

# Memo

To: Alison Giles, Zoning Officer  
From: Tom Fountain, Township Engineer  
CC:  
Date: June 12, 2023  
Re: Plan Review – Township Building (801 Loch Alsh Avenue)

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Alison,  
I have the following comments regarding the Township Building Land Development plans:

1. 212.15.B: The proper ultimate right-of-way along Loch Alsh Avenue is 40 feet from centerline, the current plan depicts approximately 36 feet from centerline.
2. 212.17.D: 20-foot separation is required from parking spaces adjacent to building walls.
3. 212.17.H: The minimum radius of curb is 5 feet, there are a couple places where 2.5' feet is in the design and requires revision.
4. 212.18: The existing sidewalk, at 3' wide, should be replaced with 5' wide sidewalk to match the other proposed sidewalk.
5. 212.25.A.5: Approval of the plans from Montgomery County Conservation District is required.
6. 212.32: The landscape plan should depict street trees and a softening buffer in accordance with the landscape section requirements.
7. Applicant should confirm the signature blocks for the Township and County are current and will be acceptable.
8. Township Traffic Engineer should review and confirm if the proposed access locations are suitable for the intended use.
9. A crosswalk to the High School should be included along the frontage.