Scale: N.T.S.

5 STOP BAR DETAIL
 Scale: N.T.S.

6 ASPHALT DRIVEWAY DETAIL
 Scale: N.T.S.

7 SHARED DRIVEWAY AND PRIVATE STREET PAVEMENT DETAIL
 Scale: N.T.S.

8 SHARED ACCESS DRIVE ROADWAY PROFILE
 Scale: 1" = 30' H, 1" = 3' V

9 PRIVATE STREET ROADWAY PROFILE
 Scale: 1" = 30' H, 1" = 3' V

INSTALLATION NOTES:
 1. ALL CONSTRUCTION TO CONFORM WITH PENNDOT PUBLICATIONS, LATEST EDITION.
 2. ALL CONCRETE TO BE 4000 PSI.
 3. CURB SHALL BE 4" HIGH AND 4" WIDE.
 4. INSTALLATION OF CURB SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS, LATEST EDITION.
 5. EXPANSION JOINTS SHALL BE PLACED EVERY 8 FEET TO 10 FEET.
 6. ALL EDGES TO BE FINISHED WITH A 1/4" TOOL.
 7. ALL PROPOSED PROVISIONS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS, LATEST EDITION.
 8. ALL PROPOSED PROVISIONS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS, LATEST EDITION.
 9. ALL PROPOSED PROVISIONS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS, LATEST EDITION.
 10. ALL PROPOSED PROVISIONS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS, LATEST EDITION.
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 13. ALL PROPOSED PROVISIONS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS, LATEST EDITION.
 14. ALL PROPOSED PROVISIONS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS, LATEST EDITION.
 15. ALL PROPOSED PROVISIONS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATIONS, LATEST EDITION.

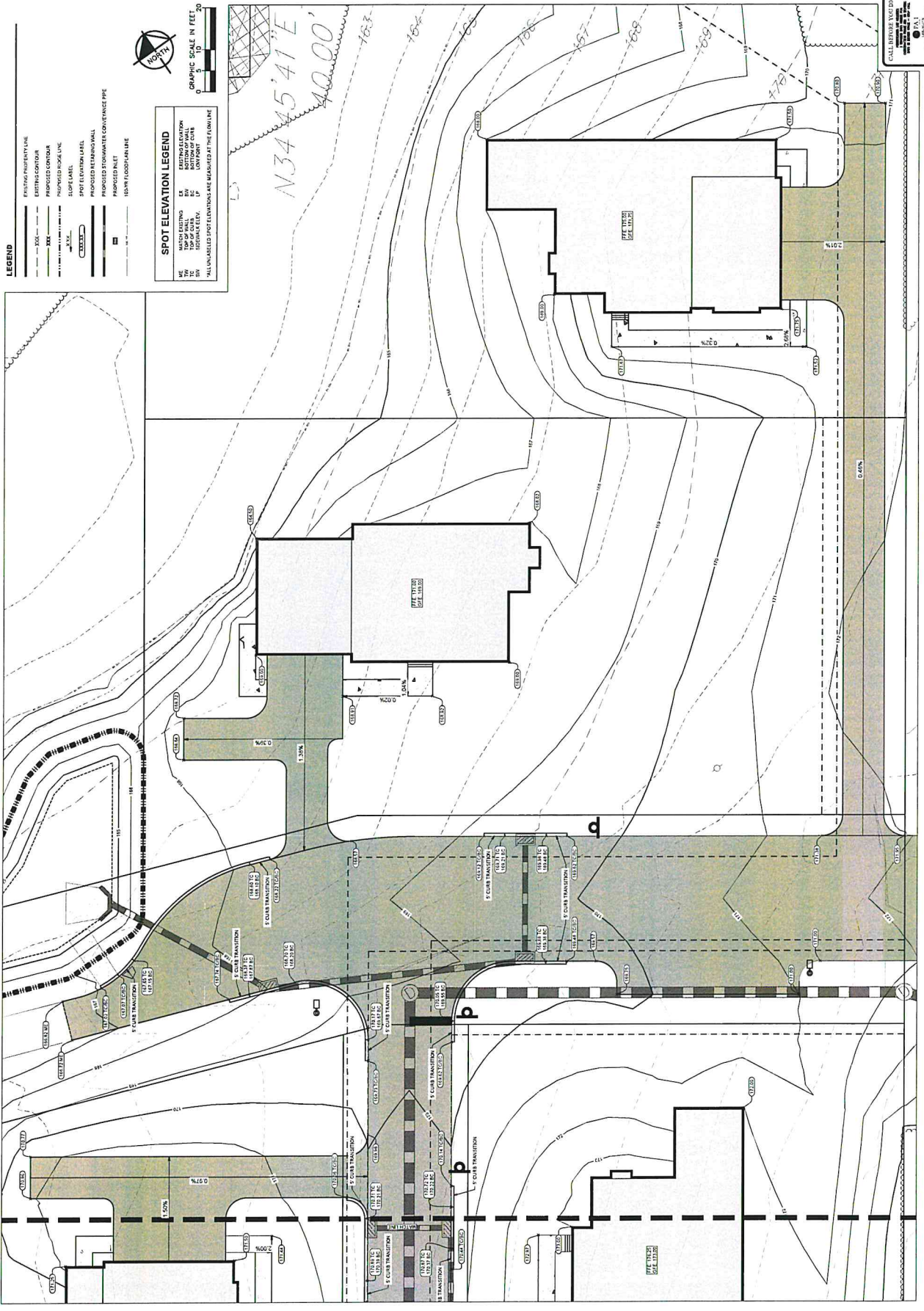
NOTES:
 1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS AND DEPARTMENTS, SECTION 804 FOR PLAIN CEMENT CURB, OUTER AND INNER CURB, SECTION 804 FOR PLAIN CEMENT CURB, OUTER AND INNER CURB.
 2. PLACE 3/4" RADIUS AT THE END OF THE CURB.
 3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.
 4. WHERE CURBS ARE INSTALLED ADJACENT TO PAVING LANES 4" MINIMUM CLEARANCE SHALL BE MAINTAINED.
 5. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.
 6. WHERE CURBS ARE INSTALLED ADJACENT TO PAVING LANES 4" MINIMUM CLEARANCE SHALL BE MAINTAINED.



Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
50 SOUTH 16TH ST, TWO LIBERTY PLAZA, SUITE 2010
PHILADELPHIA, PA 19102
PHONE: 267-697-0150
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
1	PER TOWNSHIP REVIEW LETTERS 10/29/22 MRP		
2	PER TOWNSHIP REVIEW LETTERS 01/07/23 MRP		
3	PER TOWNSHIP REVIEW LETTERS 02/04/23 MRP		

CALL BEFORE YOU DIG
800-4-A-DIG
PA
DEPT. OF TRANSPORTATION

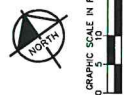


- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED PROPERTY LINE
 - SLOPE LABEL
 - SPOT ELEVATION LABEL
 - PROPOSED RETAINING WALL
 - PROPOSED STORMWATER CONVEYANCE PIPE
 - PROPOSED INLET
 - 15' WET FOOTPRINT LINE

