

AGENDA

AMBLER BOROUGH PLANNING COMMISSION

- I. CALL TO ORDER** **May 23, 2023 (7:00 PM)**

- II. ROLL CALL**

- III. APPROVAL OF: April 25, 2023 Minutes**

- IV. NEW BUSINESS:**
 - 1. Review the 9 N. Maple Street Conditional Use proposing a 92 residential unit five story building with associated parking – Ambler Lakeview Development LP

- V. ADJOURNMENT**

Addendum to Conditional Use Application Pursuant to Recent Amendments to the Redevelopment Overlay District (Zoning Ordinance, Part 27)

Background and Site

Ambler Lakeview Development LP (the “Applicant”) is the owner of 9 N. Maple Ave., Ambler, Pennsylvania 19002, Tax Parcel ID #01-00-02938-40-9 (the “Property”). The Property is primarily located in Ambler Borough, with small portions of land in Upper Dublin Township, with development proposed only in Ambler Borough. In particular, the Property is located within the RSC Retail and Service Commercial District and the RO Redevelopment Overlay District of Ambler Borough, with frontage on Maple Avenue and on the railroad to the rear.

The Property will consist of 2.16 acres, including 1.55 gross tract acres of currently vacant land of a former industrial warehouse site in Ambler Borough (with .004 gross tract acres in Upper Dublin Township). The remaining .61 acres is through an easement with adjacent property owner Anthony G. Biddle Jr. at 5 N Maple Ave., Tax Parcel ID # 01-00-02938-00-4 (the “Easement Area”). The Easement Area includes .25 acres in Upper Dublin Township and .36 acres in Ambler Borough. The Easement Area currently exists as a parking lot and will remain a parking lot.

The total 2.16 acres comprises the TOD Effective Tract Area, a term adopted in the recent amendments to Section 27-102 of the Ambler Zoning Ordinance (the “Zoning Ordinance”). Copies of the deeds and plans for the Property and Easement Area are also included in this application.

Proposed Use

The Applicant seeks to redevelop the Property as a transit-oriented, mid-rise, multi-family development (the “Development”) in accordance with Chapter 27 of the Zoning Ordinance, as amended. The Development will consist of ninety-two (92) studio, one-bedroom, and two-bedroom residential dwelling units in a five (5) story mid-rise building. The Development will also have fifty-two (52) covered motor vehicle parking spaces on the building’s first level, with residential units on floors 2 through 5. The Property will also include an outdoor, at grade, parking area consisting of 87 additional parking spaces, located between the building and the train tracks. In order to permit the Development, the Applicant requires a conditional use approval pursuant to Section 2703(E) of the Zoning Ordinance, which provides that TOD developments shall be permitted within the RO District when authorized as a conditional use by the Borough Council. Consistent therewith, the Applicant has filed this Application.

The Applicant submits that the Development complies with all applicable requirements of the Zoning Ordinance, as amended, and therefore, the requested conditional use should be approved. In particular, the Development complies with the specific requirements for TOD developments in the RO District, contained in Section 2703(E)(4) (Conditional Use Standards). The Property is zoned RSC, is located within 800 feet of the nearest edge of the of the Ambler

Train Station passenger platform, and exceeds the minimum lot width of 100 feet. The Development is an exclusive multi-family residential use, and at 2.669 acres, the Property meets the exception to the minimum lot area set forth in Section 2703(E)(4)(a)(2).

The Development will meet all requirements for density, mix, and bulk, building space, and building orientation. Notably, as a tract in the RSC district, the Development will comport with the maximum residential density of 50 dwelling units per gross TOD Effective Tract Area acre. The Property will further meet the maximum requirements for building and impervious coverage, building setback, building height and building length set forth in Section 2703(E)(4)(b).

The Development's design will be compatible with existing Borough development and designed in a varied and pleasing way. The Development will incorporate a minimum of four architectural elements on the building, and also include pedestrian and transit-oriented designs, such as sidewalks, pedestrian connections and site amenities for a walkable, enjoyable residential experience, with green space and recreation areas in mind. A minimum of 20% of the gross tract area shall be set aside for green space with a portion dedicated and accessible to residents for recreational activities. The Development will include rooftop amenities with recreational opportunities and activities, as well as pedestrian pathways to the nearby Borough streets. Pedestrian-oriented lighting will also be provided for the sidewalk as part of the Development, which, along with the other lighting installed as a part of the Development, will comply with the lighting standards contained in Section 2703(E)(4)(i) of the Zoning Ordinance and enhance the walkability and safety of the area.

