



Upper Gwynedd Township

1 Parkside Place
North Wales, PA 19454

BOARD OF COMMISSIONERS ACTION ITEM REQUEST

Date: November 3, 2023

To: Sandra Brookley Zadell, Township Manager

From: Megan Weaver, Assistant Township Manager

Re: Resolution 26-2023 Wawa Land Development Approval

Meeting Date: November 13, 2023 & November 21, 2023

Background:

The applicant submitted a preliminary/final Land Development application to the Township on June 27, 2023 for the Commercially Zoned property located at 1601 S. Valley Forge Road. The applicant proposes to redevelop the existing 4.14 acre property with a proposed 5,330 sf Wawa Food Market with a 8 multi-product gasoline dispensers. The proposal also includes the installation of driveways, sidewalk, parking facilities, landscaping, utilities, and stormwater management controls for the site.

The subdivision plan has been reviewed by our Township Engineer, Sewer Engineer, Zoning Officer, Fire Marshal, Environmental Advisory Council and the Montgomery County Planning Commission. The Upper Gwynedd Township Planning Commission reviewed the application at their September 13, 2023 and October 11, 2023 meetings and recommended approval of the Land Development project. The applicant has previously stated that they are willing to comply with the review letter comments but are seeking 4 waivers listed below:

1. §168-13B- Waiver to request a preliminary/final plan submission.
2. §168-21.I(1)(C)- Waiver from the requirement to provide curbing around the perimeter of the parking lots adjacent to buildings. Flush Sidewalks with bollards around the building are being proposed.
3. §168-21D- Waiver is being requested from the requirement that parking shall be a minimum of ten (10) feet from the outside wall of a building.
4. §168-21M- A waiver is being requested from the requirement that the maximum footcandle value at a property line in 0.5.

The following documents have been attached:

- a. Resolution 26-2023
- b. Record Plan
- c. Waiver Request Letter dated 9/13/23
- d. RVE review letter dated 7/24/23
- e. Gilmore review letter dated 7/21/23

- f. Traffic Engineer Letter dated 7/28/23
- g. ZO Review letter dated 7/24/23
- h. Fire Marshal review letter 7/24/23
- i. EAC Review letter dated 8/2/23
- j. MCPC review letter dated 9/5/23

The Township engineer has confirmed that the plans are ready to be presented before the Commissioners. The Township solicitor has reviewed all the items listed above and prepared the approval resolution 26-2023.

Budget Impact:

There is no spending impact to the budget. However, the Township will receive revenue for any and all permits and inspections.

Interdepartmental Action:

There is no interdepartmental action required.

Recommended Motion/Resolution/Ordinance:

Motion to approve Resolution 26-2023 for Preliminary/Final Land Development approval for Wawa, 1601 S. Valley Forge Road

UPPER GWYNEDD TOWNSHIP
RESOLUTION FOR PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN APPROVAL

PROVCO PINEGOOD LANSDALE, LLC

RESOLUTION NO. 26 -2023

WHEREAS, Provco Pinegood Lansdale, LLC (hereinafter referred to as “Applicant”) has submitted an application for Preliminary and Final Land Development approval of a plan for development of property of which the Applicant is the Owner (hereinafter referred to as “Owner”) and located at 1601 Valley Forge Road, Upper Gwynedd Township, Montgomery County, further identified as Montgomery County Tax Map Parcel Number 56-00-08605-00-6 (hereinafter referred to as the “Property”), as set forth in a twenty-seven (27) sheet Preliminary/Final Land Development Plans dated December 16, 2022, prepared by Bohler Engineering PA, LLC of Chalfont, Pennsylvania (hereinafter collectively referred to as “Plans”); and

WHEREAS, the Property consists of approximately 3.86 acres and is zoned within the C – Commercial Zoning District and partially within the FP – Floodplain Overlay Zoning District; and

WHEREAS, the Plans propose to demolish the existing strip mall which contains an existing Wawa Food Market, construct a new free-standing 5,330 square foot Wawa Food Market with eight (8) multi-product motor vehicle gasoline dispensers, along with grading, utilities, stormwater management, erosion and sediment control and landscaping, as further depicted on the Plans (hereinafter referred to as the “Project”); and

WHEREAS, the Township Engineer has issued a review letter dated July 24, 2023, the

Upper Gwynedd Township Sanitary Sewer Engineer issued a review letter dated July 21, 2023, and the Upper Gwynedd Traffic Engineer issued a review letter dated July 28, 2023 (collectively, “Engineering Review Letters”); and

WHEREAS, the Upper Gwynedd Township Planning Commission recommended approval of the Plans, subject to compliance with the Engineering Review Letters and subject to the comments reflected in the October 11, 2023 minutes of the Planning Commission; and

WHEREAS, the Montgomery County Planning Commission issued a review letter dated September 5, 2023; and

WHEREAS, the Township Fire Marshall has issued review comments dated July 24, 2023; and

WHEREAS, the Upper Gwynedd Township Zoning Officer and Planning Consultant issued a review letter dated July 24, 2023; and

WHEREAS, the Upper Gwynedd Township Environmental Advisory Council issued review comments dated August 2, 2023; and

WHEREAS, the Board of Commissioners of Upper Gwynedd Township (hereinafter referred to as “Board”) is prepared to grant approval of Applicant’s Preliminary and Final Land Development Application, subject to certain conditions.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Board of Commissioners of Upper Gwynedd Township this 21st day of November, 2023, that said application for Preliminary/Final Land Development Plan Approval is GRANTED, subject to the following conditions:

1. **Plans:** The Board grants approval subject to the conditions described herein, to the Plan, prepared by Bohler Engineering PA, LLC, dated December 16, 2022.