SPOT ELEVATION LEGEND

- DATE
- TOP OF WALL
- BOTTOM OF WALL
- GROUND ELEV.
- LOWPOINT

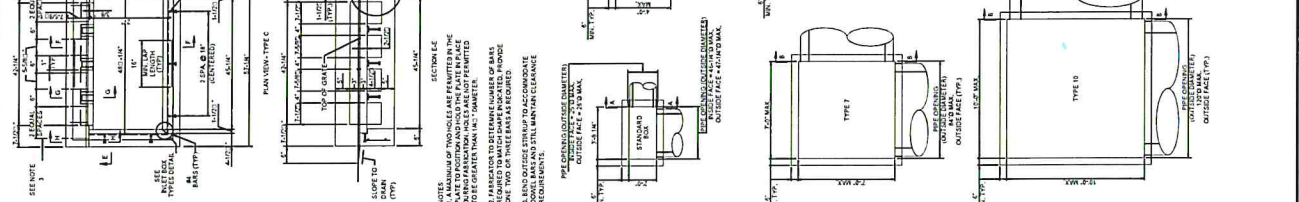
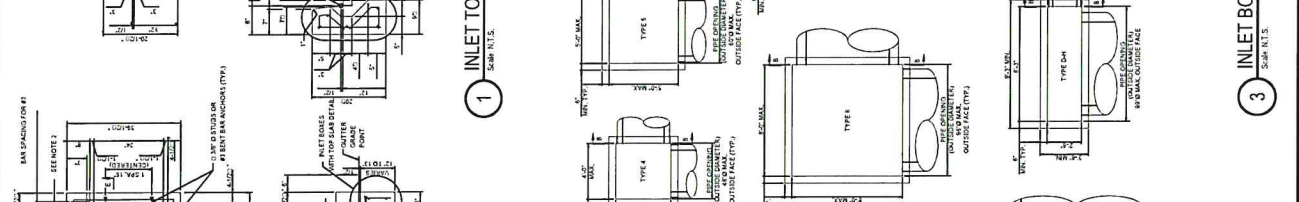
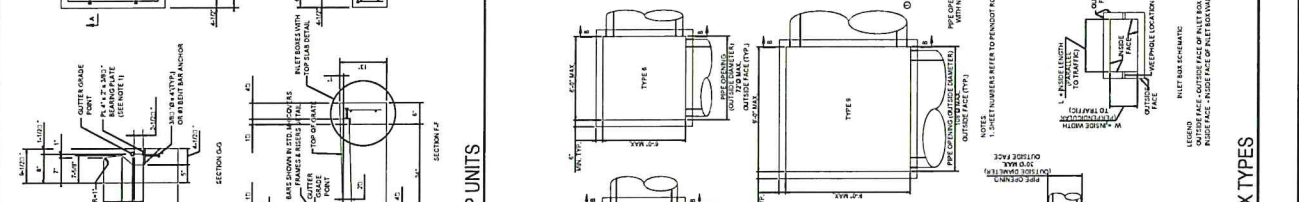
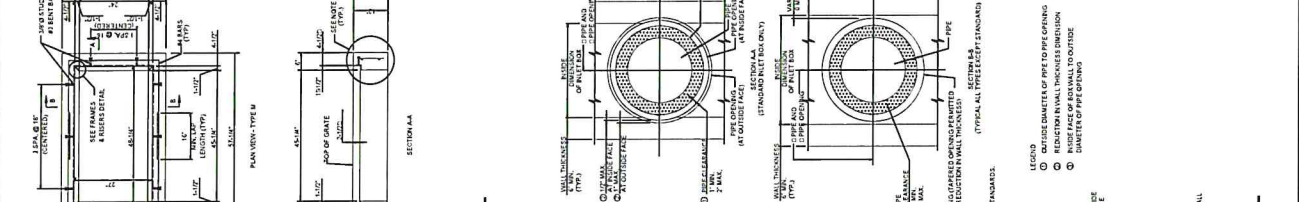
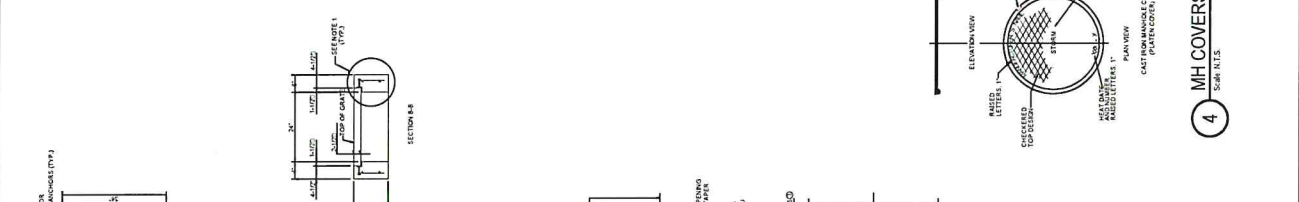
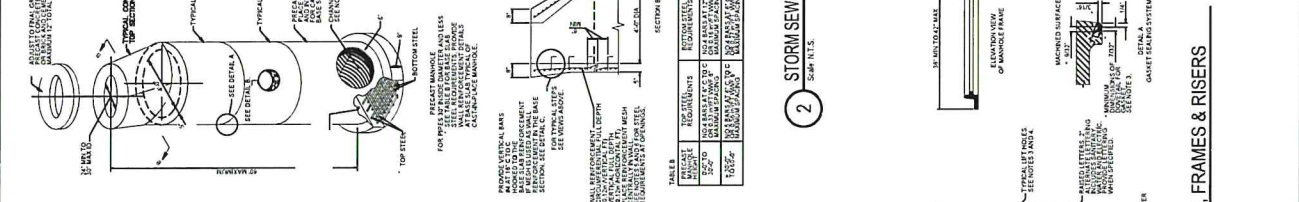
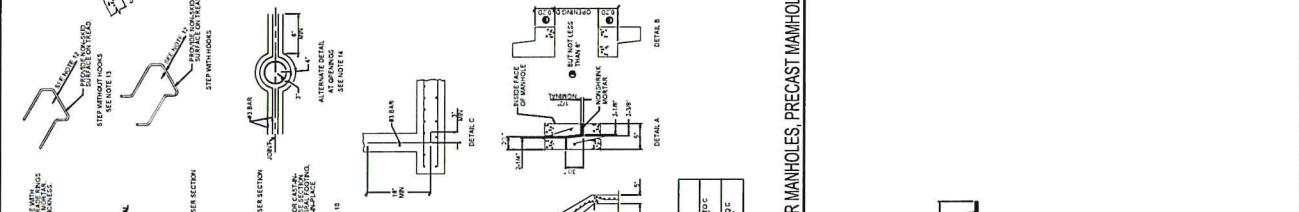
ALL UNLABELED SPOT ELEVATIONS ARE MEASURED AT THE LOWLINE



This document, together with the contract and design presented hereto, is intended only for the specific project and shall not be construed as a general representation or warranty of any kind. It is not intended to be used for any other project or purpose without the written consent and approval of Kimley-Horn and Associates, Inc. and the owner. Errors in this drawing may be corrected by the owner.

1 INLET TOP UNITS
 SCALE: N.T.S.

NOTES:
 1. ALL INLET TOP UNITS SHALL BE CAST IN PLACE CONCRETE WITH REINFORCING BARS AS SHOWN.
 2. PARALLEL TO REINFORCING BARS, PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER.
 3. END OF CURB SHALL MAINTAIN CLEARANCE REQUIREMENTS.
 4. PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER AT END OF CURB.
 5. PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER AT END OF CURB.
 6. PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER AT END OF CURB.
 7. PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER AT END OF CURB.
 8. PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER AT END OF CURB.
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 13. PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER AT END OF CURB.
 14. PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER AT END OF CURB.
 15. PROVIDE 1/2" DIA. STEEL BARS AT 12" ON CENTER AT END OF CURB.



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2	PER TOWNSHIP REVIEW LETTERS 01/12/22 MRP		
3	PER TOWNSHIP REVIEW LETTERS 02/04/22 MRP		

Kimley-Horn
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 50 SOUTH 10TH ST. TWO LIBERTY PLAZA, SUITE 201
 PHILADELPHIA, PA 19102
 PHONE: 267-687-0150
 WWW.KIMLEY-HORN.COM

