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July 22, 2021  
Ref: #9700-67

Towamencin Township  
1090 Troxel Road  
Lansdale, PA 19446

Attention: Brooke Neve, Interim Township Manager

Reference: Towamencin Township  
Subdivision and Land Development Projects and  
General Engineering Activities Status Reports

Dear Brooke:

Enclosed herein are updated versions of the Subdivision and Land Development Projects and General Engineering Activities Status Reports recently prepared by my office, for your use. The enclosed Status Reports provide a general summary of the ongoing engineering related activities/projects within the Township. We request that copies of the attached reports be included with the information packets for the upcoming July 28, 2021 Board of Supervisors Meeting.

If you should have any questions/comments concerning the enclosed Status Reports, please do not hesitate to contact me.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers

Thomas F. Zarko, P.E.

TFZ/paf  
Enclosure: Updated Status Reports

cc: John T. Dooley, Esq., Township Solicitor  
William Dingman, Gilmore & Associates, Inc.  
Chad Dixon, Traffic Engineer, McMahan Associates  
Mary Stover, CKS Engineers, Inc.  
James F. Weiss, CKS Engineers, Inc.  
File

TOWAMENCIN TOWNSHIP  
SLD PROJECTS STATUS REPORT

JULY 22, 2021

I. PLANNING STAGE

SLD No.	SLD Name	Location	Applicant/ Developer	Sketch	Prelim.	Final	Date of Commencement of 90-Day MPC Review Period	Staff Review Due Date (30 days from receipt of plan by Township)	CKS Review Status	Bursich Associates Review Status (Sewer)	Gilmore & Associates Review Status (Sewer)	McMahon Associates Review Status (Traffic)	Emergency Services Review Status	P.C. Review Status	BOS Review Status	Action Deadline	Comments
780	PSDC: Towamencin Town Square - Stage II-B	Towamencin Ave. & Forty Foot Rd.	Phila. Suburban Dev. Corp.	X			N/A	N/A	Completed 5/26/09 (LD Plans) and 11/24/09 (Shared Parking)	Completed 5/26/09 (LD Plans) and 11/24/09 (Shared Parking)	N/A	Completed 5/26/09 (LD Plans) and 11/24/09 (Shared Parking)	Completed 5/26/09 (LD Plans) and 11/24/09 (Shared Parking)	Completed	Conditionally Approved 12/30/09	N/A	Village Overlay Zoning District - 56.93 ac. Proposed office/retail bldg. Trail relocation and parking issues to be resolved. Awaiting submission of final plan application.
781	PSDC: Towamencin Town Square - Stage II-C	Towamencin Ave. & Forty Foot Rd.	Phila. Suburban Dev. Corp.	X			8/7/17	8/25/17	8/23/17	N/A	8/13/17	N/A	8/30/17	Pending	Pending	N/A	Village Overlay Zoning District - 56.93 ac. Proposed office/retail bldgs. Awaiting submission of revised plans.
	Liberty Paving Co.	Detwiler Road	Liberty Paving Co.	X			N/A	N/A	12/14/20	N/A	N/A	N/A	N/A	Sketch Plan discussed at 7/12/21 PC Meeting	Tentatively Scheduled for 7/28/2021 BOS Meeting	N/A	Limited Industrial District 0.82 ac lot. Proposed 4,000 SF building and site improvements. Zoning relief required.
	Belfair Square	Welsh Road	Caracausa Bldg. Development Inc.	X			N/A	N/A	1/11/21	Pending	1/21/21	1/15/21	1/22/21	Recommended Approval with revisions at 6/7/21 Meeting	Initial Hearing Conducted 7/14/21	N/A	MRC - Mixed Residential Cluster & RBP - Residential Business Professional Overlay - 3.94 ac lots proposed 16 townhouse development and associated site improvements. Applicant submitted proposed Zoning Ordinance Text amendment. PC recommended approval of text amendment subject to some revisions.
822	Delp Drive Industrial Building	Delp Drive	Verus Partners LLC		X		5/4/21	6/25/21	6/16/21	Pending	5/28/21	6/11/21	2/24/21	Discussed at 7/12/21 PC Meeting	Pending	7/31/21	LI - Limited Industrial Zoning District - 30.3 acre lot, proposed 267,648 SF industrial building and associated site improvements. Awaiting revised plans.
823	Chipotle & Mattress Warehouse	The Shops at Town Square	Phila. Suburban Dev. Corp.		X		4/5/21	3/29/21	3/29/21	Pending	4/1/21	3/29/21	4/2/21	PC Recommended Conditional Preliminary/Final Approval	Pending	10/31/21	C-Commercial & Entertainment Lifestyle Overlay Zoning Districts proposed 2,445 SF Chipotle Restaurant with Drive Thru and 4,000 SF Mattress Warehouse. Conditional Use Application for an C-7 Eating Place with Drive-thru. Awaiting submission of revised plans.

