

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 14, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:33 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 PAT QUIGLEY [X]
 DOUG ROTONDO [X]
 CHRIS DAVID [X]
 TONY SHERR [X]
 RICK DELELLO [X]

1. November 9, 2017 Meeting Minutes – Mr. Sherr motioned to approve the November 9, 2017 Meeting Minutes as presented, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Montgomery County / Rothenberger (LD 2017-11) – Tommy Ryan, Township Manager, provided an overview of Zoning Hearing Board approval for a change in non-conforming use at this property, and he noted the conditions to this approval.

Michael Stokes, Montgomery County, commented on the land acquisition history at the Peter Wentz Farmstead, and the proposed uses to be located at that portion of the Rothenberger property to be acquired by the County. Mr. Stokes provided an overview of the proposed subdivision, and the consolidation of parcels.

Tom Bonner, Montgomery County, noted the Applicant will comply with all comments in the standing review letters. Mr. Bonner noted the Applicant and PECO will establish an access easement that encompasses the existing driveway.

Rick DeLello commented on the consolidation of parcels. Mr. Bonner noted the consolidation of the County-owned parcels, as required by the Zoning Hearing Board approval, and he spoke to the potential consolidation of the Rothenberger-owned parcels.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Preliminary/Final plan of subdivision for the Montgomery County / Rothenberger subdivision, conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. Quigley.

Michelle Greenawalt, Worcester, commented on the benefits of the proposed subdivision.

By unanimous vote the motion was approved.

3. Center Square Golf Course (LD 2017-12) – Mr. Ryan commented on the July 2017 Stipulation Agreement for this development, the proposed addendum to the Agreement to be considered by the Board of Supervisors at the December 20 Business Meeting, the status of plan submission, and plan components to be reviewed by the Planning Commission.

Mr. Ryan noted the Planning Module Component 4A was reviewed by staff and the Township Engineer, and was ready for Planning Commission consideration. Mr. Ryan noted Component 4B and Component 4C had been approved by the Montgomery County Planning Commission and the Montgomery County Health Department, respectively.

Mr. DeLello commented on Valley Green Wastewater Treatment Plant capacity to accommodate the proposed development, and future connections to neighboring properties.

Mr. Sherr motioned to approve the Planning Module Component 4A for the Center Square Golf Course subdivision, second by Ms. Quigley. There was no public comment. The motion passed 4-1, with Mr. Rotondo voting no.

4. January 25 Planning Commission Meeting Agenda – At its January 25, 2018 meeting the Planning Commission will discuss the Meadowood Grove land development (LD 2017-05) and the Center Square Golf Course subdivision (LD 2017-12). The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Palmer subdivision (LD 2017-01), if these revised plans are received by the Township, or if a review period extension is not received.
5. Other Business – There was no other business discussed at this evening's Business Meeting.

PUBLIC COMMENT

- Mr. Greenawalt commented on the efforts of the Center Square Golf Course developer and neighboring property owners to address buffer and sanitary sewer issues.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:08 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

January 16, 2018
Ref: #7514

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: The Grove at Meadowood – 2nd Revised Preliminary Land Development Plan
(Worcester Township LD 2017-05)

Dear Mr. Ryan:

I am in receipt of a revised plan submission for the proposed land development at the existing Meadowood life care facility. The applicant, the Meadowood Corporation, proposes to construct four three-story buildings (containing thirteen dwelling units each, for a total of 52 new units). The Preliminary Land Development Plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of twenty-six sheets dated July 28, 2017, last revised January 3, 2018. I have reviewed this plan for conformance with Preliminary Plan requirements of the Zoning Ordinance and the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. The plan proposes four, three-story buildings in the northern corner of the Meadowood property, as well as the reconfiguration of a portion of Meadowood Drive. The units will be served by public water and sanitary sewer. The plan also proposes two stormwater management facilities to control the runoff generated by the increase in impervious surface.
2. The plan identifies the proposed buildings as 3-story buildings however the Zoning Ordinance requires a maximum height of 35 feet not exceeding 2.5 stories. The applicant has applied for, and received relief for the height, however, in order to resolve opposition to the project, a "Restrictive Covenant and Conservation Easement Agreement" has been recorded that includes specific buffer plantings along an existing landscaping berm to the rear of the site.

The Record Plan should be revised to note the relief granted as well as the conditions established in the agreement. The Landscaping Plan contains a note stating plantings required by that agreement are shown on a plan by McCloskey & Faber.