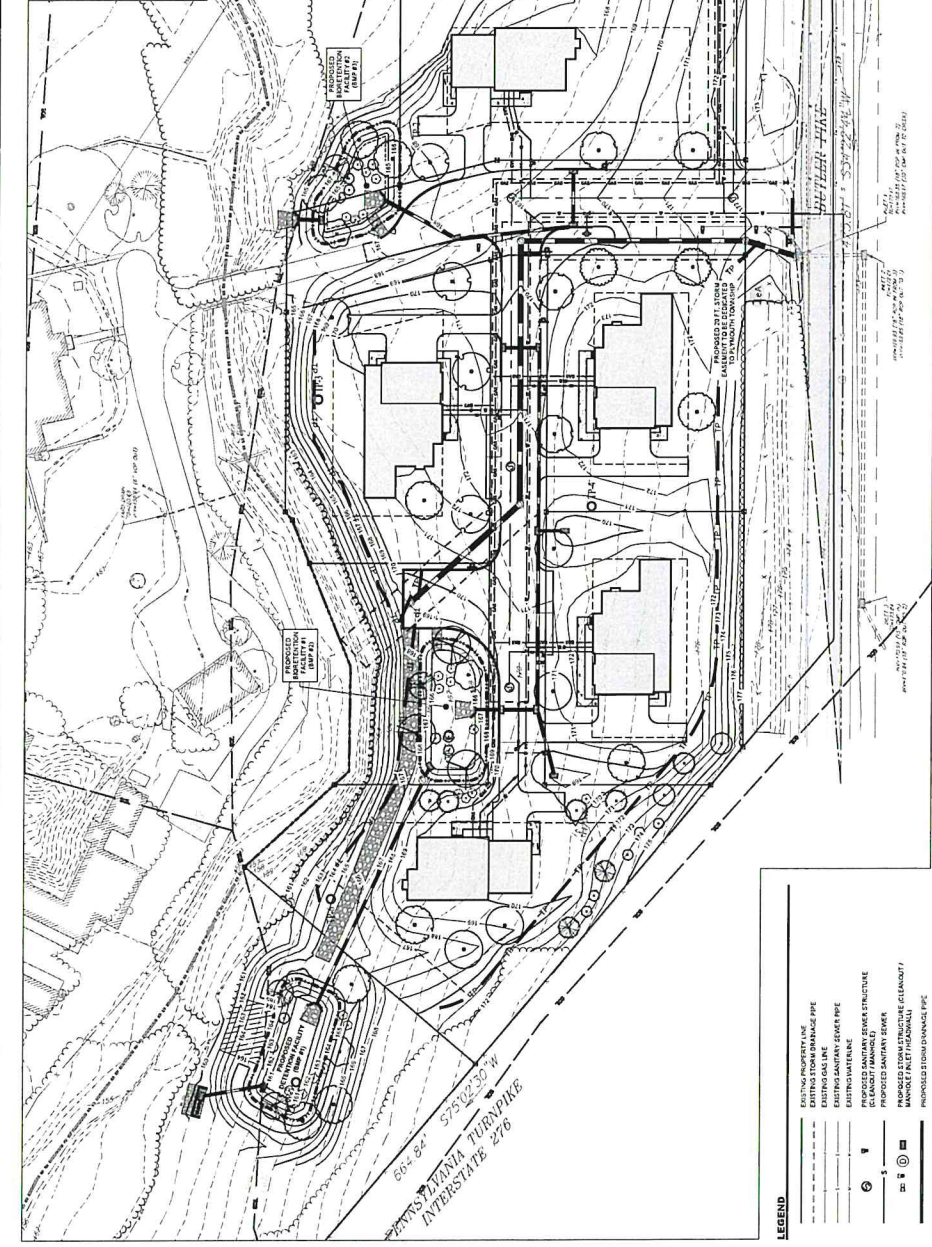


POST
 CONSTRUCTION
 STORMWATER
 MANAGEMENT PLAN

2622 BUTLER PIKE
 PREPARED FOR
 CRAFT CUSTOM HOMES
 PENNSYLVANIA
 MONTGOMERY COUNTY
 SHEET NUMBER
 C-600

FUTURE IMPERVIOUS COVERAGE STORMWATER CALCULATIONS

STORMWATER FACILITY	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
BYPASSES	5193.8 SF	5208.8 SF	4493.2 SF	4188.8 SF	4493.2 SF	4188.8 SF
BYPASS	3441.8 SF	3198.8 SF	3441.8 SF	3198.8 SF	3441.8 SF	3198.8 SF
PROMOTED IMPERVIOUS COVERAGE	1785.8 SF	1795.8 SF	1988.8 SF	1795.8 SF	1988.8 SF	1795.8 SF
FUTURE IMPERVIOUS COVERAGE (LINES) WITHOUT ADDITIONAL STORMWATER CONTROLS						



INfiltration TESTING RESULTS

INfiltration TEST STATION	APPLICABLE TEST METHOD	APPLICABLE TEST METHOD	APPLICABLE TEST METHOD	APPLICABLE TEST METHOD
TR1	16.00	16.00	16.00	16.00
TR2	16.00	16.00	16.00	16.00
TR3	16.00	16.00	16.00	16.00
TR4	16.00	16.00	16.00	16.00
TR5	16.00	16.00	16.00	16.00
TR6	16.00	16.00	16.00	16.00
TR7	16.00	16.00	16.00	16.00
TR8	16.00	16.00	16.00	16.00



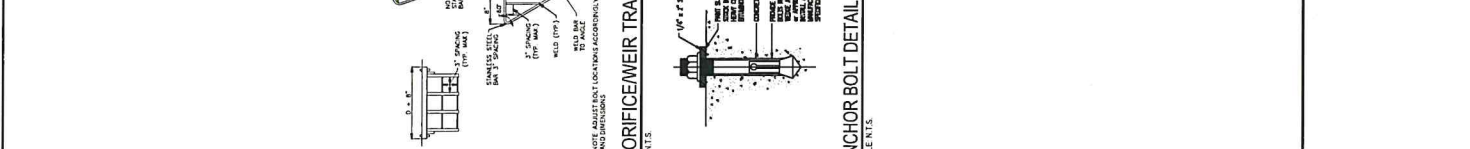
GENERAL PLAN STATISTICS
 PROJECT ADDRESS: 2622 BUTLER PIKE, MONTGOMERY COUNTY, PENNSYLVANIA
 PARCEL ID: 44880118401
 ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)
 LOT: 1.56 AC (67,111 SQ. FT.)
 CLUSTER REFERENCE: 1. STORMWATER DISCHARGES FROM THE SITE AT OR POINT OF INTEREST SHALL BE LIMITED TO THE DESIGN FLOOD FLOW RATE AND SHALL BE LIMITED TO THE DESIGN FLOOD FLOW RATE. FLOWING WATER SHALL BE LIMITED TO THE DESIGN FLOOD FLOW RATE. FLOWING WATER SHALL BE LIMITED TO THE DESIGN FLOOD FLOW RATE.

- RECEIVING SURFACE WATER NOTES**
- 1. STORMWATER DISCHARGES FROM THE SITE AT OR POINT OF INTEREST SHALL BE LIMITED TO THE DESIGN FLOOD FLOW RATE AND SHALL BE LIMITED TO THE DESIGN FLOOD FLOW RATE. FLOWING WATER SHALL BE LIMITED TO THE DESIGN FLOOD FLOW RATE. FLOWING WATER SHALL BE LIMITED TO THE DESIGN FLOOD FLOW RATE.

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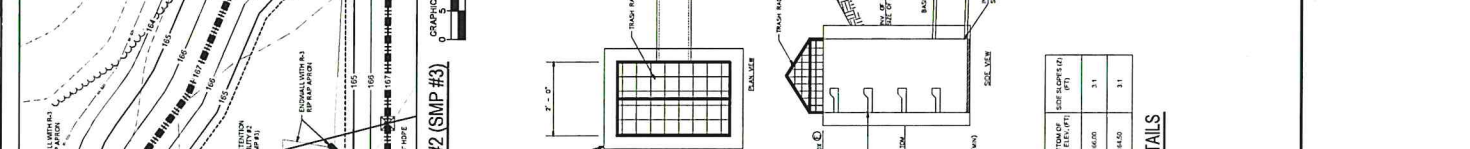
2 BIORETENTION FACILITY #2 (SMP #3)
 Scale: 1" = 10'



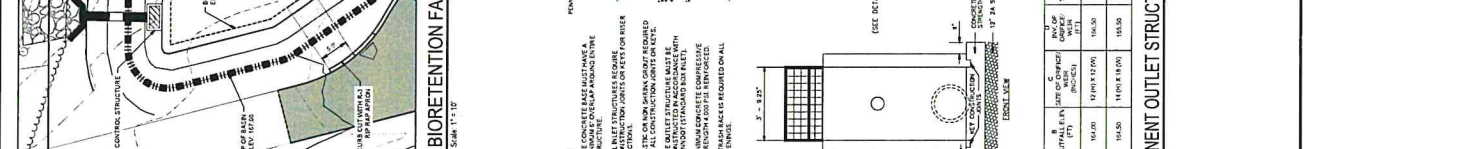
5 ORIFICEWEIR TRASH RACK DETAIL
 N.T.S.



6 ANCHOR BOLT DETAIL FOR TRASH RACK
 SCALE: N.T.S.



1 BIORETENTION FACILITY #1 (SMP #2)
 Scale: 1" = 10'

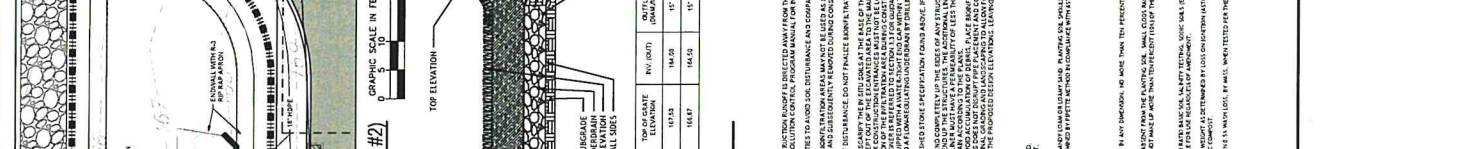


3 BIORETENTION BASIN DETAIL
 N.T.S.

Basin	Outlet Elevation	Top of Gravel Elevation	Top of Stone Elevation	Top of Planting Media Elevation	Top of Soil Surface Elevation	Top of Finish Grade Elevation	Outlet Structure Inlet Elevation	Outlet Structure Bottom Elevation	Outlet Structure Top Elevation
SMP #1	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00
SMP #2	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00
SMP #3	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00