Furthermore, the Development satisfies the general standards for Conditional Use approval contained in Section 27-413 of the Zoning Ordinance and the general requirements in the RO District contained in Section 27-2705. The redevelopment of the Property as a transit-oriented, apartment development within 800 feet of the Ambler Train Station platform is consistent with the spirit and intent of Zoning Ordinance, the Subdivision and Land Development Ordinance, and all other relevant plans and studies adopted by the Borough Council, including virtually all the tenets of good planning supporting population density near non-automobile transportation opportunities. The Applicant submits that the Development will not be detrimental to or endanger the public health, safety, or welfare. Because the Development is designed to have studio, one-bedroom and two-bedroom apartment units only, it is not anticipated that many residents will have school-aged children, thereby minimizing any unexpected impacts on the local public school system. Further, the Development has been designed to properly manage the flow of vehicular ingress and egress and pedestrian movements to assure adequate access and circulation arrangements, so that major roads are protected from undue congestion and hazard, and so that pedestrians are encouraged to travel on foot and are still safe from vehicular traffic. The Development will also have all necessary infrastructure to protect the welfare of the public, including adequate utilities, roads, and drainage facilities.

The Applicant further submits that the Development will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the RO District and the underlying zoning districts. To the contrary, the Development will be a significant asset to the surrounding neighborhood and value as well to the public generally, and will dramatically enhance the character of the neighborhood and the use of adjacent properties.

Based on the foregoing, the Applicant believes that it has satisfied all applicable conditions and criteria of the Zoning Ordinance, and respectfully requests that Borough Council grant the requested Conditional Use pursuant to Sections 2703-413 and 2703(E)(3) of the Zoning Ordinance.

APPLICATION FOR SUBDIVISION &
LAND DEVELOPMENT REVIEW
BOROUGH OF AMBLER
131 Rosemary Avenue
Ambler, PA 19002
(215) 646-1000
FAX (215) 641-1355



Development Name: The Ambler
Site Location: 9 N. Maple Avenue, Ambler, PA
Legal Property Owner Name: Ambler Lakeview Development LP
Address: 201 S Maple Ave., Suite 100, Ambler, PA 19002
Phone: 484-532-7830 Fax: 484-532-7833
E-Mail Address: jzaharchuk@summitrealtyadvisors.com

Contact Person (to whom all correspondence will be sent):

Name: John Zaharchuk
Address: 201 S Maple Ave., Suite 100, Ambler, PA 19002
Phone: 484-532-7830 Fax: 484-532-7833
E-Mail Address: jzaharchuk@summitrealtyadvisors.com

Interest of applicant is: ☒ Owner ☐ Equitable Owner ☐ Other-explain _____

Zoning Information:

District RSC
Tax Parcel Number 01-00-02938-40-9
Block 47 Unit 8
Permitted Density 108 units
Total Area 2.16 acres - TOD Effective Tract Area

Type of Review Requested:

☐ Subdivision Plan ☐ Land Development ☒ Conditional Use ☐ Amendment

Type of Plan:

☐ Sketch ☒ Preliminary ☐ Final

Type of Submission:

☐ New Proposal ☐ Revised Prior Submission

Statement of Intent: To obtain conditional use approval for proposed multi-family dwelling
as a transit-oriented development. The Application is made pursuant to recent amendments to
Redevelopment Overlay District (Zoning Ordinance, Part 27)

Land Use/Proposed Number of Lots/Units Intended Use(s):

☒ Residential	92 units	Apartments
☐ Commercial		
☐ Industrial		
☐ Office		
☐ Other		

Please complete the following items which are applicable to your project:

Attorney's Name: James J. Garrity, Esq. and Andrew R. Freimuth, Esq.