We recommend that the plantings be shown on the landscaping plan or the McCloskey & Faber plan be incorporated into this set. (ZO Section 150-15)

3. The applicant received an exemption from requiring Planning Module approval by Pennsylvania Department of Environmental Protection (PADEP) letter of September 27, 2017. This project flows are 7,800 gallons. (ZO Section 150-110.27)
4. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-24.B.3.a requiring the storm sewer system to carry a 50-year peak flow rate. We take no exception to this request on the condition that the design is shown to provide a means to adequately convey the 100-year post development storm to the detention facilities.
 - b. Section 130-24.B.3.h requiring that the maximum headwater depth in inlets is not less than 1 foot from the grate. We defer comment on this request until the hydraulic grade line calculations have been provided for review.
 - c. Section 130-24.B.3.j requiring a minimum of three feet of cover over storm sewer piping.
 - d. Section 130-24.B.3.k requiring the matching of storm sewer pipe crowns in storm sewer structures.
 - e. Section 130-24.B.4.f.7 requiring two feet of freeboard in the emergency spillway of the detention basins.
 - f. Section 130-24.B.4.f.7 requiring a minimum distance of 100 feet from the highest free water surface to dwelling unit.
 - g. Section 130-28.E.1 requiring an existing tree survey plan.
 - h. Section 130-33.C.1 requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
 - i. Section 130-28.G.4 requiring street trees.
 - j. Section 130-23.A requiring monuments to be placed at changes of direction of rights of way and property lines.
 - k. Section 130-16.B.3 requiring vertical curves at centerline grade changes greater than 1%, and 25 ft. of curve for each 1% change in grade. We note that although the proposed configurations do not comply with the exact numerical requirements of this section, Meadowood Drive is a private road, and the proposed configuration appears to balance drainage and sight distance concerns. However, we recommend that all pertinent vertical curve information be labeled on the profile sheets.

5. The public water design information is incomplete. It is our understanding that the applicant's engineer is coordinating the design with the North Penn Water Authority. The full/complete design information should be provided prior to the submission of a Final Plan. (SO Section 130-31)
6. We previously noted the following inconsistencies that we believe should be addressed. The plans do not appear to have been revised. (SO Section 130-17.C.1):
 - a. The driveway opening between buildings 2 and 3 is only 20 ft. wide. We recommend that it be revised to be consistent with the 22 ft. wide fire access lane.
 - b. The widths of the entrance drives between buildings 1 and 2, and 3 and 4 are not labeled. We recommend the widths be labeled, and be no less than 22 ft. in width.
7. The submission includes a "Post Construction Stormwater Management Report" dated July, 2017, last revised December 2017 prepared by Woodrow and Associates, Inc. We have the following comments: (SO Sections 130-24.4, 130-33.H)
 - a. The plan proposes a rain garden and a pond to control the runoff generated by the improvements. The pond also has two forebay areas to provide additional water quality and volume control measures. The design will adequately address the Township stormwater management requirements upon addressing the comments below.
 - b. The calculations and plan do not consistently show the spillway elevation for the rain garden. The calculations (page 67) indicate the invert elevation as 268.20, but the detail on the cross section found on Sheet 18 of the plan set indicates an elevation of 268.00, which is too low and will allow flow to pass over the spillway during the 100-year design storm, which is not intended. In addition, we do not support a total spillway depth of only 0.5 ft. as shown. The spillway should be a minimum of one foot deep.
 - c. Storm sewer pipe capacity calculations have been provided, but do not include hydraulic grade line information. We recommend that the report be updated to include hydraulic grade line calculations.
 - d. The proposed pipe layout conveys pond discharge to an existing manhole. The piping calculations must include sufficient information indicating the capacity of the receiving pipe, as well as an analysis of how that pipe will be affected upon the introduction of the revised upstream system and pond discharge. The response letter indicates that the pipe has been accounted for, however it does not appear that any information has been provided.