2. **Zoning Ordinance.** Applicant received a special exception to allow a gasoline service station on the Property along with variances related to the proposed signs for the Project subject to the conditions set forth in the Decision and Order dated July 7, 2023. Additional zoning issues have been identified in the July 24, 2023 letter of Remington & Vernick Engineers related to landscaping and proposed plantings. It is a condition of the within approval that either the Applicant obtain zoning relief related to the identified zoning concerns or revise the Plans to be in compliance with the Zoning Ordinance.
3. **Required Permits and Outside Agency Approvals.** The Applicant, or its/their successors or assigns shall provide evidence of securing the following permits or approvals where needed:
- a. Sanitary Sewer Permits from the Upper Gwynedd Township Sewer Department.
 - b. Approved DEP Land Planning Module/Waiver.
 - c. Receipt of Montgomery County Conservation District Adequacy Letter.
 - d. NPDES Permit for Construction Activity, if required.
 - e. Approval of North Penn Water Authority.
 - f. PennDOT Highway Occupancy Permit, if required;
 - g. Building permits, construction permits, road opening permits, electrical permits, grading permits from Upper Gwynedd Township, as applicable;
 - h. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.
4. **Conditions of Subdivision Approval.** Preliminary/Final Subdivision and Land Development Plan Approval is GRANTED subject to the following conditions:
- a. Applicant shall comply with the provisions of the review letter of the Township Engineer, Remington & Vernick Engineers, dated July 24, 2023 (or the latest revision thereof). However, all traffic, road improvement, pedestrian connections and landscaping recommendations shall be reviewed and approved by the Township Consultants and/or staff.
 - b. Applicant shall comply with the provisions of the Montgomery County Planning Commission Review letter dated September 5, 2023.

- c. Applicant shall comply with the provisions of the review letter of the Township Sanitary Sewer Engineer, Gilmore and Associates, Inc., dated July 21, 2023 (or the latest revision thereof).
- d. Applicant shall comply with the provisions of the review letter of the Township Traffic Engineer, Heinrich & Klein Associates, Inc., dated July 28, 2023.
- e. Applicant shall comply with the provisions of the review comments of the Township Fire Marshal, dated July 24, 2023 (or the latest revision thereof).
- f. Applicant shall comply with the review comments of the Upper Gwynedd Township Planning Commission, as set forth in the October 11, 2023 minute of the Planning Commission.
- g. Applicant shall comply with the comments of the Township Zoning Officer and Planning Consultant, E. Van Reiker, as set forth in the letter dated July 24, 2023.
- h. Applicant shall comply with the comments of the Township Environmental Advisory Council, as set forth in the review comments dated August 2, 2023.
- i. Applicant shall provide “will serve” letters or other evidence that the premises are to be served by public water and sewer and shall any submit signed agreements to the Township.
- j. RESERVED
- k. All outstanding Township fees associated with the review and approval of the foresaid plan shall be paid in full prior to the recording of the final plan.
- l. Prior to plan recording, the Applicant shall verify that there are no existing easements, deed restrictions or covenants that would affect the proposed development.
- m. Applicant agrees to submit a final plan to Upper Gwynedd Township and the Upper Gwynedd Township Engineer for review and approval prior to recording. This plan shall indicate compliance with all conditions set forth in this Resolution and all Engineer review comments including those contained in the Remington Vernick Engineering review letter dated July 24, 2023 (or the latest revision thereof).
- n. Prior to recording of the final plan, the Applicant shall provide the following executed agreements for recording in a form acceptable to the Township Solicitor, each of which shall be recorded concurrently with the final record plans:

- i. Land Development Agreement. Applicant shall enter into a Land Development Agreement with the Township.
- ii. Escrow Agreement. Applicant shall enter into an Escrow Agreement and shall post adequate securities in order to construct public improvements, as determined by the Township Engineer.
- iii. Stormwater Operation and Maintenance Agreement. Applicant shall enter into a Stormwater Operations and Maintenance Agreement, in a form acceptable to the Township Solicitor, which provides ongoing maintenance obligations for the Stormwater Management BMPs. Facilities, areas or structures used as Stormwater Management BMPs shall be enumerated as permanent real estate appurtenances and encumbered by the Applicant as deed restrictions or conservation easements that run with the land. The ownership and maintenance of these Stormwater Management BMPs shall be the responsibility of the individual Lot Owners and their heirs, successors or assigns.
- iv. Easement Agreements. Applicant shall provide all required Easement Agreements.
- v. Tapping Agreement. Applicant shall enter into a Tapping Agreement related to the public sanitary sewer capacity required for the Project.
- o. Unless an extension is granted, the Applicant shall, within ninety (90) days from the date of this Approval, submit final Mylars and papers to the Township for signature and recording at the Montgomery County Recorder of Deeds. There shall be two (2) Mylars and six (6) papers submitted. The record plans shall be submitted to the Township in the most recent version of AutoCAD and in PDF format. Following release and recording of the record plan, the Applicant shall notify the Township Manager and the Township Solicitor in writing of the plan book, page number and date of recording by the Montgomery County Recorder of Deeds.
- p. Applicant shall pay final plan fees to the Township in the amount \$300.00.
- q. Applicant shall pay a tree replacement fee to the Township in an amount determined by the Township Engineer related to the removal of trees from the Property.
- r. Applicant shall pay tapping fees in the amount of \$3,973.00 per EDU, based upon calculations of any additional necessary EDUs as determined by the Township's Sanitary Sewer Engineer, along with a connection fee of \$350 per connection, which shall be payable upon submission of a building permit application.
- s. Applicant shall attend a pre-construction meeting with the Township staff to be held

prior to commencement of work.

- t. Prior to the development, the applicant shall apply to Upper Gwynedd Township for a grading permit. This shall include the submission of a grading plan showing the actual building footprint and driveway location.
- u. Construction shall not continue past the foundation stage until the owner/builder has submitted certification that the first floor and garage floor elevations of the proposed structure conform to the plans submitted with the grading permit application. The certification shall be submitted to the Township Engineer and shall be signed and sealed by the responsible registered professional land surveyor licensed in the Commonwealth of Pennsylvania.
- v. The applicant shall contact the Township Engineer to perform a final grading inspection prior to issuance of an occupancy permit.
- w. The applicant shall submit a final as-built plan to the Township for review and approval prior to the issuance of an occupancy permit. This plan shall include stormwater management facilities.
- x. Dead street trees or trees on the Property within 100 feet of impervious surfaces must be replaced by the property owner within 6 months.
- y. Prior to the issuance of any Certificate of Occupancy or Use and Occupancy permit, Applicant, at its sole cost and expense, shall complete all steps necessary to dedicate any facilities proposed for dedication to the Township as set forth on the Record Plans, including but not limited to dedication of any rights-of-way.
- z. Prior to project completion, the Applicant shall submit three (3) sets of paper as-built plans, one (1) set of Mylars as-built plans, and an as-built file in the most recent version of AutoCAD and an as-built file in PDF format, that have been reviewed and approved by the Township Engineer.
- aa. All administrative, legal and engineering expenses owed to the Township for plan review and/or planning services shall be paid in full by the Applicant prior to release of signed record plans.
- bb. The Applicant shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this Application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