Address: Wisler Pearlstine, LLP, 460 Norristown Rd., Suite 110, Blue Bell, PA

Phone: 610-825-8400 Fax: 610-828-4887

E-Mail: jjgarrity@wispearl.com afreimuth@wispearl.com

Engineer's Name: Lindsey Breylinger - P.E.

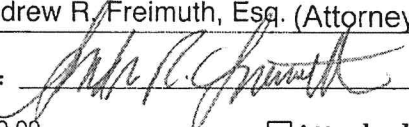
Address: 1515 Market Street, Suite 920, Philadelphia, PA 19102

Phone: 267-402-3400 x 11139 Fax: _____

E-Mail: lbreylinger@bohlereng.com

I certify that the plans submitted comply with the requirements of Chapter 22 of the Ambler Borough Code of Ordinances.

Plan submitted by: Andrew R. Freimuth, Esq. (Attorney for Applicant) (please print)

Applicant's Signature: 

Application Fee: \$ 500.00 ☐ Attached ☐ Under separate cover

Escrow Amount: \$ _____ ☐ Attached ☐ Under separate cover

Ambler Borough Fee Schedule (non-refundable)
Checks should be made payable to "Ambler Borough"

RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

NON-RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

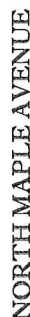
Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

ESCROW FUND: Established based on the following calculations

Minor Subdivisions/Land Development (4 lots or fewer)	AT COST
Major Subdivisions/Land Development (5 lots or greater)	AT COST

CONDITIONAL USE HEARING (Council):

Residential \$500.00; Non-Residential \$1000.00 plus costs.

[illegible]

AMVET ER BOROUGH

**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
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 18, 2023

Glenn Kucher, Zoning Officer & Planning Coordinator
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002

Re: MCPC #21-0200-003
Plan Name: The Ambler Conditional Use
2 lots comprising 2.67 acres
Situate: 9 North Maple Avenue, between Butler Avenue and Ambler Avenue
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced conditional use application as you requested on May 2, 2023. We forward this letter as a report of our review. We previously reviewed a preliminary land development plan and zoning text amendment for this site on October 11, 2022 and a sketch plan proposal on July 22, 2022.

BACKGROUND

The Applicant, Ambler Lakeview Development LP, proposes to develop a new five-story residential building on vacant land that was a former industrial site. Two parcels are involved in the development, both of which have frontage on North Maple Avenue on one side and the SEPTA regional rail tracks on the other side.

The primary parcel proposed for development (parcel ID # 01-00-02938-40-9) is 1.55 acres and proposed to contain a new building with 52 motor vehicle parking spaces on the first level and 92 residential dwelling units on floors 2 through 5. This parcel is also proposed to contain an outdoor parking area located between the building and the train tracks. The parking areas include ADA spaces, electric vehicle charging spaces, and landscaping.

The second parcel involved (parcel ID # 01-00-02938-00-4) is located in three municipalities. This 0.66 acre parcel is proposed to contain a parking lot, driveway trash enclosure, and curbing. The portions proposed for development are located within Ambler Borough and Upper Dublin Township. There is a small portion also located within Whitpain Township on which no development is proposed.



The development is proposed to have two driveways on North Maple Avenue – one on each side of the building. The proposed parking areas inside and outside of the building provide a total of 139 parking spaces. The total proposed area of disturbance is 2.24 acres.

Since the previous submission, the borough has advertised a zoning text amendment to the RO District that would allow this project to be submitted as a TOD by Conditional Use. The applicant has amended the plan since the previous submission to add internal sidewalks and crosswalks.