- e. It does not appear that mapping to support the 2-year storm/volume control calculations has been submitted. We recommend that the design engineer contact our office to discuss the volume control calculations.
 - f. The Site Improvement plans should be revised to indicate the location of the 8" drain line from the pond outlet structure.
 - g. The TG elevation for inlet D-19 is 278.00, however the grading in the area of the inlet shows a proposed 278 contour around the inlet. The TG should be revised to allow for the inlet to be sumped.
 - h. The stormwater management report indicates that the discharge from the forebay areas will be via 2" holes. The detail on the plan identifies a 1" hole. This discrepancy should be addressed.
8. The submission has been revised to include design of erosion control measures. Approval will be required from the Montgomery County Conservation District and PADEP (NPDES Permit for construction activities). We have the following comments: (SO Sections 130-32)
- a. Item #10 of the Construction Sequence on Sheet 14 does not appear to be site specific and should be revised accordingly.
 - b. It is not clear why the Construction Sequence has been repeated on Sheet 18.
 - c. The erosion control plan does not appear to indicate a topsoil stockpile area or a stone construction entrance and should be revised.
9. The plans do not appear to include a detail or calculations for the proposed retaining wall. The plan should be revised to include a detail of the proposed wall, including a note stating that design drawings, signed and sealed by an engineer licensed in Pennsylvania, shall be provided for review prior to construction.
10. Turning templates should be provided to ensure that emergency service vehicles, particularly fire trucks and trash trucks, will be able to adequately navigate Grove Loop Drive. (SO Section 130-16.E)
11. We have the following drafting and engineering comments:
- a. All appropriate construction details should be provided prior to Final Plan submission. In particular, there are no sanitary sewer or curbing details. In addition, there should be a cross section provided for the relocated Meadowood Drive. (SO Section 130-14.K, 130-26)

- b. The following notes should be added to the plan:
 - 1. The sidewalk and curbing details should be revised to indicate the following:
 - a. Concrete for curb and sidewalk shall be Class A Air Entrained Mix.
 - b. Sidewalk and curbing should be cured with Aquaron 2000 or approved equal.
- c. A note should be added to Sheet 26 stating that all inlets in areas to be paved are to be backfilled with 2A material.
- d. There appear to be some discrepancies between the "Planting Schedule" on Sheet 11 and the plantings shown in plan view. We take no exception to the number of plantings proposed, however it does not appear that they are all shown in the plan view. (SO Section 130-28, 130-24)
- e. The plan scale (horizontal and vertical) as noted on the profile sheets appears to be incorrect and should be revised.
- f. The plan should be revised to include ADA compliant designs and details for sidewalks and intersection crossings. (SO 130-14.J)
- g. The signature certification for the Township Engineer should be revised to indicate "reviewed by" rather than "approved by".
- h. The profile sheets should be revised to show the crossings of the sanitary sewer, water and storm sewer piping. For instance, the storm sewer crossing the loop drive on Sheet 24 is not shown. In addition, upon completion of the water line design, the respective water line crossings as well as the water line itself should be shown in plan view.
- i. Sheet 21 appears to contain all of the same stormwater management details as are already shown on Sheet 18. We recommend that the details be shown once.
- j. Note #9 on Sheet 2 should be revised to state that all of the stormwater management facilities are to be owned and maintained by the Meadowood Corporation, and that any repairs needed as determined by Township inspection are to be at the sole cost of the Meadowood Corporation. Similarly, the Record Plan should include a note detailing the ownership and maintenance responsibilities of the sanitary sewer system.

January 16, 2018

Ref: #7514

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The above represents our comments on this preliminary plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
Paul Nordeman c/o The Meadowood Corp.
File



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

August 14, 2017

Mr. Tommy Ryan
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
The Grove at Meadowood - (LD 2017-05)
3205 Skippack Pike (Meadowood)
Worcester Township, Montgomery County, PA
McMahon Project No. 817583.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this review letter, which summarizes our traffic engineering review of the proposed development of The Grove to be located along the north side of the Meadowood Drive loop road at the northern end of the property opposite of Wren Court and Founders Village, and south of the on-site maintenance barn proposed for an addition in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development will consist of the construction of four new, 13-unit buildings on approximately 1.25 acres, and they will add a total of 52 new units for independent housing of people 65 years or older. This will bring the total number of dwelling units at the Meadowood property to 409 units (currently at 357 dwelling units of a few varieties). Access to the new phase, The Grove, is proposed to be provided from a reconfiguration of the Meadowood Drive loop road in the area of the development that will create a new T-intersection northeast of Wren Court, and the limits of roadway reconstruction appears to extend from and between the maintenance barn driveway and the eastern Founders Village access.