5. **Waivers.** Applicant is requesting, and the Board has approved, the following waivers of the Upper Gwynedd Township Subdivision and Land Development Ordinance (hereinafter “SALDO”):

- a. §168-13.A, which requires that the plans be submitted for separate preliminary and final approval. The Applicant has requested a waiver of this section of the ordinance. Due to the scope of the project, the Board has GRANTED this waiver from this section of the Ordinance.
- b. §168-21.D, which requires that no less than 10 feet of open space shall be provided between the curblines of any parking area and the outside wall of a building. Applicant has requested a waiver of this section of the ordinance to allow parking to be less than 10 feet from the outside wall of the building. Due to the scope of the project and the site conditions, the Board has GRANTED this waiver from this section of the Ordinance.
- c. §168-21.I(1)(c), which requires concrete curbing around the perimeter of parking lots adjacent to buildings. Applicant has requested a waiver of this section of the ordinance to allow flush sidewalks with bollards around the building rather than curbing around the perimeter of the parking lots. Due to the scope of the project and the site conditions, the Board has GRANTED this waiver from this section of the Ordinance.
- d. §168-21.G, which requires that no less than a five-foot radius of curvature shall be permitted for all curblines in all parking areas. Applicant is requesting a waiver of this section of the ordinance to allow for the medians within the proposed driveways

along Sumneytown Pike and Valley Forge Road of two feet and one foot, respectively. The medians are required as part of the PennDOT and County driveway designs. Curb radii of three feet are also needed within the northern parking area in order to provide a hatched area for safe pedestrian access from Sumneytown Pike. Given the site conditions and the requirements of outside agencies, the Board has GRANTED this waiver from this section of the Ordinance.

- e. §168-21.M, which requires illumination at the perimeter property line or zoning district boundary line shall not exceed ½ footcandle at ground elevation. Applicant has requested a waiver of this section of the ordinance to allow illumination to exceed ½ footcandle at the property line. Due to the scope of the project and the site conditions, the Board has GRANTED this waiver from this section of the Ordinance.

BE IT FURTHER RESOLVED by the Board of Commissioners of Upper Gwynedd Township that this preliminary final plan approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and signifying acceptance thereof by signing a copy of this Resolution. In the event that the execution of this Resolution is not delivered to the Township within ten (10) days from receipt, it shall be deemed that the Applicant does not accept these conditions and approvals conditioned upon his or her acceptance are hereby revoked, and the aforementioned Applicant's plan is considered to be denied for the reasons set forth above.

RESOLVED and **APPROVED** this 21st day of November, 2023.

ATTEST:

BOARD OF COMMISSIONERS OF UPPER
GWYNEDD TOWNSHIP

Sandra Brookley Zadell, Secretary

By : _____
Denise Hull, President

Proposed Wawa Food Market
List of Waivers
S. Valley Forge Road and Sumneytown Pike
Upper Gwynedd Township, Montgomery County, PA
PC221011
September 13, 2023

Waivers Requested per Land Development Plans dated 12/16/22

1. §168-13.B – A waiver is being requested from the requirement that the presentation of Preliminary Plan and Final plan each be considered a separate submission.
The proposed development is designed based on the preliminary and final plan requirements; therefore, the applicant is requesting the township combine Preliminary and Final review and approval.
2. §168-21.I(1)(C) – A waiver is being requested from the requirement that provide curbing around the perimeter of parking lots adjacent to buildings, where flush sidewalks with bollards around the building are proposed.
Flush curb promotes better ADA accessibility, in addition, with the number of patrons, curbing can be a tripping hazard.

Additional Waivers Requested per Township Review Letters

1. §168-21.D – A waiver is being requested from the requirement that parking shall be a minimum of ten (10) feet from the outside wall of a building.
Full access to the rear of the building is provided, also the building will have a sprinkler system. A minimum of 7' is provided.
2. §168-21.M – A waiver is being requested from the requirement that the maximum footcandle value at a property line is 0.5.
To meet the ordinance requirement of 1 footcandle in the parking area, the light pole placement is such that we exceed along the property line for parcel #56-00-08608-00-3. A maximum of 0.9 footcadle is provided.

July 24, 2023

Ms. Megan Weaver
Assistant Township Manager
Upper Gwynedd Township
1 Parkside Place
North Wales, PA 19454

**Re: Land Development Plan – Initial Review
Wawa at Valley Forge Road
Upper Gwynedd Township
TMP 56-00-09616-02-1
RVE File #PMUGP067**

Dear Ms. Weaver:

Remington & Vernick Engineers (RVE), on behalf of Upper Gwynedd Township, has reviewed the following submission materials in connection with the above-mentioned Land Development Plan review:

- Preliminary / Final Land Development Plans (27 sheets) dated December 16, 2022, as prepared by Bohler Engineering PA LLC, Chalfont, PA.
- Transmittal Letter dated June 27, 2023, as prepared by Bohler Engineering PA LLC, Chalfont, PA.
- Information Exchange Transmittal dated June 27, 2023, as prepared by Bohler Engineering PA LLC, Chalfont, PA.
- Upper Gwynedd Township Application for Subdivision and Land Development Approval undated.
- General Project Description and Stormwater Management Calculations dated December 21, 2022, as prepared by Bohler Engineering PA LLC, Chalfont, PA.

I. GENERAL INFORMATION

Applicant &
Owner: Provco Pinegood Lansdale LLC
795 E. Lancaster Avenue, Suite 200
Villanova, PA 19085
610-520-4572
Attn: Michael Cooley
mcooley@provcogroup.com

Plan Preparer: Bohler Engineering PA, LLC
1600 Manor Drive, Suite 200
Chalfont, PA 18914
215-996-9100
Fax: 215-996-9102
Attn: Shawn Muntz, P.E.
smuntz@bohlereng.com

Attorney: Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
375 Morris Road
Lansdale, PA 19446-0773
215-661-0400
Fax: 215-661-0315
Attn: Christen G. Pionzio, Esq.
cpionzio@hrmml.com

Proposal: To demolish an existing strip mall which contains an existing Wawa Food Market. Construct a free-standing 5,330 SF Wawa Food Market with eight (8) multi-product motor vehicle gasoline dispensers. Included in the project will be grading, utilities, lighting, landscaping, erosion control and stormwater management.

