



July 7, 2023

Mr. Kurt Ferguson, Township Manager
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: Upper Dublin Township Building
Engineer Response
Terraform No: 23015

Mr. Ferguson,

We are submitting the following response to the review letter from Tom Fountain, Township Engineer, dated June 12, 2023 for the Upper Dublin Township Municipal Building project. The responses are presented in the same order as Mr. Fountain's memo in **BOLD** text.


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. **The Ultimate Right Of Way has been adjusted to be 40 feet from the centerline. Area calculations are based on the area from the Ultimate Right Of Way.**
2. 212.17.D: 20-foot separation is required from parking spaces adjacent to building walls. **A waiver is requested to allow a separation from the parking lot to the building of 5 feet, which is on the west side of the Police section of the building. Other areas requiring lesser relief include the distance from the rear of the police building to the aisle (6 feet); police entrance to the parking lot (16.49 feet); Board Room to Parking Lot (17 feet); Front of Municipal Building to parking aisle (15 feet)**
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. **The western parking lot has been revised to comply with the 5' minimum curb radius requirement.**
4. 212.18: The existing sidewalk, at 3' wide, should be replaced with 5' wide sidewalk to match the other proposed sidewalk. **It was decided to replace the existing 3' wide sidewalk as a separate Township project after the completion of the new Municipal building.**
5. 212.25.A.5: Approval of the plans from Montgomery County Conservation District is required. **Plans were resubmitted to MCCD on July 7, 2023. We will obtain E&S and NPDES permits.**

6. 212.32: The landscape plan should depict street trees and a softening buffer in accordance with the landscape section requirements. **The landscaping plan shows street trees. The plan is not in strict conformance with SALDO §212.32.F.2. A waiver is requested to accept the landscaping as proposed on the current plan. Landscaping comments from the Shade Tree Commission and the Environmental Advisory Board have been addressed.**
7. Applicant should confirm the signature blocks for the Township and County are current and will be acceptable. **Please provide an acceptable title block and we will add it to the plan.**
8. Township Traffic Engineer should review and confirm if the proposed access locations are suitable for the intended use. **We have incorporated the Township Traffic Engineer's comments into the latest plans.**
9. A crosswalk to the High School should be included along the frontage. **The plans have been revised to show the two existing crosswalks to the High School. ADA ramps have been revised to provide access to the crosswalks.**

Should you have any questions, or require additional information, please contact me at (484) 895-4632.

Sincerely,



Terry P. DeGroot, P.E.
Principal

cc: Kurt Ferguson, UDT Township Manager
Jesse Conte, UDT Assistant to the Township Manger
Kevin Godshall, GKO Architects
Arif Fazil, D'Huy Engineering
File