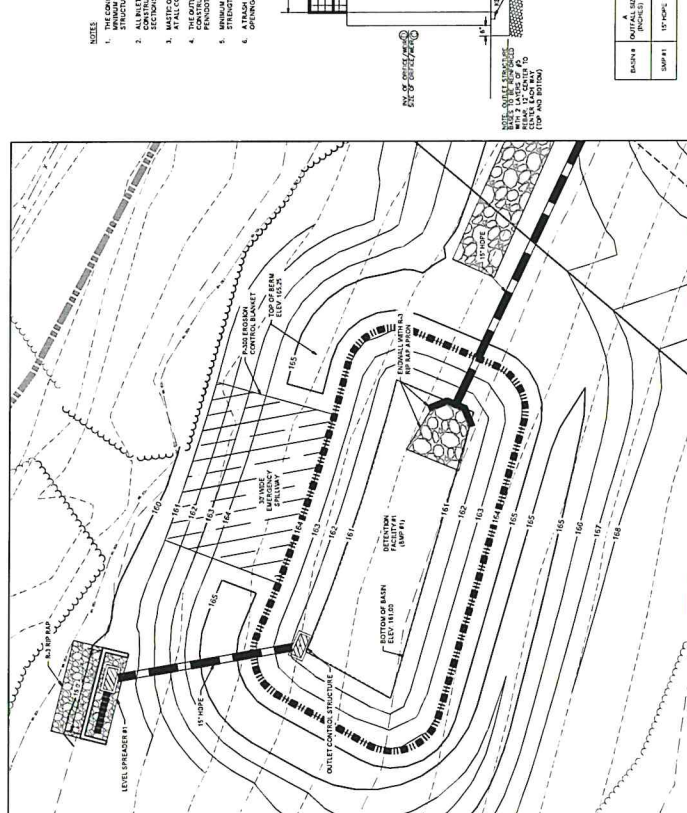
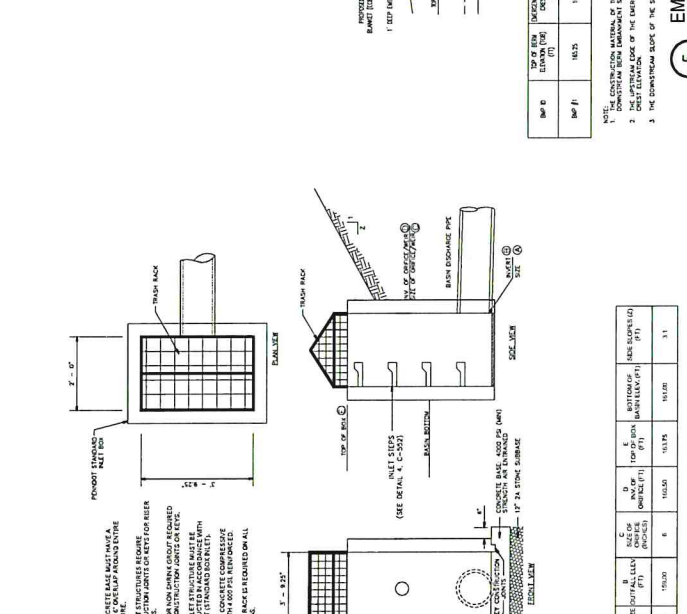
Basin	Outlet Elevation	Top of Gravel Elevation	Top of Stone Elevation	Top of Planting Media Elevation	Top of Soil Surface Elevation	Top of Finish Grade Elevation	Outlet Structure Inlet Elevation	Outlet Structure Bottom Elevation	Outlet Structure Top Elevation
SMP #1	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00
SMP #2	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00
SMP #3	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00

4 PERMANENT OUTLET STRUCTURE DETAILS
 N.T.S.



5 BIORETENTION FACILITY CONSTRUCTION SEQUENCE
 N.T.S.

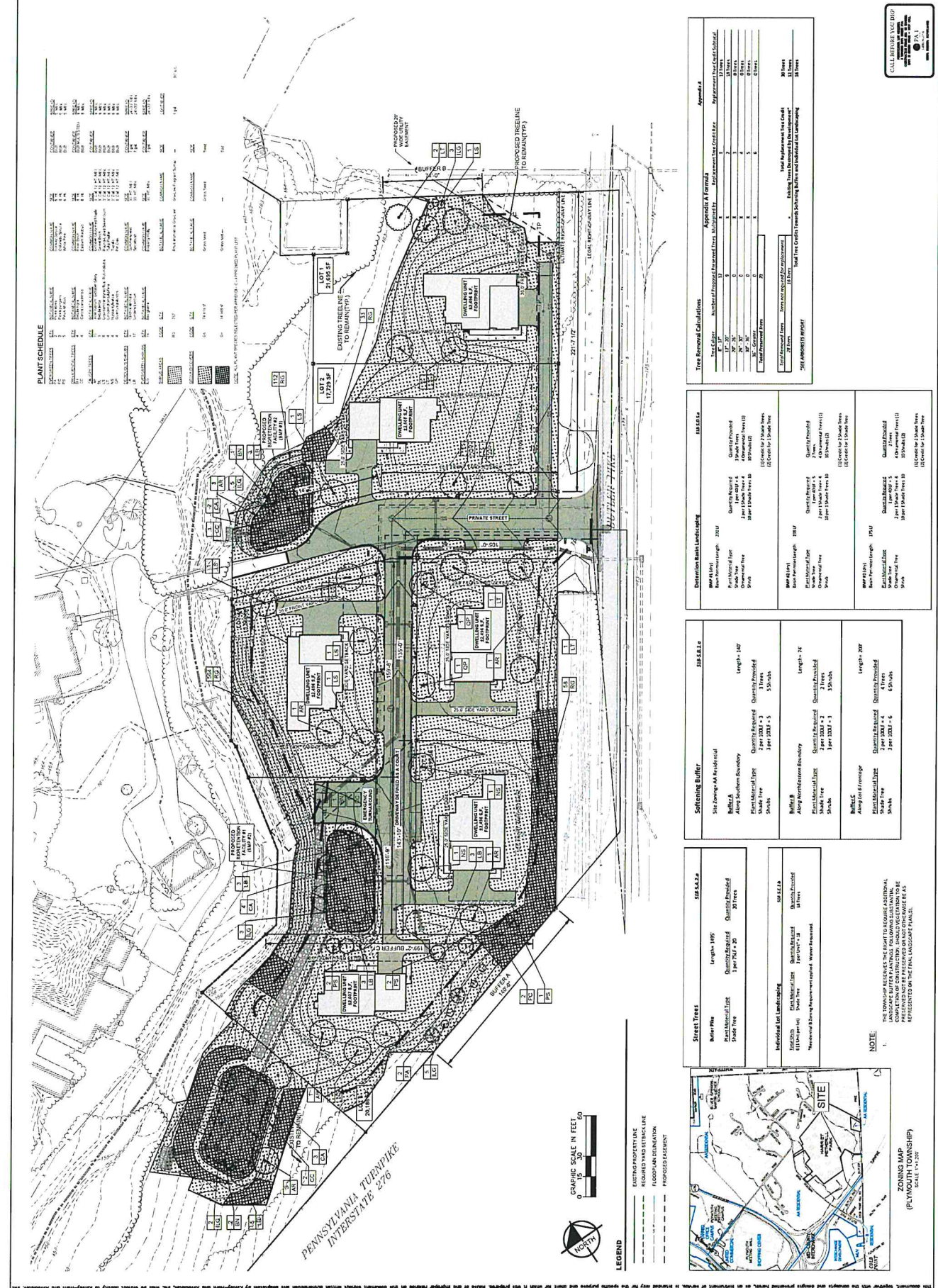
1. THE DESIGNER SHALL SUBMIT TO THE LOCAL JURISDICTION THE CONSTRUCTION SEQUENCE FOR THE BIORETENTION FACILITY. THE CONSTRUCTION SEQUENCE SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR REVIEW AND APPROVAL. THE CONSTRUCTION SEQUENCE SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR REVIEW AND APPROVAL. THE CONSTRUCTION SEQUENCE SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR REVIEW AND APPROVAL.
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Kimley-Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 50 SOUTH 16TH ST., TWO LIBERTY PLACE, SUITE 2010
 PHILADELPHIA, PA 19102
 PHONE: 215-487-8100
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY
1	PER TOWNSHIP REVIEW LETTERS	10/29/21	JCP
2	PER TOWNSHIP REVIEW LETTERS	01/10/22	JCP
3	PER TOWNSHIP REVIEW LETTERS	02/04/22	JCP