The Project falls within the Towamencin Creek / Skippack Creek Watershed.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. The Stormwater Management Rate Reduction satisfies the Township Ordinance.
2. Obtain an NPDES Permit for earth disturbance greater than one (1) acre (§161-3).
3. Section §161-12.A – The property owner shall sign and record an Operations and Maintenance Agreement with the Township.
4. Section §161-15 – Add a note to the plans that the Township is granted a blanket easement to enter the site and inspect the stormwater BMPs.
5. Section §161-17 - Add a note that a deed restriction shall prohibit any revision to the approved SWM plan unless approved by the Township in writing.
6. Provide dust control measures (§168-25.E(8)).
7. Plan Sheet 1 (Cover Sheet C-101) – (§168-6.A(4)) – plan sheets shall be consecutively numbered C(1) for 100 feet around the tract show zoning districts, owners information and roadway cartway and right-of-way widths.
8. Plan Sheet 1 (Cover Sheet C-101) – Board of Commissioners signature block – change SECRETARY to VICE PRESIDENT.
9. Plan Sheet 1 (Cover Sheet C-101) – replace the Surveyor's signature block with the on attached to this review letter.
10. Plan Sheet 1 (Cover Sheet C-101) – add the Township Engineer's signature block that is attached to this review letter.

11. Plan Sheet 2 (General Notes Sheet C-102) – provide a list of Utility Companies and their emergency telephone numbers.
12. Plan Sheet 3 (Existing Conditions / Demolition Plan C-201) (and others) – label Towamencin Creek.
13. Plan Sheet 4 (Site Plan C-301) – provide courses and distances of the base tract property lines after ultimate right-of-way removal (§168-11.A(2)(a)).
14. Plan Sheet 4 (Site Plan C-301) – parking shall be a minimum of ten (10) feet from the outside wall of a building (§168-21.D).
15. Plan Sheet 4 (Site Plan C-301) – show the existing sanitary sewer easement or provide one with a minimum twenty (20) foot width (§168-28.B(1)).
16. Plan Sheet 4 (Site Plan C-301) – provide additional curb radii (others beside those that are not five (5) feet).
17. Plan Sheet 4 (Site Plan C-301) – provide bearings and distances for the proposed thirty (30) foot wide water main easement and the remnant piece of the existing ten (10) foot wide water easement.
18. Plan Sheet 4 (Site Plan C-301) – label the curb cuts for Inlets 8 and 9 (3 curb cuts) by adding ‘with flush curbing’.
19. Plan Sheet 5 (Grading Plan C-401) – provide additional curb elevations in the area of Inlet 8. Ponding may occur east of the end of the parking stalls.
20. Plan Sheet 9 (Soil Erosion & Sediment Pollution Control Notes & Details C-602) – Soils Description – revise the list or revise the soil lines and types on the plan views.
21. Plan Sheet 14 (Post Construction Stormwater Management Notes & Details C-607) – remove the 18R and 24R Snout Details. Snouts only appear in the inlets (not manholes).
22. Plan Sheet 15 (Lighting Plan C-701) – the maximum footcandle value at a property line is 0.5 (§168-21.M). Light on a corner of the North Penn Auto Service LLC property exceeds the 0.5 fc max.
23. Plan Sheet 16 (Landscape Plan C-702) – Compliance Chart – the Applicant will need a variance for the amount of required landscaping for a parking lot (§195-9.O(5)(b)). See Required Variances list.
24. Plan Sheet 16 (Landscape Plan C-702) – Plant Schedule – the majority of the plants listed are not on the Township Plant List (§195-9.O(6)). The Applicant will need a variance. See Required Variances list.
25. Plan Sheet 19 (Profiles C-802) – EXSMH100 – show and call out the inverts for the existing 15” main.

26. Plan Sheet 19 (Profiles C-802) – EXSMH100 – verify that this existing manhole is proposed to be replaced and if so, why.
27. Plan Sheet 19 (Profiles C-802) – SMH100 – call out this manhole to be an external drop manhole (27' deep / 18' drop).
28. Plan Sheet 20 (Detail Sheet C-901) – provide a detail for a Yard Drain.
29. Plan Sheet 20 (Detail Sheet C-901) – provide detail DMG-03 per notes on detail DM-08.
30. Plan Sheet 20 (Detail Sheet C-901) – Detail P-3 Tapered Curb Detail – remove the duplicate detail and show on the plans where this is being used.
31. Plan Sheet 20 (Detail Sheet C-901) – remove North Wales Water Authority Detail W3. There is no ¾" wet tap on this project.
32. Plan Sheet 20 (Detail Sheet C-901) – remove the North Wales Water Authority Detail W18. There is no 2" pipe on this project.
33. Plan Sheet 20 (Detail Sheet C-901) – coordinate the sanitary and water details on this sheet and Plan Sheet 21. Remove duplicates.
34. Plan Sheet 21 (Detail Sheet C-902) – provide a detail and profile for the proposed retaining wall.
35. Plan Sheet 21 (Detail Sheet C-902) – remove details S-1 and W-2. They are not used on this project.
36. Plan Sheet 21 (Detail Sheet C-902) – detail R-6 – Combination Storm Sewer and Underdrain – show where this is being used.
37. Plan Sheet 23 (Detail Sheet C-904) – Stamped Concrete Detail – provide the radii (3?).
38. Plan Sheet 23 (Detail Sheet C-904) – Loading Zone Striping Detail – revise the layout to match the plan views.
39. Plan Sheet 23 (Detail Sheet C-904) – Wawa 12" X 18" Signs – show where these go on the plans, especially the Employee Parking Only signs.
40. Retaining wall details, profiles and calculations, prepared by a Pennsylvania P.E., must be submitted to the Township for review prior to plan approval (not prior to construction) and be incorporated into the Land Development plan set.

III. REQUESTED WAIVERS

1. Section §168-13.B – to allow a preliminary plan and a final plan to be made in a single submission.
2. Section §168-21.I(1)(c) – to allow flush sidewalks with bollards around the building where curbing is required around the perimeter of parking lots.

IV. REQUIRED VARIANCES (per proposed plans)

It is recommended the plans be revised to meet these requirements without the need to request additional variances.

1. Section §195-9.O(5)(b) – to allow 5.7% of the parking lot area to be landscaped where 10% is required.
2. Section §195-9.O(6) – to allow plantings that are not listed in the Township Ordinance.