The portions of the parcels in Ambler Borough are located within the RSC – Retail & Service Commercial Zoning District and within the RO – Redevelopment Overlay District Zoning. The applicant proposes the development as a Transit-Oriented Development, permitted under the RO District as a Conditional Use, provided the ordinance advertised by the borough is adopted. This application is primarily to seek Conditional Use approval for the Transit-Oriented Development Use.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal. We have found it to be generally consistent with the Ambler Borough's ordinances and planning documents. As our previous review letter states, we also find this application consistent with the county's comprehensive plan. However, in the course of our review we have identified the following issues that the applicant and Ambler Borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE REQUIREMENTS

- A. Intent. The application submitted appears to meet the intent of a Transit-Oriented Development as stated in the zoning ordinance.
- B. Requirements. We have identified a few requirements that the borough may need to evaluate to ensure conformance to the ordinance. For some items, the applicant may be able to provide details at a later point while agreeing to the requirement now.
 - 1. Ownership. Section 27-2703.E.(4).(a).6 requires a lot to be in one ownership or filed jointly by the owners of each lot under consideration.
 - 2. Architectural Elements. At least four architectural elements are required by §27-2703.E.(4).(c). Architectural renderings are required by §27-2703.E.(5).(b).3).
 - 3. Site Amenities. Bicycle racks, benches, and trash receptacles are required in appropriate locations on the development site by §27-2703.E.(4).(d).5).
 - 4. Lighting. The conditional use requires lighting that is "traditional in design" along interior walkways and parking areas by §27-2703.E.(4).(i).
 - 5. Traffic Impact. A "traffic impact report" is required by §27-2703.E.(4).(k). A traffic study is required by §27-2703.E.(5).(b).5).

OTHER REQUIREMENTS

- A. Additional Studies and Plans. Several Requirements for additional studies are required in the Redevelopment Overlay District. These do not necessarily need to be provided prior to the Conditional Use approval. We recommend the borough verify these items are complete prior to final plan approval.
1. Traffic Impact Study. In addition to the requirements mentioned above, a Traffic Impact Study is required by §27-2705.C.
 2. Parking Needs Analysis Study. The zoning ordinance contains a requirement for a professional engineer to provide a parking needs analysis per §27-2705.F.(3).
 3. Architecture. Section 27-2705.P requires architectural elevations to be submitted with any preliminary plan or conditional use application. A variety of architectural requirements are contained in this section. We recommend these be reviewed by the borough.
- B. Additional Regulations.
1. Loading. The borough should work with the applicant to determine if “adequate provision for loading” is provided (§27-2705.F.(2)).
 2. Common Areas. The borough should ensure that common areas of the development are deeded to the satisfaction of the borough solicitor (§27-2705.G.).
 3. Solid Waste Screening. Solid waste facilities are required to be screened per §27-2705.H.
 4. Lighting. In addition to Conditional Use requirements above, lighting requirements of §27-2705.J also apply.

PEDESTRIAN INFRASTRUCTURE

- A. Maple Avenue Property Frontages. The plan set indicates that the applicant proposes to add sidewalk along the Maple Avenue frontage of the building. We strongly recommend that the applicant be required to complete the sidewalk along all frontages of both parcels with Maple Avenue. The portion that is not proposed to have sidewalks is within Upper Dublin Township. Upper Dublin Township requires sidewalks of a minimum of five feet in width along all streets per §212-18 of the Subdivision and Land Development Ordinance. The applicant will likely need to seek a waiver from Upper Dublin from providing sidewalks along this frontage.
- B. Maple Avenue Adjacent Properties. The applicant has mentioned an agreement with a neighboring property owner to complete the sidewalk between this development and the Ambler Train Station. We commend the applicant for this effort and suggest that this be written into the conditional use approval or other legal agreement that is generated during the land development process.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office.

Please print the assigned MCPC number (#21-0200-003) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chloe M. Mohr'.