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

- New Residential Units for the Grove at Meadowood, Preliminary Land Development Plan prepared by Woodrow & Associates, Inc., dated July 28, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for all proposed and relocated driveway(s)/intersections as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. We would request that existing intersections to remain that will be affected by the relocated Meadowood Drive also be confirmed for adequate sight distance, or modifications made to those intersections adversely affected to achieve it.
2. A list of eleven (11) waivers are being requested and detailed on sheet 2 of 22. Due to their on-site nature and that they are not transportation related, the Township Engineer will comment on the waivers in their review.
3. The applicant has not provided a current traffic study or any trip generation information for the addition of 52 units to the property. Access is being proposed at the existing, single point of ingress/egress at Meadowood Drive and Skippack Pike. Additionally, no crash data has been provided to ascertain the current safety conditions at this access intersection on Skippack Pike.

Based on historic count data that McMahon has from 2008 at the Meadowood Drive intersection and Skippack Pike, there were 50 trips exiting the site and 23 trips entering the site during the weekday afternoon commuter peak hour, totaling 73 trips in and out. It is unknown at that time how many dwelling units and of what types were built and occupied on the site. If 357 units were built and occupied at that time, the traffic generation would equate to 0.2045/trips per unit for the PM peak hour. The addition of 52 units would thus generate an additional 11 trips (combined in and out). However, the applicant is advised to provide the number of units built and occupied in May 2008 on the site and specify the types, as well as provide an updated traffic count of the Skippack Pike access for the 4pm to 6pm period, as well as specify the number of occupied units at the time of an updated/current count, to confirm the rate.

4. The Skippack Pike intersection has been the subject of a signal warrant evaluation over the years, and the necessary access and adjacent roadway improvements that would need to accompany any warranted signal installation. Costs for the design & construction for a signalization project have created a burden of expense in order to complete them, but signal warrants in a study completed nearly 9 years ago were not yet satisfied, and PennDOT has not approved a signal project to date for the access. The signal project would involve desirably realigning Meadowood Drive opposite Hollow Road and adding left-turn lanes for both Meadowood Drive and Hollow Road, as well as adding a right-turn deceleration lane for Meadowood Drive to reduce the number of access points along Skippack Pike, provide the turning lanes for added safety (especially due to the age-restricted nature of the Meadowood residents), and provide the safety of a signal for both minor road approaches to Skippack Pike in this area. However, the signal must satisfy signal warrants and be approved by PennDOT before it is installed. With the addition of The Groves units for this project, the applicant is encouraged to evaluate the access for signal warrants and/or find additional access to/from the Meadowood community in light of growing traffic demands on the abutting state roadway network along the property. Understanding there is a master plan for this project, the Township and Board should decide at

what point in time a traffic/signal warrant study and enhanced access to/from the property should be made, and request this of the applicant to complete.

5. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. ADA ramp design and crosswalk striping details should be included on the detail pages of the plans. McMahon has not reviewed the detailed design of any ramps internal to the site.
6. There are several driveways for proposed Buildings 1 thru 4, and pedestrian crossings of Grove Loop Drive (internal to the parking areas and at the Meadowood Drive intersections), in which current ADA design standards should be addressed. Some driveway crossings and Grove Loop Drive crossings do not have any ADA facilities and/or a DWS where the sidewalk meets the crossing. Furthermore, it is recommended that crosswalk areas currently shown to be striped only with two, white painted lines, either be revised to the stamped asphalt crosswalk markings (brick pattern) as shown internally on Grove Loop Drive, or be modified to a continental cross-hatching for higher visibility.
7. Stop signs are recommended to be provided at every new driveway egress for Buildings 1 thru 4 at its intersection with Grove Loop Drive (3 locations) and relocated Meadowood Drive (1 location).
8. **Section 130-16.B.3 of the Subdivision and Land Development Ordinance** states that the length of a vertical curve must be approximately 25 feet per 1% of grade change. Two vertical curves on Meadowood Drive (west) (PVI STA. 3+04.64 and PVI STA. 3+77.92) and one vertical curve on Meadowood Drive (east) (PVI STA. 0+93.71) do not meet this criteria and a waiver should be requested.
9. It is recommended with the changes to the roadway internally due to the relocation of Meadowood Drive, that the new three-way intersection being created that is east of Wren Court be signed as a 3-way stop. Stop signs, complete with 3-way placards, should be added to the plans for each approach. Additionally, 24-inch white, stop bars should be painted at the stop sign location with the word "STOP" painted on the pavement surface immediately in front of them on the approach.
10. The relocation of Meadowood Drive extends just east of the eastern access in front of the Founders Village building. Unless there is a reason that large design vehicles (trucks) routinely use this access, it is excessively wide at the intersection with the main road. The applicant's engineer should tighten up the width of the access at the relocated Meadowood Drive intersection when doing the design and construction based on the relocated roadway limits. The plans should be modified accordingly.