V. GRANTED VARIANCES (May 23, 2023)

1. Section §195-22.A(8)(c) – a Special Exception to allow a gasoline service station on the subject property.
2. Section §195-35 sign variances as follows:
 - a. To permit a total sign area of 215.58 SF where a total of 40.00 SF is permitted.
 - b. To permit two (2) ground signs (one for each frontage) measuring 46.87 SF where 24.00 SF is permitted.
 - c. To permit a sign height of 20.00 feet for the freestanding signs where 12.00 feet is permitted.
 - d. To permit freestanding signs which contain red or green lights within 75 feet of a public right-of-way. Neither freestanding sign complies with this requirement, with the closest measuring 3.7 feet from the ultimate right-of-way.
 - e. To permit total facade signs of 121.84 SF where 40.00 SF is permitted.
 - f. To permit a total of twenty (20) facade signs where one (1) facade sign is permitted.
 - g. To permit red and green LED displays on the freestanding ground signs, where only one (1) color of LED on the message sign is permitted.
 - h. To permit facade signs on buildings at a height greater than permitted. The permitted height is the building height or twelve (12) feet, whichever is less. The Applicant proposes a sign on the canopy not to exceed nineteen (19) feet and a sign on the storefront not to exceed twenty-two (22) feet.

RVE's recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By



Isaac E. Kessler, P.E., Associate
Township Engineer

IEK/jrw

Attachment

cc: Provco Pinegood Lansdale LLC, Owner & Applicant
Bohler Engineering PA, LLC, Applicant's Plan Preparer
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, Applicant's Attorney
E. Van Rieker, Upper Gwynedd Township (via email)
Lauren Gallagher, Esq., Township Solicitor (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President
Nick Cross, P.E., Assistant Township Engineer

SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER

_____ SEAL

PLS _____ DATE _____

SU # - _____

[illegible]

REVIEWED BY THE UPPER GWYNEDD TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

VIA E-MAIL

July 21, 2023

File No. 22-10009

Megan Weaver, Assistant Township Manager
Upper Gwynedd Township
1 Parkside Place
North Wales, PA 19454

Reference: Wawa Food Market – Sanitary Sewer Review
Tax Map Parcel 56-00-08605-00-6
Upper Gwynedd township, Montgomery County, PA

Dear Ms. Weaver:

On behalf of Upper Gwynedd Township, Gilmore & Associates, Inc. (G&A) has reviewed the referenced Preliminary Development Plans submitted by Bohler Engineering, Inc. in regard to sanitary sewer facilities. The drawing set consisting of 27 sheets for the project entitled “Wawa Food Market”, dated December 16, 2022, was reviewed.

The proposed development near the corner of Valley Forge Rd and Sumneytown Pike consists of the demolition of an existing building and the construction of a Wawa Gas Station. The development proposes a gravity connection for service to the new construction, to be connected to an existing sanitary sewer manhole located in an existing sewer easement.

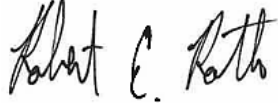
We have the following comments regarding the reviewed plans:

General Comments

1. The plan proposes to connect to the exiting sewer interceptor where the current connection for the property is located. Due to the proposed grading of the site this connection location is unfavorable. Additionally, connections to the interceptor are not preferred. Where possible, connections should be made to 8” sewer lines. We propose that the existing sanitary lateral for the site be decommissioned in accordance with UGT’s standards. We also propose an alternate lateral connection point of the existing sewer located in Sumneytown Pike.
2. All gravity sanitary sewers that are 12” and smaller must be of either Class 52 DIP or DR 18 pipe when under paved surfaces.

Due to General Comment #1, no additional comments have been provided as the proposed lateral should be relocated.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Roth". The signature is fluid and cursive, with the first name "Robert" being the most prominent.

Robert E. Roth
Civil Designer
Water Resources

RER/kam

cc: Sandra Zadell, Township Manager – Upper Gwynedd Township
Dan Farris, Director of Wastewater Treatment – Upper Gwynedd Township
Robert Hegedus, Collection System Coordinator - Upper Gwynedd Township
Jean Ryan, P.E. – Gilmore & Associates, Inc.
Alexander Dyke, P.E. – Gilmore & Associates, Inc.



HEINRICH & KLEIN ASSOCIATES, INC.

TRAFFIC ENGINEERING & PLANNING

1134 Heinrich Lane • Ambler, Pennsylvania 19002

215-793-4177 • FAX 215-793-4179

July 28, 2023

Sandra Brookley Zadell, Manager
Upper Gwynedd Township
P.O. Box 1
West Point, PA 19486

Re: Proposed Wawa Food Market – Provco Pinegood Lansdale, LLC
Valley Forge Road (PA Route 363) & Sumneytown Pike
Upper Gwynedd Township, Montgomery County, PA

Dear Ms. Zadell:

As requested, I have completed a second Traffic Engineering Review of the new Wawa Food Market with Gasoline Dispensers proposed at the intersection of Valley Forge Road (PA Route 363) & Sumneytown Pike in Upper Gwynedd Township, Montgomery County, PA. The proposed Wawa Food Market will replace an existing shopping center which includes a smaller Wawa Food Market without gasoline dispenser facilities. The proposed new Wawa Food Market will be comprised of 5,330 square feet of floor space with 16 vehicle fueling positions. Access to the site is proposed to be maintained via two unsignalized driveways. The Valley Forge Road (PA Route 363) driveway will be relocated to intersect Valley Forge Road (PA Route 363) at a point approximately 385 feet south of Sumneytown Pike, and signed and channelized to prohibit left turn entering and left turn exiting movements. The Sumneytown Pike driveway will be maintained to intersect Sumneytown Pike at a point approximately 285 feet east of Valley Forge Road (PA Route 363), and signed and channelized to prohibit left turn exiting movements. A revised Transportation Impact Study was prepared by Traffic Planning and Design, Inc., dated June 14, 2023; and, Preliminary/Final Land Development Plans were prepared by Bohler Engineering, dated 12/16/2022. My comments are as follows:

1. **Original Comment:** The Traffic Impact Study (TIS) attached to the PennDOT Scoping Meeting Application was last revised in May, 2011 using data contained in the 8th Edition of the Trip Generation Manual. The Trip Generation Manual is now in its 11th Edition and the data for a convenience store with gasoline dispenser islands is considerably updated due to changes in the type of land use proposed. The May 2011 TIS estimated a total of 220 morning peak hour trips and a total of 298 afternoon peak hour trips. By comparison, as indicated in the PennDOT Scoping Meeting Application, the 11th Edition trip generation estimates indicate a

total of 486 morning peak hour trips and a total of 421 afternoon peak hour trips. Accordingly, an updated Traffic Impact Assessment (TIA) should be prepared based on updated traffic count data for the intersection of Valley Forge Road (PA Route 363) & Sumneytown Pike and using the 11th Edition trip generation calculations. The Applicant should optimize the operation of the traffic control signal at the intersection of Valley Forge Road (PA Route 363) & Sumneytown Pike based on the findings of the TIA.