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824	Campus Expansion	Dock Mennonite Academy	Dock Mennonite Academy	X			N/A	3/29/21	3/25/21	4/5/21	4/1/21	3/26/21	Pending	Applicant removed plan for the 4/5/2021 PC Meeting Agenda	Pending	N/A	"IN - Institutional" Zoning District - 71.42 ac. Proposed 47,851 SF expansion to Clemens Center and 2,101 SF Expansion to Dielman Hall and associated site improvements.
825	Wambold Rd. Tract - Phase 2	531 Wambold Road	Wambold Realty, LP		X		4/5/21	4/23/21	6/29/21	N/A	6/24/21	7/12/21	4/7/21	PC Recommended Conditional Preliminary/Final Approval at 5/3/21 Meeting	Discussed at 7/14/21 BOS Meeting	Waived	"LI-Limited Industrial" Zoning District - 9.80 ac. - Proposed Phase 2 for the self-storage development to add 7 buildings (40,200 SF total) and associated site improvements.
WLD 21-01	Bank of America - 890 Valley Forge Road	890 Valley Forge Road	Bank of America				N/A	N/A	6/21/21	N/A	N/A	7/6/21	Pending	N/A	Pending	N/A	Applicant is requesting a Waiver of Land Development Process for the addition of a drive-up ATM and additional site lighting. Awaiting Revised Plans.
WLD 21-02	Christ Lutheran Church	2211 Mainland Road	Christ Lutheran Church	X			N/A	N/A	7/19/21	N/A	N/A	N/A	N/A	N/A	To be Scheduled at Upcoming BOS Meeting	N/A	Applicant is proposing to construct a pavilion and a building addition to the Shephard's Shelf Food Pantry Building on the site.

TOWAMENCIN TOWNSHIP  
 SLD PROJECTS STATUS REPORT  
 JULY 22, 2021  
 II. FINAL PLANS APPROVED

SLD No.	SLD NAME AND LOCATION	Developer	Final Plan Approval Date	Approved Amount of Financial Security	Comments
<b>SLD Documentation Pending</b>					
791	Greene Tweed & Co.: Phase 1	Greene Tweed & Co.	1/25/12	Pending	Proposed building additions to existing facility. Project to be developed in two phases. Phase 1 includes 20,000 SF (+/-) Office Building and 5,100 SF (+/-) Maintenance Building additions. Phase 1 Final Plans approved. Applicant must satisfy conditions of approval.
812	Walker Subdivision	Todd Walker	6/26/19	Pending	Proposed 5-lot subdivision of 6.90 ac. property located on Keller Road in R-175 Residential District. Applicant must satisfy conditions of approval.
810	Wawa Food Market	Towamencin Sumneytown Place LLC	5/20/20	Pending	Proposed Wawa Convenience Store with gasoline pumps on 2.16 acre site at the northeasterly corner of the intersection of Sumneytown Pike and Forty Food Road within the "VC-Village Commercial" Zoning District and "Towamencin Village Overlay" Zoning District. Conditions of approval are being contested.

**TOWAMENCIN TOWNSHIP  
SLD PROJECTS STATUS REPORT  
JULY 22, 2021  
III. ACTIVE PROJECTS**

SLD No.	SLD Name and Location	Developer	Original Amt. of Security	# of Approved Escrow Releases	Remaining Escrow Balance	Type of Security	Expiration	Status
762	PSDC: Residences at Town Square Towamencin Ave.	PSDC	\$ 2,467,465.98	7	\$100,000.00	LOC	12/7/10 (Evergreen Provisions)	180 apartments. Building and improvements construction completed. Developer contacted CKS to review work to complete detention basin and satisfy the requirements of the NPDES Permit. Basin remediation work completed. Notice of Termination for NPDES Permit has been obtained. CKS issued an updated punch list to the developer summarizing remaining items to be completed. No recent activity on this project.
N/A	Amazon Logistics	Amazon Logistics	\$848,189.65	0	\$848,189.65	TBD	N/A	Modifications to existing warehouse facility including parking area modifications and underground storm sewer facilities and improvements to the intersection of Gehman and Detwiler Roads. Onsite punch list work completed. Offsite intersection improvements remain to be completed. CKS recently contacted by Amazon's contractor and shop drawings are currently being reviewed. Start of work pending resolution of easement issues.
N/A	Lidl US, LLC	Lidl US LLC	\$273,375.30	0	\$273,375.30	TBD	N/A	Modifications to the site existing parking area including minor storm sewer additions and considerable landscaping work covered under a grading permit. Developer requested final inspection of public/site improvements. Punch List inspection completed and informal punch list provided. Supplemental landscaping in the parking lot completed.
815	CFC Towamencin: Firestone	Towamencin Development LLC	\$208,441.75	0	\$208,441.75	TBD	TBD	Construction of Firestone Tire Retail Store on Final Phase of CFC Development. Site construction near complete. Updated Punch List forwarded to developer on June 18, 2021.
813	UGT Pump Station	Upper Gwynedd Township	\$128,668.10	0	\$128,668.10	TBD	TBD	Proposed sanitary sewer pump station on 0.56 ac. easement in R-175 Residential District along South Valley Forge Road. Project substantially complete.