11. Our office did not receive any stormwater report or calculation for review, as the proposed project is largely internal to the existing site, and thus the Township Engineer's office will be doing review on this aspect.
12. The Township and its engineering consultants must be included in any submissions and meetings with PennDOT and other agencies involving Meadowood with regards to its access, signalization, and/or improvements to the adjacent roadways for the Meadowood site.
13. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based solely on the existing trip generation rate preliminarily calculated using the volumes and possible units built in 2008, the additional 52 dwelling units will generate approximately 11 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$43,747. **NOTE:** Based on recommendations above to verify the information from 2008, as well as update the counts based upon expansion of the property, and possible changes in staff, services, etc., current information will be used to confirm the trip generation rate and calculate the impact fee.

Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. A response letter addressing our comments should accompany the resubmission.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed addition apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me or Stephanie Butler, P.E.

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

WLT/CAM/lsw

**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**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 16, 2017

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #17-0040-002
Plan Name: The Grove at Meadowood
Situate: Skippack Pike (N)/Valley Road Rd (W)
Worcester Township

Dear Mr. Ryan:

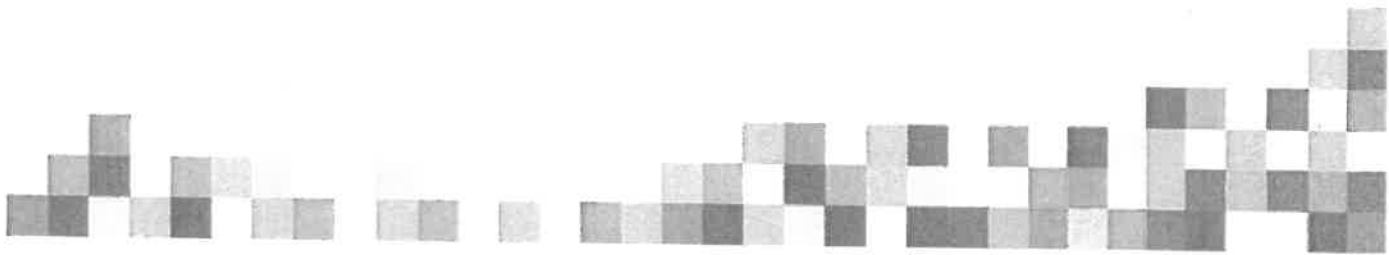
We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 1, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, the Meadowood Corporation, has proposed the construction of four three-story residential buildings as a portion of the Meadowood life care facility project located in the Township's Land Preservation District (LPD). The Grove site is located at the northern edge of the Meadowood development. The proposed buildings would include 13 units each for a total of 52 new units. Each building would contain a ground level parking garage. The proposed Grove buildings comprise a total of 1.2531 acres. A stormwater pond and fountain is proposed for near the entrances of the buildings and a rain garden is proposed in an area near the northwestern corner of the Grove site.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:



REVIEW COMMENTS

STORMWATER

- A. Waivers—The applicant is requesting several waivers from the stormwater section of the Subdivision and Land Development Ordinance (SALDO). While the applicant is only proposing a relatively small addition of impervious surface, the Planning Commission should seek the Township Engineer's determination regarding the ability of the existing stormwater system to handle the additional flow caused by these improvements. The Township Engineer should also determine the appropriateness of approving the waiver for **Section 130-24.B.4.f.13** of the SALDO which provides for a minimum 100-foot distance from the highest free water surface to dwelling unit.

OTHER WAIVERS

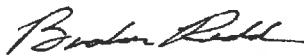
- A. Street Trees—The applicant is requesting a waiver from **Section 130-28.G.4** of the SALDO to provide street trees. There appears to be available space to provide street trees along the northern edge of the proposed Grove Loop Drive. We recommend that the applicant provides street trees in this area as is determined feasible.