New Comment: Satisfied. A revised/updated TIS has been submitted with updated traffic counts and trip generation estimated based on the latest edition of the Trip Generation Manual. In addition to site access improvements, the TIS recommends re-stripping the southbound Valley Forge Road left turn lane to increase the storage length to 300 feet; and, optimization of the traffic control signal for the intersection of Valley Forge Road (PA Route 363) & Sumneytown Pike. A revised Traffic Signal Permit Plan and Signal System Permit Plan should be submitted to the Towamencin Township and Upper Gwynedd Township for review.

2. **Original Comment:** Available and required sight distances for site access should be labeled on the plan in accordance PennDOT criteria.

New Comment: As indicated above, available and required sight distances for site access should be labeled on the plan in accordance PennDOT criteria.

3. **Original Comment:** The access driveway and internal circulation should be evaluated for the appropriate design vehicle.

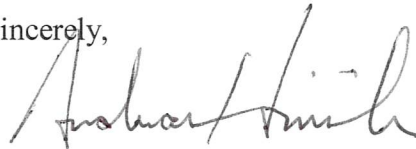
New Comment: Satisfied, except to note that the landscaped island separating the two parking aisles closest to Sumneytown Pike should be cut back to reduce the encroachment on the exit lane by fuel trucks.

4. **Original Comment:** All pedestrian facilities shall be ADA compliant. A grass strip should be provided between the sidewalk and curb along Sumneytown Pike west of the proposed driveway with an angled connection to the existing sidewalk at the property line.

New Comment: Satisfied.

If you should have any questions, or wish to discuss these comments in greater detail, please call me at your convenience.

Sincerely,



Andreas Heinrich, P.E., P.T.O.E.
Principal

AH:rh

cc: E. Van Rieker, AICP

UPPER GWYNEDD TOWNSHIP
BOARD OF COMMISSIONERS

1 PARKSIDE PLACE, NORTH WALES, PA 19454

PHONE 215-699-7777

www.uppergwynedd.org

Monday, July 24, 2023

TO: Megan Weaver, Assistant Township Manager

FROM: E. Van Rieker, AICP
Zoning Officer and Planning Coordinator

RE: **Proposed Wawa Food Market: Preliminary/Final Development Plan**

Listed below are my initial comments on the submission received June 29, 2023.
Depending upon revisions and resubmissions there may be additional comments:

1. A general note should be provided to the site plan (Sheet No. C-301) which should indicate the number and date of the application to the Zoning Hearing Board, the date of Decision and a brief Summary of all relief granted by the Zoning Hearing Board including any conditions or restrictions in connection with the Decision.
2. The delineation referring to the "Flood Hazard Line" should include a reference as follows: In accordance with the FEMA Map of March 2, 2016.
 - a. RVE should confirm the accuracy of the Flood Hazard Line plotted on the site plan.
3. Buffer Areas and Landscaping for Parking Facilities.
 - a. The Exhibit Plan previously provided by Applicant's Engineer, which documented the configuration of the parking facility relied upon in order to be in compliance with Zoning Section No. 195-9.O (5)(b) the minimum of 10% of any parking lot facility over 2,000 sf devoted to landscaping, should be provided with the Plan Set.
 - b. The Landscape Plan (Sheet No.C-702), the Compliance Chart should be supplemented to provide the calculations indicating the number of individual plant units required to provide compliance with Zoning Section 195.0.(5)(c).
 - c. A detail for the fence utilized along the perimeter of the parking facility should be provided on the Detail Sheet (Sheet No. C-703).



UPPER GWYNEDD TOWNSHIP
FIRE MARSHAL'S OFFICE

1 PARKSIDE PLACE, NORTH WALES, MONTGOMERY COUNTY, PA 19454

PHONE: 267-272-3414

EMAIL: Cmccann@uppergwynedd.org

July 24, 2023

Ms. Megan Weaver
Assistant Township Manager
Upper Gwynedd Township
1 Parkside Place
North Wales, PA 19454

Subject: 1601 Valley Forge Road, Wawa

Dear Megan,

I have reviewed the submitted application for the proposed Wawa Food Market, located at 1601 Valley Forge Road. Currently, the only request that I have would be to show on the plans where the Emergency Fuel Pump Shutoffs will be located. Sheet C-903 shows what the shutoffs will look like, but I am unable to find them in the rest of the plan set.

Respectfully,

A handwritten signature in black ink, appearing to read "Conor McCann".

Conor McCann
Fire Marshal
Upper Gwynedd Township



Development Plan Review Guidelines and Recommendations

Upper Gwynedd Township Environmental Advisory Council

Date: **August 2, 2023**

Project Name: **WAWA –Land Development Application**

Location: **Valley Forge Road & Sumneytown Pike**

Development Type: **Commercial**

Review Submittals:

1. Green Stormwater Infrastructure (GSI).

Does the project propose to incorporate any GSI such as constructed wetlands, rain gardens, bioswales, etc. to buffer high-flow rates and facilitate biological removal of nutrients (phytoremediation) from water leaving the site?

Yes ☐ No ☒

If yes, please describe:

For high-density or other projects with a large impervious footprint, were cutouts and traffic calming measures, etc. co-designed as stormwater control measures?

Yes ☐ No ☒ N/A ☐

If yes, please describe:

Comments:

- Consider incorporating GSI such as bioretention features in parking lot islands and surrounding buffer areas to retard high-flow rates and facilitate biological removal of nutrients and pollutants from water leaving the site? Buffer areas which are

proposed to be mulched with river stone could instead be utilized for vegetative bioretention purposes.