**TOWAMENCIN TOWNSHIP  
SLD PROJECTS STATUS REPORT  
JULY 22, 2021  
III. ACTIVE PROJECTS**

SLD No.	SLD Name and Location	Developer	Original Amt. of Security	# of Approved Escrow Releases	Remaining Escrow Balance	Type of Security	Expiration	Status
817	North Penn High School	North Penn School District	N/A	N/A	N/A	N/A	N/A	Renovation to Crawford Stadium at North Penn High School Construction is nearing completion. School District has requested a final inspection. Inspection currently being coordinated.
819	Towamencin Town Square - State IIA	PSDC	\$350,381.13	0	\$350,381.13	Cash	N/A	Proposed Starbucks with drive through at northwest corner of Towamencin Avenue and Sumneytown Pike intersection in Towamencin Village Overlay District. Site improvements near complete. Building construction in progress.
820	1520 Franklin Street	Storage Partners of Towamencin LLC	\$721,493.30	0	\$721,493.30	Bond	N/A	Proposed 3-story (34,240 SF footprint) building including access drives and parking areas and a storm sewer system. Pre-construction with MCCD recently held. Pre-Construction meeting with Township staff to be scheduled.
818	Core 5 at Park 31	Core 5 Industrial Partners LLC	\$11,232,647.04	0	\$11,232,647.06	Bond	N/A	Three proposed industrial buildings including work along Wambold Road. Pre-construction meeting held July 7, 2021. Earthwork and utility construction in progress.

TOWAMENCIN TOWNSHIP  
 SLD PROJECTS STATUS REPORT  
 JULY 22, 2021  
 IV. MAINTENANCE PERIOD

SLD NO.	SLD Name and Location	Developer	Maintenance Bond Amount	Expiration	Status
806	Towamencin Senior Living	Columbia/Wegman Towamencin LLC	\$10,817.92	8/24/2022	Public Improvements Accepted in Dedication on February 24, 2021.

**TOWAMENCIN TOWNSHIP  
GENERAL ENGINEERING ACTIVITIES  
JULY 22, 2021**

Project Name	Description	Anticipated Completion Date	Remarks
1 NPDES Phase II Stormwater	Meet State requirements of NPDES Permit	Ongoing	<p>The application for the 2018 MS4 Permit was submitted to the PADEP along with the TMDL/PRP Plans. The Township will have five (5) years to address the permit requirements and implement the TMDL/PRP Plan following DEP's issuance of the permit. The annual reporting period for the MS4 permit runs from July 1st through June 30th each year. The Annual report for 2020 was submitted to the PADEP. Outfall inspections are being conducted as required.</p> <p>Phase 1 work for preparing a group TMDL for Skippack Creek is complete. The Board of Supervisors authorized proceeding with Phase 2 to finalize the joint TMDL Plan. A proposed agreement had been discussed with the participating municipalities. All six (6) municipalities had agreed to move forward with Phase 2 with parsing and grant opportunities included in the scope of work. The updated modeling was completed. Discussions were held with PADEP regarding the credit for past projects. The PADEP has approved the model for the Watershed including the potential reduction of the area that is being parsed from the area of municipal responsibility.</p> <p>Lower Salford Township had decided not to continue with the Alliance. The projects and cost distribution have been updated to remove Lower Salford Township. Worcester provided a different cost distribution which appears to be acceptable to the 5 remaining municipalities. A meeting was held with PADEP on 1/14/2021 to discuss the proposed plan and project list. The PADEP has agreed to review a draft of the plan and agreement prior to final approval by the municipalities and public comments. Next step includes updating the inter-municipal agreement for review by the participating municipalities. The TMDL/PRP Plan was submitted for preliminary review by PADEP the week of May 10, 2021. We are waiting for PADEP comments. The draft agreement is currently being revised.</p>
2 Fishers Park Pedestrian Bridge Installation	Installation of pedestrian bridge shown in Master Plan for Fischer's Park.	Completed	Contract is complete. Project is in one (1) year maintenance period which will expire December 3, 2021.
3 Park Restroom Buildings Installation	Project involves the installation of prefabricated restroom facilities at the Township's Green Lane and Grist Mill Parks.	Completed	Contract complete. All punch list work has been completed. Contract is in one (1) year maintenance period which will expire on July 7, 2021. An End-of-Maintenance Period Inspection is being coordinated. A maintenance bond punch list was forwarded to the contractor dated July 7, 2021. There is one block that needs to be replaced at Grist Mill Park restroom building.