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. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

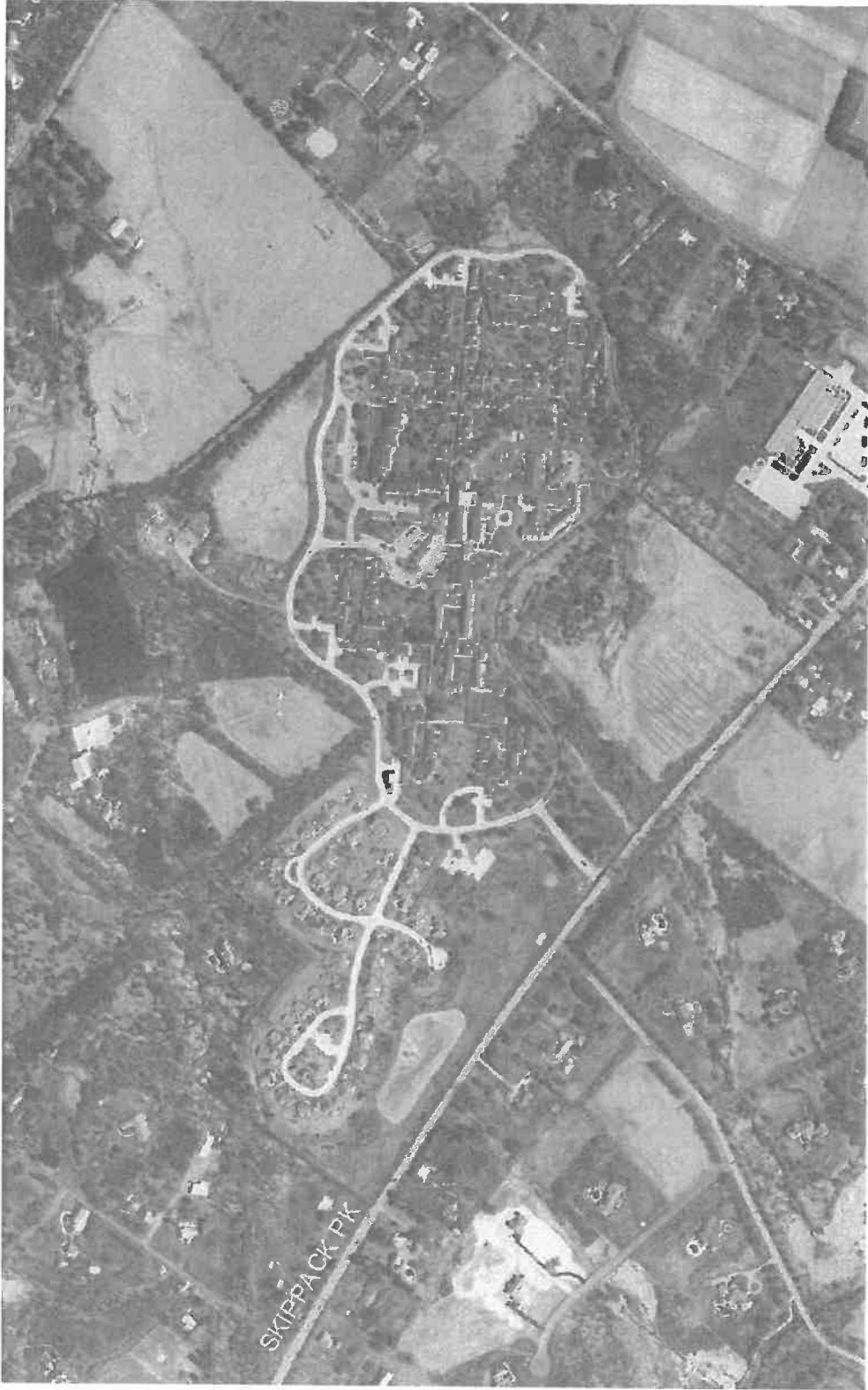
Sincerely,



Brandon Rudd, Senior Planner
brudd@montcopa.org
610-278-3748

- c: Meadowood Corporation, Applicant
Woodrow & Associates, Inc., Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission

- Attachments: 1. Aerial View of Site
2. Reduced Copy of Plan



The Grove at Meadowood
170040002

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
300 Maryland Drive, Suite 404-4311
Rockville, MD 20850
Tel: 301.516.3772 Fax: 301.276.3341
www.montgomeryplanning.com
Year 2015 aerial photography provided by the
Baltimore Vantage Regional Planning Commission