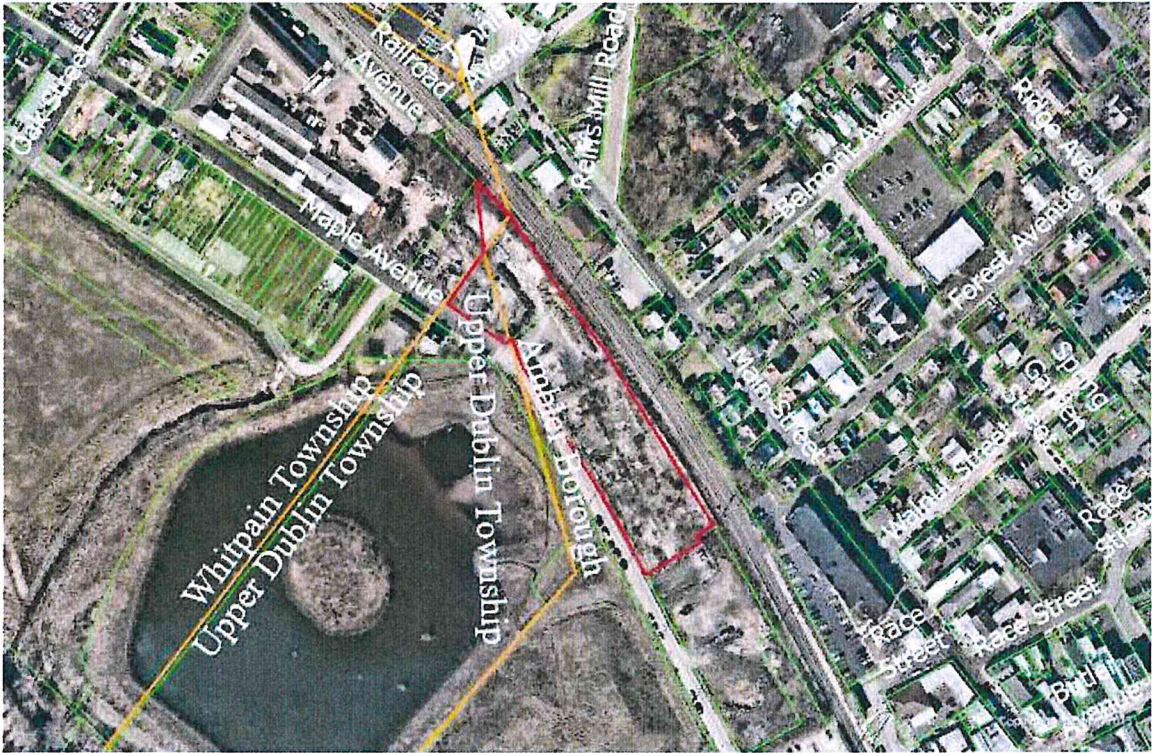
Chloe M. Mohr, AICP, Senior Community Planner
chloe.mohr@montgomerycountypa.gov - (610) 278-3739

c: John Zaharchuk, Applicant
James Garrity, Esq., Applicant's Representative
Lindsey Breylinger, P.E., Applicant's Engineer
Mary Aversa, Manager, Ambler Borough
Robert Lagreca, Chair, Municipal Planning Commission
Jim Dougherty, P.E., Borough Engineer
Jennifer Dougherty, AICP, Manager of Long Range Planning, SEPTA
Claire Warner, MCPC Senior Community Planner for Upper Dublin Township
Kurt Ferguson, Manager, Upper Dublin Township
Roman Pronczak, Manager, Whitpain Township
Jessica Buck, District Manager, Montgomery County Conservation District