**TOWAMENCIN TOWNSHIP  
GENERAL ENGINEERING ACTIVITIES  
JULY 22, 2021**

Project Name	Description	Anticipated Completion Date	Remarks
4 Towamencin Township Strategic Stormwater Management Plan Update	Evaluate locations throughout the Township where stormwater related problems are occurring, develop potential solutions with associated cost estimates and provide a prioritized ranking based upon the severity of problems that could be used by the Township in the preparation of future capital improvement project budgets.	Completed	Plan Update completed. The report was presented at the 4/14/2021 BOS meeting.
5 Rittenhouse Road Culvert Replacement Project	Project involved the demolition/removal and replacement of the existing culvert with a new aluminum culvert and wing walls; it also involved the relocation of an existing 16" DIP water main. Aluminum culvert has been pre-purchased by the Township.	Completed	All work on this project has now been completed. The project is in the one-year maintenance period which will expire on July 7, 2021. An End-of-Maintenance Period Inspection is being coordinated. A punch list was transmitted to the contractor and the Township. Minor grass restoration is required of the contractor. The Township Public Works Department addressed their items.
6 2020 ADA Ramp Replacement Project	Project involved the replacement of handicap ramps at numerous intersections throughout the Township.	Completed	Project is complete. Contract in maintenance period which will expire on January 15, 2022.
7 Central Drive Area Stormwater System Rehabilitation	Project involves repairs/rehabilitation existing stormwater system within Central Drive Area of Township.	Late 2021	Preparation of bidding documents underway.
8 Police Building Roof Replacement	Project involves the replacement of the existing fiberglass roofing system on the Police Building.	Summer 2021	Bids for project received May 27, 2021. Contract awarded at June 9, 2021 Board of Supervisors Meeting. Intent to Award issued. Contracts have been executed and a pre-construction meeting will be conducted in early August.
9 2021 ADA Ramp Replacement Project	Project involves the replacement of handicap ramps at numerous intersections of the Township that will be affected by the 2022 Paving Contract.	Summer 2021	Bids for project received May 18, 2021. Contract awarded at May 26, 2021 Board of Supervisors Meeting. Intent to award issued. Contracts have been executed. Pre-construction meeting will be conducted by the end of July.
10 Proposed RBP District Overlay Text Amendment	Request for a Zoning Ordinance Text Amendment	2021	Requested Zoning Ordinance Amendment to allow for the proposed Belfair Square development in the "RBP-Residential Business Professional" Overlay Zoning District. Planning Commission recommended approval with modifications at their meeting on June 7, 2021. The Board of Supervisors held a hearing for the proposed ordinance on 7/14/21.

**TOWAMENCIN TOWNSHIP  
GENERAL ENGINEERING ACTIVITIES  
JULY 22, 2021**

Project Name	Description	Anticipated Completion Date	Remarks
11 Zoning Map Amendment: North Penn High School and adjoining properties.	Zoning Map Amendment requested by North Penn School District for the High School and adjoining properties.	2021	Proposed zoning map amendment for TMP # 53-00-0794-00-2, 53-00-07396-10-2, 53-00-07936-00-3 and 53-00-07976-00-8. These properties are owned by North Penn School District and include North Penn High School, the adjacent property on Snyder Road and the property along Sumneytown Pike containing the North Montco Technical Career Center. The properties are currently zoning "R-125 and R-175 Residential" and the request is to rezone the properties to "IN-Institutional". Planning Commission recommended approval at their meeting on June 7, 2021. Public Hearing for Zoning Map Change is scheduled for July 28, 2021 BOS Meeting.
12 Keeler Road Bridge Structural Reinforcement	Project involves the furnishing and installation of a supplemental steel support system to reinforce the existing bridge.	Summer 2021	Bids for project received on June 16, 2021. Award of Contract was issued at June 23, 2021 Board of Supervisors meeting. Contracts have been executed. A pre-construction meeting will be conducted in early August.
13 2021 Roadway Improvement Project	Project involves repaving of; Rampart Lane, Parkview Drive, Brookside Circle, Pheasant Hill Road, Theresa Way, Beth Lane, Green Lane Road, Old Forde Way, Village Way, Finch Run, Dean Drive, Specht Place, Candlewood Way, Dorchester Way, Norwyk Way, Cambridge Way, Winchester Way, and Bustard Road.	Fall 2021	Bids for project received May 27, 2021. Contract awarded at June 9, 2021 Board of Supervisors Meeting. Intent to Award issued. Contracts have been executed. This contract is being managed by the Township's Public Works Department.