PLANT SCHEDULE

SYMBOL	PLANT NAME	QUANTITY	PLANT SIZE	PLANT CODE
L1	DOGWOOD	2	12-18"	L1
L2	DOGWOOD	2	12-18"	L2
L3	DOGWOOD	2	12-18"	L3
L4	DOGWOOD	2	12-18"	L4
L5	DOGWOOD	2	12-18"	L5
L6	DOGWOOD	2	12-18"	L6
L7	DOGWOOD	2	12-18"	L7
L8	DOGWOOD	2	12-18"	L8
L9	DOGWOOD	2	12-18"	L9
L10	DOGWOOD	2	12-18"	L10
L11	DOGWOOD	2	12-18"	L11
L12	DOGWOOD	2	12-18"	L12
L13	DOGWOOD	2	12-18"	L13
L14	DOGWOOD	2	12-18"	L14
L15	DOGWOOD	2	12-18"	L15
L16	DOGWOOD	2	12-18"	L16
L17	DOGWOOD	2	12-18"	L17
L18	DOGWOOD	2	12-18"	L18
L19	DOGWOOD	2	12-18"	L19
L20	DOGWOOD	2	12-18"	L20
L21	DOGWOOD	2	12-18"	L21
L22	DOGWOOD	2	12-18"	L22
L23	DOGWOOD	2	12-18"	L23
L24	DOGWOOD	2	12-18"	L24
L25	DOGWOOD	2	12-18"	L25
L26	DOGWOOD	2	12-18"	L26
L27	DOGWOOD	2	12-18"	L27
L28	DOGWOOD	2	12-18"	L28
L29	DOGWOOD	2	12-18"	L29
L30	DOGWOOD	2	12-18"	L30
L31	DOGWOOD	2	12-18"	L31
L32	DOGWOOD	2	12-18"	L32
L33	DOGWOOD	2	12-18"	L33
L34	DOGWOOD	2	12-18"	L34
L35	DOGWOOD	2	12-18"	L35
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L37	DOGWOOD	2	12-18"	L37
L38	DOGWOOD	2	12-18"	L38
L39	DOGWOOD	2	12-18"	L39
L40	DOGWOOD	2	12-18"	L40
L41	DOGWOOD	2	12-18"	L41
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L43	DOGWOOD	2	12-18"	L43
L44	DOGWOOD	2	12-18"	L44
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L48	DOGWOOD	2	12-18"	L48
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L50	DOGWOOD	2	12-18"	L50
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L64	DOGWOOD	2	12-18"	L64
L65	DOGWOOD	2	12-18"	L65
L66	DOGWOOD	2	12-18"	L66
L67	DOGWOOD	2	12-18"	L67
L68	DOGWOOD	2	12-18"	L68
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L80	DOGWOOD	2	12-18"	L80
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L82	DOGWOOD	2	12-18"	L82
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L84	DOGWOOD	2	12-18"	L84
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L87	DOGWOOD	2	12-18"	L87
L88	DOGWOOD	2	12-18"	L88
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L92	DOGWOOD	2	12-18"	L92
L93	DOGWOOD	2	12-18"	L93
L94	DOGWOOD	2	12-18"	L94
L95	DOGWOOD	2	12-18"	L95
L96	DOGWOOD	2	12-18"	L96
L97	DOGWOOD	2	12-18"	L97
L98	DOGWOOD	2	12-18"	L98
L99	DOGWOOD	2	12-18"	L99
L100	DOGWOOD	2	12-18"	L100

Tree Removal Calculations

Tree Category	Number of Trees to be Removed	Volume to be Removed	Volume to be Replaced
L1	2	2	2
L2	2	2	2
L3	2	2	2
L4	2	2	2
L5	2	2	2
L6	2	2	2
L7	2	2	2
L8	2	2	2
L9	2	2	2
L10	2	2	2
L11	2	2	2
L12	2	2	2
L13	2	2	2
L14	2	2	2
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L95	2	2	2
L96	2	2	2
L97	2	2	2
L98	2	2	2
L99	2	2	2
L100	2	2	2

Soften Buffer

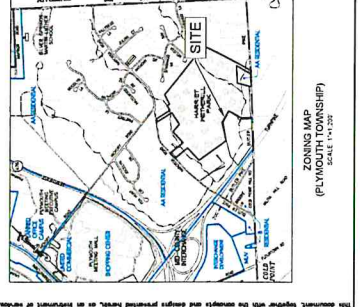
Buffer Type	Length	Quantity	Plant Size
Along North-South Boundary	Length = 14'	Quantity = 2	12-18"
Along East-West Boundary	Length = 20'	Quantity = 4	12-18"
Along Property Boundary	Length = 20'	Quantity = 4	12-18"
Along Street	Length = 20'	Quantity = 4	12-18"

Street Trees

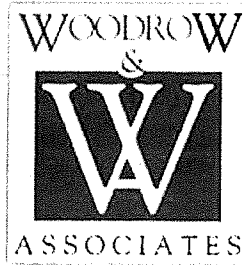
Tree Type	Length	Quantity	Plant Size
Along Street	Length = 100'	Quantity = 10	12-18"
Along Street	Length = 100'	Quantity = 10	12-18"

Individual Tree Landscaping

Tree Type	Quantity	Plant Size
Individual Tree	Quantity = 10	12-18"
Individual Tree	Quantity = 10	12-18"



THE TOWNSHIP RELEASES THE ENGINEER FROM LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE PLAN. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE PLAN.



March 18, 2022

David P. Conroy, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Reference: 2622 Butler Pike – Seven Lot Subdivision Application

Dear Dave

My office is in receipt of a 29-sheet set of plans dated May 18, 2021, last revised on March 4, 2022. The plans have been prepared by Kimley / Horn Engineers of Philadelphia, Pennsylvania. The plan set is accompanied by a Stormwater Management Report, applications and other pertinent information.

Approvals/Permits/Reviews – Any approval council would grant the subdivision plan must be conditioned upon the applicant securing the following approval/permit/reviews:

1. PA DEP NPDES permit
2. PA DEP Act 537 sewage facilities planning approvals
3. Execution of a homeowners' association/cross access easement document
4. Execution of a land development agreement and financial security agreement
5. Execution of water main extension agreements
6. Execution of sanitary sewer agreements acknowledging Whitemarsh Township as the collection and conveyance and treatment authority for sanitary sewer effluent
7. Montgomery County Roads and Bridges – Highway occupancy permit
8. Execution of a stormwater conveyance easement allowing drainage from Butler Pike to traverse the property in a newly constructed and realigned pipe system
9. Execution of a cross access easement agreement over Lot No. 2 in favor of Lot No. 1.
10. A metes and bounds description and access easement over Lot 6 in favor of the homeowner.

Threshold Issues:

1. I would like to take this opportunity to assure that the Township has focused on several features of the plan that will need to be carefully memorialized prior to recording of any documents. These items include:

March 18, 2022

David P. Conroy, Zoning Officer

Plymouth Township

Reference: 2622 Butler Pike – Seven Lot Subdivision Application

- a. Lot 7 – Lot seven is to be retained as a large, single-family estate property. Two stormwater management basins which are needed in support of the six new building lots are on Lot 7. Maintenance obligations of these basins must be clearly defined.
 - b. Lot 7 – A portion of Lot 7 has restricted access due to the presence of the Plymouth Creek, the Turnpike and the development of the new, single-family home building lots. A clear and defined access easement must be created over proposed Lot Number 6 in order to allow for maintenance of the creek, vegetation, and active use.
 - c. Lot 6 – In order to access a stormwater management facility on Lot 7 as described above, a clear and defined easement must be created over Lot Number 6. The existence of this easement will significantly impact the future home buyer's use of this lot. Clear disclosure, clear easement definition and the recording of this encumbrance against this specific lot must be addressed.
2. Waivers – The applicant seeks waiver from the obligation to install certain improvements along Butler Pike. Sidewalk and pedestrian connection should be examined by our planning committee. We do point out that the Harriet Wetherill Park is immediately adjacent to the project. While widening and curbing may not be appropriate for this portion of the roadway, pedestrian connections should exist.

Waiver Requests:

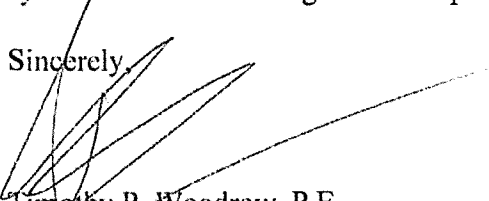
1. The following waivers have been approved by Plymouth Township Council
 - §3105.G – To allow outbuildings to be located in a cluster development overlay.
 - §3106.A.6 – To allow the proposed open space to not include a transition or vegetative area around the perimeter of the entire site.
2. The following waivers are being requested to the Plymouth Township Council:
 - §501.I.G – To allow for a “Hammerhead” style emergency vehicle turnaround in lieu of a cul-de-sac.
 - §501.B.(2) – From the obligation to install curb at intersections and hammerhead turnarounds, to waive sidewalk, to waive the widening of butler Pike, and to waive the construction of curb and sidewalk along Butler Pike.
 - §503 – To waive the construction of new curb and sidewalk within the development and along the frontage of Butler Pike.

March 18, 2022
David P. Conroy, Zoning Officer
Plymouth Township
Reference: 2622 Butler Pike – Seven Lot Subdivision Application

Stormwater Management:

Under separate cover, my office thoroughly reviewed the stormwater management design for the proposed subdivision. The applicant has addressed the vast majority of those comments through this resubmission package. We will again confirm, through separate memo, our concurrence with the revisions. I would however suggest that any final edits to the storm water management systems will not have significant impact on the plan, layout or other features of the application.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

LM/del

cc: Karen Weiss, Manager – Plymouth Township
Michael Clark, Esq., Township Solicitor – Rudolph Clark, LLC
Alex Glassman – Rudolph Clark, LLC
Edward Hughes, Esq. – Hughes, Kalkbrenner & Ozorowski, LLP.
Paul Hughes, Esq. – Kimley-Horn and Associates, Inc.