Attachment A: Aerial Image of Site

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

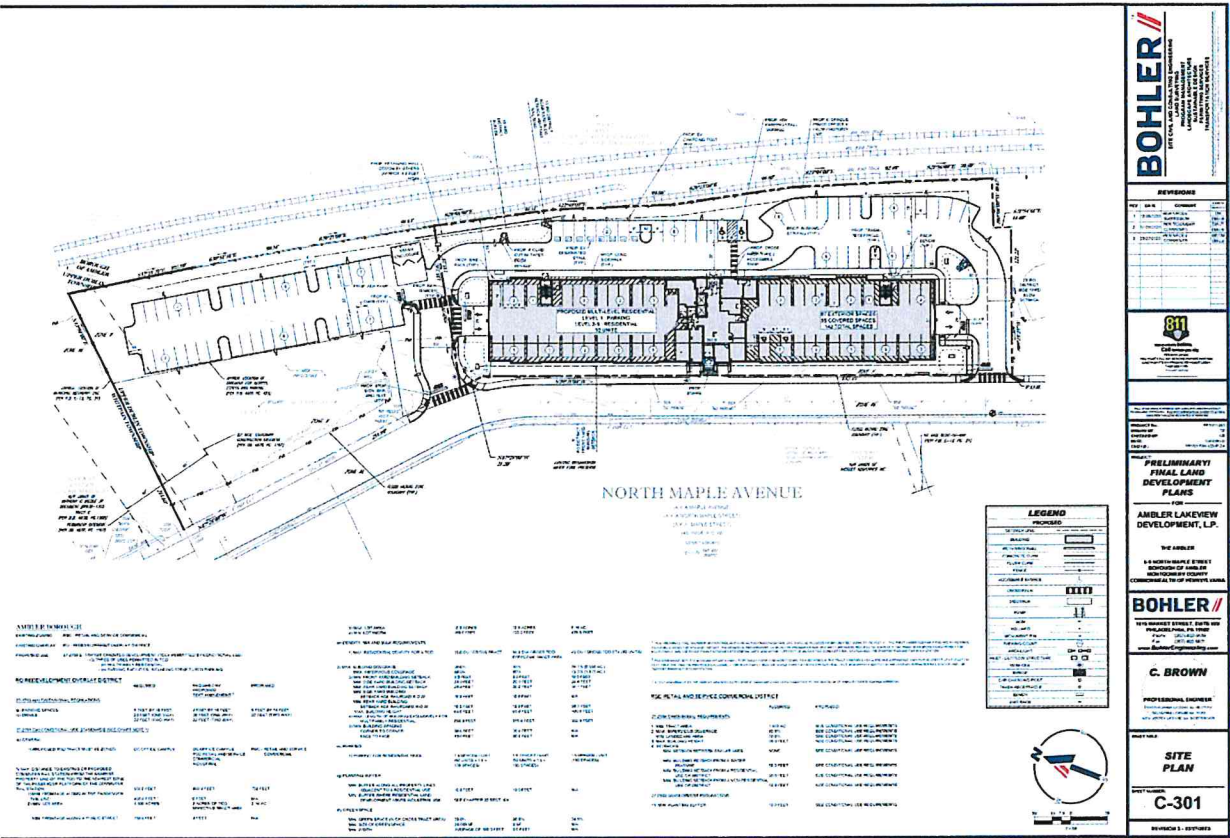
ATTACHMENTS A & B



The Ambler CU
MCPC=110100003

Montgomery
County
Planning
Commission
Montgomery County Planning Commission
100 Pine St., 18th Floor, P.O. Box 100
P.O. Box 100, P.O. Box 100, P.O. Box 100
www.montgomerycountypa.gov
For more information, please contact the Planning Commission







GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 18, 2022

File No. 2021-03028

Mary Aversa, Manager
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002-4476

Reference: Preliminary/Final Land Development
Residential Apartment Building - Ambler Lakeview Development, L.P.
9 N. Maple Avenue, Ambler Borough and 5 N. Maple, Upper Dublin Township
Tax Parcel #01-00-02938-40-9; Tax Parcel #01-00-02938-00-4

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the preliminary/final land development plan application referenced above.

- A. Preliminary/Final Land Development Plans (26 sheets), prepared for Amber Lakeview Development, L.P. by Bohler Engineering, dated March 3, 2022.
- B. Stormwater Management Calculations, prepared by Bohler Engineering, dated March 1, 2022.
- C. Traffic Impact Study, prepared by Traffic Planning and Design, Inc., dated March 10, 2022.
- D. Will Serve Letter, prepared by Ambler Borough Water Department, dated March 2, 2022.
- E. Proposed Transit-Oriented Development Ordinance Amendment (02555823v2)

The proposed development is located at 9 N. Maple Avenue in Ambler Borough and 5 N. Maple Avenue in Upper Dublin. The area of the project within Ambler (1.554 acres) is within the RSC Retail and Service Commercial District with the RO Redevelopment Overlay District. Portions of the site are also within the Floodplain Conservation District. The existing parcels comprise a 2.16-acre TOD Effective Area and are vacant. The Applicant, Ambler Lakeview Development, LP, proposes a 5-story 92-unit apartment building. The first floor will be parking and floors 2-5 will be the residential units. The portion within Upper Dublin Township (0.606 acres) is proposed as parking only and would be subject to Upper Dublin's ordinances and land development review and approval.