- Consider planting native shrubs and wildflower seed mixes in the proposed lawn area surrounding the spillway downstream of the stormwater retention basin.
- Consider replacing the proposed rip rap with a vegetated bioretention feature that can slow flows and increase filtration before stormwater reaches Towamencin Creek.
- Provide information on remedial steps to address parking lot trash and pollutants before it gets to Towamencin Creek.
- Is there any change to how any runoff from the already existing gas station/auto repair business that will benefit the Creek and surrounding areas?

2. Tree/Vegetation Coverage:

Are any mature, native trees proposed to be removed? Yes ☐ No ☐

- a. If yes, describe caliper of old trees and proposed new trees (see table below):

Existing Tree Species	Caliper (inches)	#	New Tree Species	Caliper (inches)	#	Native? (Y/N)

- b. Describe the blend of native versus non-native species in any proposed plantings:

Comments:

- Confirm that mature trees along Towamencin Creek riparian area will be preserved.
- Consider replacing juniper trees/shrubs with native red cedar species and replacing Norway spruce with a native white pine or red cedar.
- Consider not using Colorado Blue Spruce due to impact of recent blight in the area of unknown cause. Montgomery County can provide additional information on this. Suggest replacing with white pine or red cedar as above.
- Consider increasing the minimum caliper for the shade trees to 3 ½ inches. This will provide healthier and more stable coverage and the cost would be mostly offset by removal of spruces as suggested above.

- Consider reducing the large number of Ilex glabra for hedging. Suggest mixing in some yew, hardy boxwood, etc. since these are hardier.

3. **Light Pollution.**

Are there plans for exterior illumination? Yes X No ☐

If yes, describe any plans to mitigate excessive light pollution:

Comments:

Will this store be open 24/7? If so, how will lighting of parking lot impact neighboring homes?

4. **Noise.**

Will the project generate excessive noise that could impact neighboring properties or sensitive wildlife during construction or operation? Yes X No ☐

If yes, describe any plans to mitigate excessive noise.

Comments:

- Given the larger size of this store and the addition of gasoline pumps, how will deliveries, etc. impact neighbors with respect to noise level and possibly odors?
- Try to minimize disturbances on the southern edge of the property bordering Towamencin Creek as the mature trees there may harbor nesting birds during the season.

5. **Renewable Energy Transition.**

Does the project incorporate any design measures to accommodate the transition to renewable energy and/or the reduction of greenhouse gas emissions? Yes ☐ No X

If yes, please describe:

Comments:

- It does not appear that EV charging stations are proposed. Consider incorporating EV charging stations to contribute to needed infrastructure.

6. **Wildlife, Habitat and Natural Resource Management.**

Will the project result in any direct or indirect loss of wildlife or habitat?

Yes ☐ No ☒

If yes, describe impacts and any proposed mitigation measures:

Comments:

- See comment No. 4 above.

Will the project directly or indirectly conflict with any management plans for open space, conservation areas or natural resources (i.e., Wissahickon Clean Water Partnership)? Yes ☐ No ☐

If yes, please describe:

Comments:

- Consider GSI features to alleviate stormwater flows to Towamencin Creek.

7. **Additional Considerations.**

Describe any other environmental considerations in the proposed project, for example; outdoor recreation and open space, LEED design elements, wildlife-favoring features, etc.

- Consider placement of trees/shrubs that will not, as they grow, impair visibility with respect to the intersection or the driveways to/from the existing gas stations/auto repair facility. This intersection is already difficult to navigate at high traffic times.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, 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.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 5, 2023

Mr. E. Van Rieker
Zoning Officer & Planning Coordinator
Upper Gwynedd Township
1 Parkside Place
North Wales, Pennsylvania 19454

Re: MCPC #23-0170-001
Plan Name: Proposed Wawa Food Market
(5,330 sq. ft. commercial on approximately 4.1 acres)
Situate: Valley Forge Road (E); south of Sumneytown Pike
Upper Gwynedd Township

Dear Mr. Rieker:

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 August 25, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicant, Provco Pinegood Lansdale, LLC, proposes to construct a 5,330 sq. ft. Wawa food market and gas station with 16 pumps on the site of the Sumney Forge Square Shopping Center, which is proposed to be demolished. Vehicular access is proposed to be provided with a right-in and right-out only driveway off of Valley Forge Road (which is a State Road) and a driveway off of Sumneytown Pike (which is a Montgomery County road) where exiting traffic would be limited to right turns only. Existing sidewalks along both street frontages are shown to remain with new ADA curb ramps at the driveway crossings and pedestrian pathways connecting into the site. Additional improvements shown at this time include a total of 69 parking spaces, landscaping, and a stormwater management basin. The property is located in the township's C Commercial zoning district.

According to the information provided on Sheet C-101, the applicant received a special exception under §195-22.A.(8)(c) of the township's zoning ordinance to permit the proposed gasoline service station use, as well as several sign variances, on May 23, 2023



COMPREHENSIVE PLAN COMPLIANCE

This property is shown as General Commercial in the Future Land Use Plan of the *Upper Gwynedd Township 2040 Comprehensive Plan*. General Commercial areas are described as a wide range of retail, restaurant, office, and personal service uses – either on individual sites or in shopping centers. The future land use section of the comprehensive plan states that “streetscape design, pedestrian connections, transit facility enhancements (where applicable), stormwater management, and green parking improvements will be encouraged in these areas as redevelopment occurs.”

In addition, the property is identified as a Community Mixed Use and Services Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community Mixed Use and Services Areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses. These centers are located on major roads within the community and usually have a suburban character.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

RELATIONSHIP TO VALLEY FORGE ROAD

The applicant proposes to construct a right-in and right-out driveway onto Valley Forge Road, which is a PennDOT road. It is our understanding that Upper Gwynedd Township has been working in cooperation with Towamencin Township to explore potential intersection improvements at the nearby intersection of Valley Forge Road and Sumneytown Pike. We defer to the township engineer to determine whether road widening as part of the proposed development would be beneficial in order to facilitate future intersection improvements that are planned for the adjacent intersection of Valley Forge Road and Sumneytown Pike. Because the intersection improvements are being advanced by the local municipality, we suggest that it would be beneficial for all of the ultimate right-of-way that is proposed to be dedicated along Valley Forge Road to be offered for dedication to Upper Gwynedd Township, rather than being split between agencies.