**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, AICF
EXECUTIVE DIRECTOR

August 18, 2021

Mr. David Conroy, Zoning Officer
Township of Plymouth
700 Belvoir Road
Plymouth Meeting, PA 19462

Re: MCPC #19-0280-003
Plan Name: 2622 Butler Pike
(1 lot comprising approx. 11.64 acres)
Situate: 2622 Butler Pike
Township of Plymouth

Dear Mr. Conroy:

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 June 18, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Craft Custom Homes LLC, proposes to subdivide an 11.64-acre property into seven lots. An existing dwelling, carriage house, barns, stables, and various other out-buildings will remain on one lot. The other six lots will be used to construct six single family dwellings that front Butler Pike and will be accessed by a private street. A 2.44-acre conservation area is also proposed in the rear of the property, adjacent to the Harriet Wetherill Park.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

- A. Basins – It should be clearly defined who is responsible for the maintenance of the proposed basins, in the event there is no HOA established. MCPC recommends it is shared equally among the homeowners.

ACCESS



- A. Access Easement – Make sure there is an agreement between lot 1 and lot 2 for an access easement.
- B. Shared Access Drive – MCPC recommends that the Township have insurance that some sort of HOA or party is responsible for taking care of the private drive.

LANDSCAPING

- A. Botanical Gardens – MCPC recommends adding landscaping to the basins to transform them into a more aesthetically pleasing botanical garden for the residents. Additional landscaping, shrubbery, and shade trees will create necessary habitat for birds and other species of wildlife, while also providing shelter for many mammals. The addition of native species will also provide nuts, seeds, and fruits which offer essential foods for all forms of wildlife.

PRESERVATION

- A. Conservation Easement Area – Add language to the deed that future land development cannot occur on this 2.44-acre easement.

CONCLUSION

We wish to reiterate that MCPC generally supports the Applicant's proposal but we believe that our suggested revision will better achieve the Township's planning objectives for residential development.

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. The assigned MCPC number 19-0280-003 should be included on all copies for recording. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

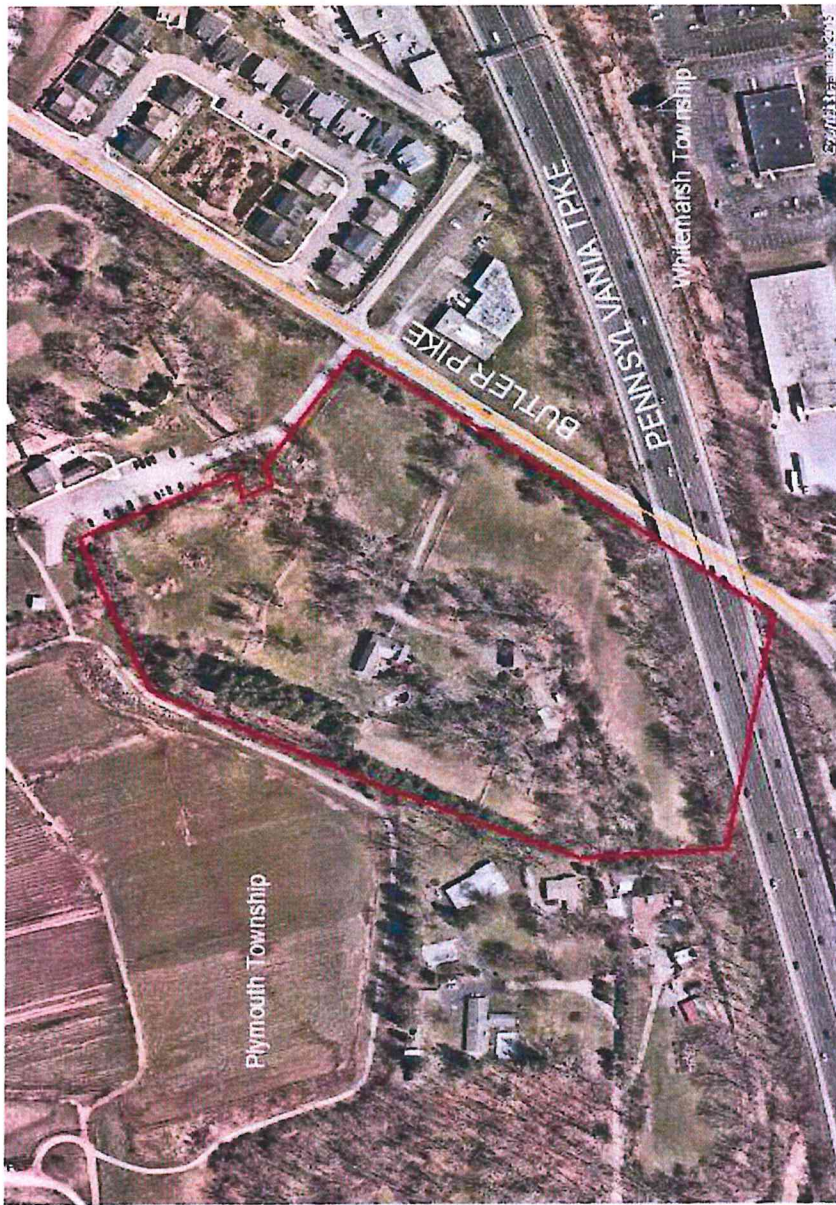
Sincerely,



Stephen Zbyszinski, Farmland Preservation Planner
zbyszinski@montcopa.org – 610-278-5960

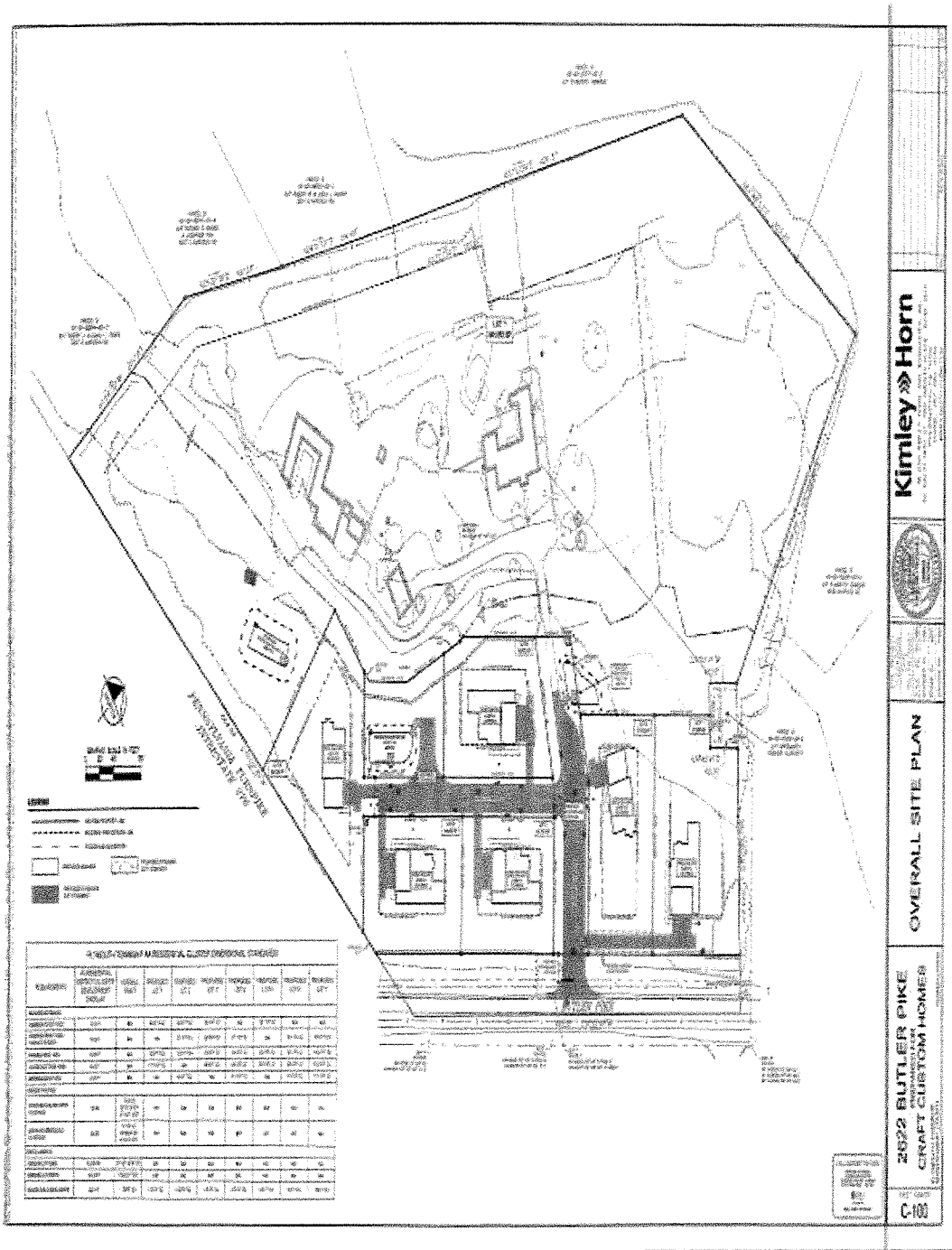
c: Craft Custom Homes LLC, Applicant
Ryan Alexaki, Applicant's Representative
Christopher Manero, Chairman

Attachments: Reduced copy of plan
Aerial Map



2622 Butler Pike
MCPC #190280003

Montgomery
County
Planning
Commission
100 South Main Street, 3rd Floor, Columbus, OH 43215
614.291.7932 ext. 400 • Fax: 614.270.3247
www.montgomeryplanning.com
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McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

March 25, 2022

Mr. David Conroy
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

RE: Fourth Landscape Plan Review for **2622 Butler Pike**, Plymouth Township, Montgomery County, PA., Plymouth Township L.D. 21-4, M&F Project No. 1407

Dear Mr. Conroy:

We are in receipt of a revised Land Development Plan submission dated March 4, 2022 prepared by Kimley-Horn. Proposed landscape development is included on the Landscape Plan and Landscape Notes and Details, Sheets L-100 and L-150. A response letter dated March 4, 2022 was included with the submission, received by our office on March 4, 2022. Existing site conditions were observed from the street on July 7, 2021. A virtual meeting was held with the Applicant and his consultant team on March 22, 2022 to discuss outstanding comments from our previous review.