A Zoning Ordinance text amendment is under consideration by Ambler Borough Council. The amendment is regarding the transit-oriented development (TOD) use in the RO Redevelopment Overlay District (Chapter 27, Part 27). Our review of this application assumes the text amendment will be adopted. If the amendment is not adopted, there may be additional aspects of the plan that are not consistent with the current Ambler Zoning Ordinance. These inconsistencies, with the current Ambler Zoning Ordinance, are not identified in this review.

Zoning Comments

- 1. §27-413 & §27-2703.E(3) & (4) – The TOD use is permitted within the RO Redevelopment Overlay District in RSC Retail and Service Commercial District zoned areas by conditional use.
- 2. ¹⁹¹⁰~~§27-1906~~ E, F, G, I, & J – A special exception is required to permit several proposed uses within the Floodplain Conservation District: sanitary or storm sewers and impoundment basins, driveways, grading or regrading of lands, and fences.
- 3. ^{1911.3}~~§27-1907.1~~ – A special exception is required to permit portions of proposed retaining walls with the Floodplain Conservation District.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

4. §27-2104 & §27-2705.F(5) – The northern most parking area is located on an adjoining lot (Parcel A). It is not clear if this lot will be merged with the lot where the primary use is located. This parking area appears to be within an easement for parking. We defer to the Borough Code Officer to determine if these parking spaces are considered off-site facilities subject to the requirements of these sections. A copy of the easement for ingress, egress, & parking on Parcel A shall be provided for review by the Borough.
5. §27-2703.E(4)(a)2 & (h) & §27-402 – Given the proposed TOD Effective Tract Area of less than 8 acres and greater than 2 acres and that no green space is provide on the proposed lot, the applicant shall agree in writing, to the satisfaction of the Borough Solicitor, to be permanently responsible for the maintenance of a portion of a nature, wildlife, or other similar preserve located within 500 feet of the TOD property.
6. §27-2703.E(4)(a)1 & 2 – We recommend that the applicant provide exhibits demonstrating compliance with the various conditional use standards regarding the location of the proposed TOD in relation to other uses in the Borough (e.g. train station, nature preserve, ROW frontage, etc.)
7. §27-2703.E(4)(a)5 & §27-2705.A – The development will be required to be serviced by public water and sewer. The applicant should confirm sewer service is available. Documentation regarding availability of water service has been provided.
8. §27-2703.E.(4).(a)7 – TOD development shall be designed to be compatible in use with the existing Borough development and in its residential and nonresidential components in terms of architecture, building materials, massing, and scale. We defer to Borough Council to determine its compatibility.
9. §27-2703.E(4)(b)6 & 7 & §27-2703.E(4)(c) – These sections are regarding architectural elements of the buildings. The Applicant supplied three architectural renderings of the building with the sketch plan submission. We defer to Borough Council to determine if the renderings are sufficient.
10. §27-2703.E(4)(d) & §27-2705.M – Pedestrian and TOD elements. New curb and sidewalk are proposed along the building frontage (Parcel B). We recommend that new curb and sidewalk be provided on Parcel A (North & South) as well. Ideally, a continuous pedestrian route should be provided from the proposed TOD to the SEPTA station on the south side of Butler Avenue.
11. §27-2703.E.(4).(e) – It appears that the number of parking spaces proposed (139) is compliant with the requirement (1.5 space per DU). Several covered parking spaces appear to be constrained by walls and/or pillars. Circulation plans shall be provided documenting vehicles can navigated the parking spaces.
12. §27-2705.F.(3) – Off-Street Parking and Loading. The Applicant proposes 1.5 parking spaces per dwelling unit per the TOD requirements. The application does not include a mixed use. We defer to the Borough regarding the need for a parking needs analysis.
13. §27-2705.H – The applicant should demonstrate that the proposed trash facilities will be adequate to service the proposed number of dwelling units.
14. §27-2705.I – Signs. All signage shall meet the requirements of Part 20 of Zoning. We defer review and approval by the Borough.