It is our understanding that currently, northbound traffic on Valley Forge Road sometimes backs up from the traffic signal at Sumneytown Pike past the proposed driveway location. Therefore, we feel that the driveway along Valley Forge Road could be reconfigured, to further discourage and physically prevent left turns either into or out of the site in this location, to avoid additional congestion near this intersection.

This stretch of Valley Forge Road is shown in both the *Bike Montco* proposed bike network and as part of the proposed bicycle routes in the *Upper Gwynedd Township 2040 Comprehensive Plan*. In order to ensure the opportunity to potentially implement recommended bicycle infrastructure on this stretch of Valley Forge Road in the future, the applicant’s proposed dedication of additional right-of-way is appreciated.

RELATIONSHIP TO SUMNEYTOWN PIKE

The applicant also proposes to construct a driveway on to Sumneytown Pike, which is a Montgomery County road, with exiting traffic proposed to be limited to right turns only. This stretch of Sumneytown Pike was studied as part of *Montco Pikes*, which presents a long-term vision for the corridor in terms of overall character and function. Specifically, *Montco Pikes* recommends road widening to create a consistent five-lane cross-section on Sumneytown Pike between Forty Foot Road and Broad Street.



Recommended cross-section of Sumneytown Pike from Forty Foot Road to Broad Street from the Montco Pikes study.

Similar to Valley Forge Road, this stretch of Sumneytown Pike is shown in both the *Bike Montco* proposed bike network and as part of the proposed bicycle routes in the *Upper Gwynedd Township 2040 Comprehensive Plan*. Bicycle facilities are also recommended for Sumneytown Pike in *Montco Pikes*. In order to ensure the opportunity to potentially implement recommended bicycle infrastructure on this stretch of Sumneytown Pike in the future, the applicant's proposed dedication of additional right-of-way is appreciated. Specifically, we recommend that the plans clearly state that the additional right-of-way to be dedicated be offered for dedication to Montgomery County.

VEHICULAR CIRCULATION

A proposed 50' x 15' "oversized vehicle space" is shown next to the trash enclosure. It appears that this parking space is positioned so that trucks parked there would only have the option to exit by turning right on to Sumneytown Pike. We encourage the applicant to demonstrate as part of the truck circulation plan whether trucks parked in this location could easily circulate through the site to exit on to Valley Forge Road to avoid unnecessary truck traffic on Sumneytown Pike.

LANDSCAPING DESIGN

Overall, we commend the applicant for proposing a development that decreases the overall impervious coverage on the site, protects the floodplain, and enhances the streetscape with street trees. However, we identified several specific recommendations related to the applicant's proposed landscape plan:

- A. Species Diversity. The plant schedule on Sheet C-702 shows that the applicant proposes to plant 194 shrubs, including four species. In order to enhance the diversity of plant material proposed to be planted on the site, we recommend that at least six different species of shrubs be used.
- B. Additional Tree Planting Opportunities. Additional tree canopy cover within the parking area of the proposed development could have many benefits, including general site beautification, shading of paved surfaces, and stormwater management. We encourage the applicant to consider planting

additional shade trees, such as within the sod area between the parking lot and the southern property line, within the parking lot islands north of the food market building, and within the riparian buffer area along the stream and floodplain. In addition, we suggest that ornamental trees might be accommodated within the landscaped islands in front of food market building, similar to the food market and gas station development at the corner of Sumneytown Pike and Church Road.

- C. Plantings on Areas of Steep Slope. An area of steep slope is proposed to the rear of the trash enclosure. It appears that this area is proposed to be planted as a seeded lawn. We recommend that the applicant consider whether this area could be planted with a meadow mix instead. Mowing and maintaining an area of such steep slope may prove challenging, therefore a lower-maintenance meadow mix may be more appropriate.
- D. Stormwater Basin Discharge Area. A large area of stone is proposed to extend from the stormwater retention basin. In our experience, large areas of stone within stormwater management structures can absorb ambient heat, similar to other areas of pavement, and increase the temperature of stormwater runoff running over them, thereby increasing the temperature of the streams and water bodies where the water discharges into. We suggest that additional landscaping, either shade trees to shade the stone area, or a seed mix that could be planted within the stone area, could be incorporated into the landscape plan to help lessen this effect.
- E. Screening of Rain Garden. A four-foot high chain link fence is shown around the stormwater retention basin. Given the basin's close proximity to and visibility from the Sumneytown Pike frontage of the site, we suggest that additional landscaping could be incorporated in order to screen the chain link fence, similar to the rows of shrubs proposed along other portions of street frontage.

PEDESTRIAN CIRCULATION

We appreciate that the applicant proposes to enhance pedestrian circulation by constructing new ADA curb ramps at the proposed driveways to connect to the existing sidewalks along the Valley Forge Road and Sumneytown Pike. However, we recommend that the existing sidewalks, which currently appear to be less than 4 feet, be widened to at least five feet, as recommended in the Montgomery County Walkability Study: *Walk Montco*. In addition, we recommend that the sidewalks be extended to the property lines on all sides of the proposed development, to facilitate more continuous sidewalk construction as development occurs on adjacent parcels in the future. Further sidewalk construction in the immediate vicinity of the development site is supported by the *Upper Gwynedd Township 2040 Comprehensive Plan* as the adjacent frontages are identified as priority sidewalk gaps in Map 16, Existing and Priority Sidewalk Network.

In addition, we suggest that the applicant explore whether the proposed crosswalk across the northernmost section of driveway along Valley Forge Road could be reconfigured to shorten the pedestrian crossing distance and potentially improve visibility of pedestrians crossing in this location.

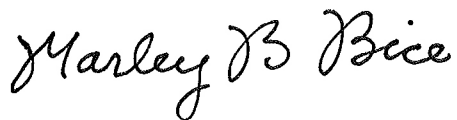
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Upper Gwynedd Township's planning objectives for commercial 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. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0170-001) on any plans submitted for final recording.

Sincerely,



Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – Marley.Bice@montgomerycountypa.gov

c: Provco Pinegood Lansdale, LLC., Applicant
Bohler Engineering PA, LLC, Applicant's Engineer
Sandra Brookley Zadell, Township Manager
Megan Weaver, Assistant Township Manager

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site





Proposed Wawa Food Market
MCPC#230170001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown PA 19380-0311
(610) 278-3723 (F) 610-278-3841
www.montcopa.org/planning
Aerial photography provided by Newsmap

0 50 100 200 Feet