The 11.6 acre site is situated within the AA Residential zoning district. Harriet Wetherill Park (Open Space Recreation zoning district) lies adjacent to the north of the site. The Applicant is proposing to subdivide the tract into seven lots with shared driveway access, utilizing the Cluster Overlay option. Six new single family detached dwellings are proposed within Lots 1 to 6, and one existing dwelling and outbuildings are to remain on Lot 7.

We offer the following comments related to the *landscape related waiver requests* from the Township Subdivision and Land Development Code as outlined in the March 4, 2022 waiver request letter (comment numbers match the waiver request letter):

5. Section 518. 5. A. (2) (b) (under *Landscape Regulations*) which indicates, "*Street trees shall be planted no closer than one (1) foot outside the ultimate street right-of-way.*" The location of two street trees have been adjusted outside the "Private Street" and therefore a waiver for placement of these trees no longer appears necessary.
6. Section 507. 2. A. (under *Reserve strips, Rights-of-way, and/or easements*) which indicates that, "*Nothing shall be permitted to be placed, planted, set or put within the area of an easement other than lawn...*" A portion of a proposed Bioretention facility and associated plantings are proposed within the "Private Street." We defer to the Township.

McCloskey & Faber, P.C.

Mr. David Conroy
2622 Butler Pike
March 25, 2022
Page 2

7. Section 518. 5. E., (1) (b) The landscape design requirement for Individual lot landscape requirement for the non-cluster development for AA Residential zoning is five shade trees per lot. Since the Applicant is utilizing the Cluster Overlay option, it seems appropriate to accept a reduction in the minimum Individual lot landscape requirement to correlate with the reduced lot sizes. *We would have no objection* to therefore permitting three shade trees per lot (as required per B Residential zoning district), in lieu of five.

We have the following comments and recommendations relative to the *technical plan requirements*:

LANDSCAPE PLAN REQUIREMENTS

1. Location of easements are to be shown and clearly labeled on the Landscape Plan. The response letter correctly indicates that the locations of easements are shown on the Landscape Plan. However, easements are still not let labeled. (Section 518. 4. A. (2))
2. Existing trees shall be removed from within the “Proposed 20’ Utility Easement Lot #1” and the locations of proposed Tree Protection fence adjusted accordingly. Furthermore, tree clearing as indicated on the Demolition Plan should be revised to reflect tree clearing limits as delineated on the remainder of the plan set.
3. The plans have been revised to provide calculations regarding the number of trees to remain versus trees to be removed. (Section 518, Appendix "A", and Section 518 4. A. (8) and (9)). A meeting is scheduled with the Applicant’s Arborist to review existing trees in association with the calculations. Adjustments to the calculations may be necessary based on the observations at the site and comments included further in this review.
4. The plant list was revised to include planting “height” and “spread” for proposed trees and shrubs at the time of planting as required. (Section 518. 4. A. (11)) Minimum height for Shade trees is to be revised to meet the standards of the “American Standard for Nursery Stock” by AmericanHort, latest addition. Minimum spread for Ornamental trees should be reviewed and adjusted to be more appropriate for the proposed height of trees.
5. A detailed landscape cost estimate dated October 18, 2021 and prepared by Kimley Horn was included with a previous submission. Revisions will be necessary once final plant counts are determined. We provided comments and recommendations relative to unit prices separately by email to the Project Engineer. (Section 518. 4.A.(18))
6. Clear sight triangles are to be added to the plan. No landscaping is to be proposed within the clear sight triangle. (Section 501. 2. C. 5.) The plan was revised to indicate sight distances. Clear sight triangles are still to be provided.

McCloskey & Faber, P.C.

Mr. David Conroy
2622 Butler Pike
March 25, 2022
Page 3

PLANTING REQUIREMENTS

A. Street Trees

1. Section 501. 2. B. (2) (d) reads, *"No fences, hedges, trees, shrubbery, wall, plantings, or other obstructions shall be located or permitted within the right-of-way without permission from the Township."* No new trees are proposed within the ultimate right-of-way. However, the plans indicate that trees are intended to remain within the ultimate right-of-way of Butler Pike. In our previous reviews, we provided arguments why the trees should not remain within the right-of-way. Based on discussion at the virtual meeting with the Applicant, it is our understanding that existing trees will be shown to removed from within the right-of-way.
2. The plan is to be revised to provide the required minimum Street trees along Butler Pike. (Section 518. 5. A. (1) (c))
3. Relative to the existing fence currently shown to remain within the ultimate right-of-way, the response letter indicates that the existing fence will be removed, and a note will be added to the plan.

B. Softening Buffer

1. Zoning Section 1919. F. reads, *"The front yard of a flag lot (the required yard closest to the street to which the flag lot gains access) must include a buffer planting, as required by the Subdivision and Land Development Ordinance, along the full width of the lot."* The landscape design was revised to provide a buffer within Lot 6. However, a buffer within Lot 1 has not been provided. ***We continue to defer to the Township regarding applicability of this requirement.***

APPENDIX "C" - ACCEPTABLE PLANT LIST

1. The Landscape Plan was revised to indicate sod proposed within the bottom of the proposed Detention and Bio-retention facilities. ***We defer to the Township Engineer and/or other reviewing agency for review and approval.***

The above Landscape Plan review is based on our review of the drawings submitted. It is recommended that the Applicant and their Landscape consultant review and address the recommendations listed in this letter and resubmit the Landscape Drawings to Plymouth Township for further review. Further comments may be forthcoming following our review of the revised drawings addressing the above comments.

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

McCloskey & Faber, P.C.

Mr. David Conroy
2622 Butler Pike
March 25, 2022
Page 4

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.

Yours very truly,

A handwritten signature in black ink that reads "Kimberli J. Flanders". The signature is written in a cursive, flowing style with a long horizontal flourish at the end.

Kimberli J. Flanders, RLA
Assistant to Twp. Landscape Architect

cc: Lonnie Manai, Woodrow and Associates, Inc. (email)
Allen Mason, Carroll Engineering (email)
Paul Hughes, PE, Kimley-Horn (email)
Frank Mader, Kimley-Horn (email)
Ryan Alexaki, Craft Custom Homes, LLC (email)



March 25, 2022

Karen B. Weiss, Township Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Dear Ms. Weiss:

Subject: LD 21-4, 2622 Butler Pike (Sanitary Sewer Review)

We have reviewed the revised plans of land development for the above referenced project. This is the fourth submittal of the plans to Carroll Engineering Corporation, and we offer the following comments relative to the sanitary sewer engineering aspects of the project:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for 2622 Butler Pike, as prepared by Kimley-Horn and Associates, consisting of 30 Sheets, dated May 18, 2021, last revised March 4, 2022.

II. SANITARY SEWER REVIEW COMMENTS

- A. Easements: Easement(s) for the sanitary sewer upstream of Lot No. 2 are required. While Sheet C-400 of the project plans has been amended to depict a proposed 20 foot wide sanitary sewer easement on Lot Nos. 1 and 2, the revised plans neither call for a blanket sanitary sewer easement within the development's common areas (the proposed "private street" as well as the "driveway defined as a court") nor depict a metes and bounds description for a proposed sanitary sewer easement upstream of Lot No. 2.

III. RECOMMENDATION

Carroll Engineering Corporation recommends the plans be revised to address the above comments to the satisfaction of the Plymouth Township Council.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.572.7093

433 Lancaster Avenue
Suite 200
Malvern, PA 19355
610.489.5100

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

Karen B. Weiss, Township Manager

Page 2

March 25, 2022

Should have any questions or require any additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in black ink, appearing to read 'AM', is positioned above the typed name of the signatory.

Allen B. Mason, P.E.