Subdivision and Land Development Comments

15. §22-305.2.D – Each sheet shall be consecutively numbered to show its relation to the total number of sheets (e.g. 1 of 25). The plans have "X of X" in the title block.
16. §22-305.4.A.(1-8) – Existing and proposed features are to be shown on the plans within 400 feet of any part of the land being developed.
17. §22-305.4.B.(2) – North Maple Avenue. The street width shall be dimensioned on the plans. The physical width of the right-of-way shall be dimensioned on the plans.
18. §22-305.4.B.(7) – The location of the Flood Hazard Area (FHA) is shown on the plans is based on the existing retaining wall that will be removed. A revised boundary based on the proposed grading and building location shall be shown to ensure the proposed building is outside the FHA area.
19. §22-305.6.B – The applicant shall provide the base flood elevation of the floodplain on the plans.
20. 22-306.A.(2).(e) – The applicant shall indicate on the plans that any future development of Parcel A must conform to existing zoning regulations and that such activity will be carried out in a logical and satisfactory manner.

21. 22-307.1.D – The applicant shall include the number of bedrooms per dwelling unit.
22. §22A-101.B(1) - The pavement cross section detail on C-302 shall be made consistent with local/residential road standards of this section.
23. 22A-102.A – Label all curb radii. Provide turning analyses for fire, trash, and moving trucks accessing the site. Increase radii as needed.
24. 22A-113.1 – Monuments must be placed at all corners of the property and changes in direction of property line.

Stormwater Management Comments

25. §26-428 – The applicant proposes redevelopment of an existing site and is therefore exempt from stream bank erosion requirements per Table 26-406.1.
26. §26-429.A – Design storm rainfall depths shall be per those in Table A-1 (Appendix A to Chapter 26).
27. §26-429.D.2 - The applicant proposed a 20% reduction in impervious cover in the post-development conditions and is therefore exempt from peak rate controls per this section.
28. §26-431.2.A.(9) – A 15-foot wide access easement is required around all stormwater BMPs that provided ingress to and egress from a public right-of-way for the Borough.
29. §26-431.2.D – A statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Borough of Ambler must be added to the plans.
30. §26-438 – The applicant shall enter into an O&M agreement for privately owned stormwater facilities to the satisfaction of the Borough Solicitor.
31. §26-441 – Show the roof drains on the plans. These should discharge to the BMPs at the building corners.
32. The applicant shall include pipe calculations.
33. The boundary line between the drainage areas for Rain Garden #3 and Rain Garden #4 is not running along the high point ridge created by the proposed grading. Revise Sheet C-612 and the stormwater calculations accordingly.

General Comments

34. Given the previous uses on this site, and in this area of the Borough, the Applicant should perform Environmental Site Assessments if material will need to be removed from the site.
35. It is the applicant's responsibility to verify the property meets residential health standards.
36. PennDOT compliant curb ramps shall be provided on N. Maple at both driveways.
37. Design and details for the retaining wall in Rain Garden #3, including any required guards per IBC Section 1015, are required for review and approval by the Borough prior to construction. If these will not be provided during the land development application review process, a note shall be added to the plans stating that these will be provided to the Borough for review and approval prior to construction.
38. Spot elevation grades shall be shown around the accessible parking spaces to ensure compliance with accessibility requirements.
39. A manhole shall be provided where the proposed storm sewer connects to the existing sewer near the south driveway. A proposed manhole is noted on the profile but shall also be depicted on the plan. A doghouse manhole may be appropriate at this location.
40. Label Parcel B on the plans.
41. Due to anticipated construction vehicle traffic, we recommend that the applicant include mill and overlay of Maple Avenue in the scope of this project.
42. Detectable warning surfaces in the ROW shall be the wet-wet replaceable type.
43. The applicant shall provide documentation that Upper Dublin has approved the proposed parking area on Parcel A.
44. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g., PADEP, PennDOT, MCPC, Montgomery County Conservation District, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Borough and our office.

If you have any questions regarding the above, please contact this office.

Sincerely,



James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/sl

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. - Solicitor
John Zaharchuk - Ambler Lakeview Development, LP Owner/Applicant
James Garrity, Esq. – Wisler Pearlstine, LLP
Lindsey Breylinger – Bohler Engineering PA, LLC
Damon Drummond, P.E. – Gilmore & Associates, Inc.