Executive Vice President

ABM:cam

cc: David P. Conroy, Zoning Officer, Plymouth Township

Paul Hughes, P.E., Kimley-Horn and Associates



March 28, 2022

Karen B. Weiss, Township Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Dear Ms. Weiss:

Subject: LD 21-4, 2622 Butler Pike (Traffic Review)

We have reviewed the revised plans of land development for the above referenced project. This is the fourth submittal of the plans to Carroll Engineering Corporation, and we offer the following comments relative to the traffic engineering aspects of the project:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans for 2622 Butler Pike, as prepared by Kimley-Horn and Associates, consisting of 30 Sheets, dated May 18, 2021, last revised March 4, 2022.

II. TRAFFIC COMMENTS

- A. Site Plan (Sheet C-110): The plan should be revised to depict the clear sight distance triangle and dimensions in front of the intersection the "Private Street" and Butler Pike, to ensure that the proposed landscaping will not restrict sight distance. Refer to §501.2.C.5.
- B. Landscape Plan (Sheet L-100): The plan should be revised to depict the clear sight distance triangle and dimensions in front of the intersection the "Private Street" and Butler Pike, to ensure that the proposed landscaping will not restrict sight distance. Refer to §501.2.C.5.

III. RECOMMENDATION

Carroll Engineering Corporation recommends the plans be revised to address the above comments to the satisfaction of the Plymouth Township Council.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
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Suite 206
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908.874.7500

Karen B. Weiss, Township Manager
Page 2
March 28, 2022

Should have any questions or require any additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in black ink, appearing to read 'AM', is written over the printed name of Allen B. Mason.

Allen B. Mason, P.E.
Executive Vice President

ABM:aj

cc: David P. Conroy, Zoning Officer, Plymouth Township
Paul Hughes, P.E., Kimley-Horn and Associates

PLYMOUTH
MONTGOMERY COUNTY



TOWNSHIP
PENNSYLVANIA

CODE ENFORCEMENT
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462
PHONE: 610-277-4104
FAX: 610-277-4335

ADDRESS REPLY TO

David P. Conroy

March 17, 2022

Craft Custom Homes, LLC
c/o Ryan Alexaki
541 East Hector Street
Conshohocken, PA 19428

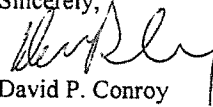
RE: LD 21-4, 2622 Butler Pike, review of plans dated May 18, 2021, last revised March 4, 2022

Dear Mr. Alexaki:

The staff has reviewed the above referenced plans and provides the following comments and suggestions:

1. Please note the type of construction on a plan sheet. Also, please confirm that no truss construction will be used.
2. Please contact Township Fire Marshal to discuss signage. Some signage locations may need to be added, changed and/or double-sided. Specification on what type of signage to use needs to be discussed as well.
3. Please have roadway pavement analysis signed and sealed by an engineer.

Sincerely,


David P. Conroy
Zoning Officer

c: K. Weiss, M. Matusheski, J. Wallace, C. Loschiavo
Tim Woodrow, P.E., Woodrow & Associates
Allen Mason, P.E., Carroll Engineering
Michael Clarke, Township Solicitor
Paul Hughes, PE
McCloskey & Faber, P.C.

Suburban Lighting Consultants

A Suburban Technical
Associates Group
Company

2401 Lower State Rd. • Suite 201 • Doylestown, PA 18901 • (215) 348-7858 • suburbangroup@hotmail.com

March 13, 2022

Mr. Paul Hughes, P.E.
Kimley Horn
Two Liberty Place
50 S. 16th Street, Suite 3010
Philadelphia, Pa. 19102



Re: Lighting Design Evaluation
CRAFT CUSTOM HOMES
2622 BUTLER PIKE
PLYMOUTH TOWNSHIP

Dear Mr. Hughes:

Your designs for the above listed location have been resubmitted for the purposes of Lighting Design Review. While you have submitted some information, your submissions still lack the required information. No cut sheets were included with your letter. This information must include both site lighting and building mounted lighting which must be a minimum design of cutoff lighting.

1. Individual Fixture Numeric Candela Distribution
2. Individual isocandle curve
3. Individual fixture Cut Sheet

I have been requested to complete my review by **APRIL 1, 2022**. To accomplish this review, the above listed information must be provided to me, no later than two weeks in advance of that date. Should this information not be provided, your submitted design would be deemed **unacceptable** to this municipality from a lighting standpoint and will be so treated until redesign system is submitted.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Ronald B. Smith'.

Ronald B. Smith
Senior Engineer

RBS/bs

cc: Mr. David Conroy, Zoning Officer /
PLYMOUTH TOWNSHIP
700 Belvoir Road
Plymouth Meeting, Pa. 19462



March 4, 2022

Plymouth Township
2622 Butler Pike
Plymouth Meeting, PA 19462

**RE: Waiver List for 2622 Butler Pike LD Application
2622 Butler Pike, Plymouth Meeting, PA 19462
Applicant: Craft Custom Homes, LLC**

Below is a summary of the waivers being requested from the Plymouth Township Subdivision and Land Development Ordinance related to the above-referenced project:

1. Section 501.1.G
 - Requirement: Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts, or when designed as culs-de-sac. Stub streets shall be properly closed to through traffic until such time as the street is extended. Stub streets greater in length than one lot depth, shall be provided with a temporary turnaround to the standards required for culs-de-sac, or shall be paved to the full width of the right-of-way for the last seventy-five (75) feet of their length.
 - A waiver is being requested to permit the use of “hammerhead” style emergency vehicle turnaround in lieu of a cul-de-sac. This arrangement had been previously depicted on the approved Conditional Use plan developed for the Cluster Development Overlay. The hammerhead turnaround has been revised with the Township Fire Marshal. A cul-de-sac would require additional land area and further disturbance on the property.

2. Section 501.1.B.(2)
 - Requirement: The minimum widths of the right-of-way and paving, and the requirements for curbing and sidewalks shall not be less than those of an existing street of which the new street is a continuation, nor less than the following:

Type of Street	Right-of-Way	Paving Width	Curbing	Sidewalks
	Width	(In Feet)		
Arterial	*	*	Yes	Yes
Collector	60	36	Yes	Yes
Residential	50	30	Yes	Yes
Cul-De-Sac	50	30	Yes	Yes

- A waiver is being requested to allow for curbing to be installed at intersections and hammerhead turnarounds, to omit sidewalk, to omit the widening of Butler Pike, and to omit the construction of curb and sidewalk along Butler Pike. The proposed streets are not being offered for dedication. The intended character of the community is to restrict hard infrastructure to that which is necessary and maximize green space. As such, interior sidewalks and curb beyond that requested by the Township staff at corners is proposed to be omitted from this development.
3. Section 503.1.A
 - Requirement: Where required, sidewalks shall be provided along all streets.
 - A waiver is being requested to omit the construction of new sidewalk within the development and along the frontage of Butler Pike. The proposed streets are not being offered for dedication. The intended character of the community is to restrict hard infrastructure to that

which is necessary and maximize green space. As such, interior sidewalks and curb beyond that requested by the Township staff at corners is proposed to be omitted from this development.

4. Section 503.2.A

- *Requirement: Concrete curbs shall be installed along each side of every residential, collector or arterial street or road.*
- A waiver is being requested to omit the construction of new curb within the development and along the frontage of Butler Pike. The proposed streets are not being offered for dedication. The intended character of the community is to restrict hard infrastructure to that which is necessary and maximize green space. As such, interior sidewalks and curb beyond that requested by the Township staff at corners is proposed to be omitted from this development.

5. Section 518.5.A(2)(b)

- *Requirement: Street trees shall be planted no closer than one (1) foot outside the ultimate street right-of-way.*
- A waiver is being requested to allow for two street trees to be planted within the residential right-of-way. In order to meet the stormwater management requirement for the development, the size of the bioretention facility will require it to extend into the right-of-way. Bioretention facilities are meant to be planted as natural vegetation helps provide filtering of stormwater runoff and these two trees are part of this bioretention facility. This bioretention facility is located at the end of the right-of-way, and the right-of-way then ends and turns into a private driveway. The street trees pose no hazard to sight-distance or the functionality of the proposed road.

6. Section 501.2.B.(2)(d)

- *Requirement: Nothing shall be permitted to be placed, planted, set or put within the area of an easement other than lawn or agricultural planting.*
- A waiver is being requested to allow for two street trees and additional plantings to be planted within the residential right-of-way. In order to meet the stormwater management requirement for the development, the size of the bioretention facility will require it to extend into the right-of-way. Bioretention facilities are meant to be planted as natural vegetation helps provide filtering of stormwater runoff and these two trees and additional plantings are part of this bioretention facility. This bioretention facility is located at the end of the right-of-way, and the right-of-way then ends and turns into a private driveway. The street trees and additional plantings pose no hazard to sight-distance or the functionality of the proposed road.

7. Section 518.5.E.(1)(b)

- *Requirement: Individual lot landscape requirement for the non-cluster development for AA Residential zoning is five shade trees per lot.*
- A waiver is being requested to allow fewer than five shade trees per lot for a cluster overlay development, as recommended by the Township Landscaping Consultant.