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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 15, 2024

Mr. Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Road
Landsdale, Pennsylvania 19446

Re: MCPC # 24-0094-001
Plan Name: Mainland Golf Course - Pavilion Parking Lot
(1 lot comprising 22.98 acres)
Situate: Rittenhouse Road at Store Road
Towamencin Township

Dear Mr. Brugger:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 19, 2024. We forward this letter as a report of our review.

BACKGROUND

Mainland Golf Course Holding Co, Inc. is seeking approval for a land development plan for the Mainland Golf Course at 2500 Rittenhouse Road in Harleysville (Parcel #53-00-06000-00-4) to add additional parking on site. The site is located in the R-200 zoning district. The total tract is 22.98 acres with 0.95 acres impacted by the proposed land development plan. No new building construction is included in the plan and there are no changes to setbacks on the site as part of the proposed land development.

The applicant is seeking to expand their parking lot to include an additional 55 parking spaces. The existing parking lot includes 152 spaces in Towamencin Township. The minimum required parking for C-19 Golf Course use is 198 total spaces for an 18-hole course. The final total with proposed parking spaces will be 207 spaces in Towamencin Township. The parking lot improvement will result in a 21,825 SF increase in impervious surface.

No variances are requested, but a waiver from Section 136-400.A of the Subdivision and Land Development Ordinance is requested to allow the applicant to submit both a preliminary draft and final land development plan concurrently.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision* is structured around the implementation of themes and goals. Improvements proposed by this land development plan will bring parking for the golf course to the required minimum of the Township Zoning code by use. The additional parking will help to expand access via vehicle to more patrons and align with the goal to provide more opportunities for residents to exercise and have healthy lifestyles under the Sustainable Places Theme of the *Montco 2040* Comprehensive Plan.

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

OFF-STREET PARKING DESIGN

A. Accessible Spaces

1. There does not appear to be any indication of accessible parking spaces in the new parking area. § 136-505.A.(5) of the Subdivision and Land Development Design Standards notes that a minimum of 3 accessible spaces are required for the additional 55 parking spaces. We recommend that the applicant clearly show the location of the required accessible spaces on the proposed site plan.

B. Landscaping

1. While the plan does include the required number of shade trees based on the amount of spaces in single and double bays, additional requirements related to the Township Engineering Standards do not appear to be met by the applicant:

    a. The Township Engineering Standards for landscaping of off-street parking areas requires that proposed trees be of four-inch caliper; the applicant has provided 2.5 inch caliper trees.

    b. The Township Engineering Standards for landscaping of off-street parking areas also states "Trees shall be planted in such a manner so as to afford maximum protection from the sun for park vehicles. We feel the current tree placement does not meet this requirement and we strongly recommend that the applicant revise the layout of shade trees to better shade the parking lot area.

Pedestrian Circulation

1. Towamencin Township Engineering Standards require pedestrian paths be provided from the parking areas to the entrances of buildings. No pathways are shown on the provided plans. We recommend the applicant clearly show the location of pedestrian paths in the proposed parking lot with dimension labels.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Towamencin Township's planning objectives for land development.

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. Please print the assigned MCPC number (*Number Here in the following format: #24-0094-001* on any plans submitted for final recording.

Sincerely,

Erin Feehily, PLA, Design Planning Assistant Manager
610-278-3757 – erin.feehily@montgomerycountypa.gov

c: Mainland Golf Course Holding Co., Applicant
Susan A. Rice, P.E., S.T.A. Engineering, Inc., Applicant Representative
David Kraynik, Township Manager
Robert Iannozzi, Township Solicitor
Brett MacKay, Chrm., Township Planning Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan
Attachment C: Reduced Copy of Applicant's Proposed Landscape and Lighting Plan

ATTACHMENTS A, B, & C

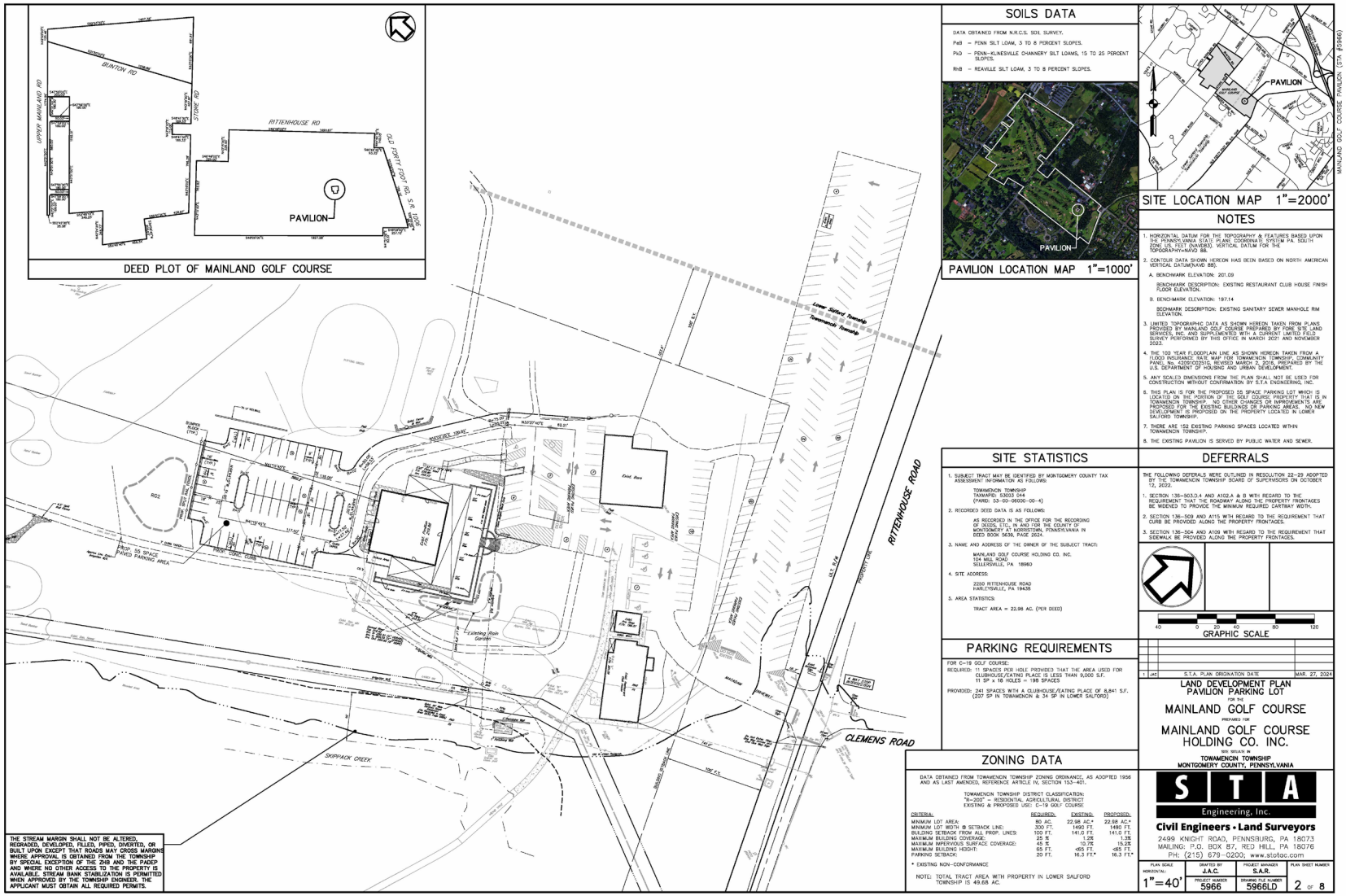


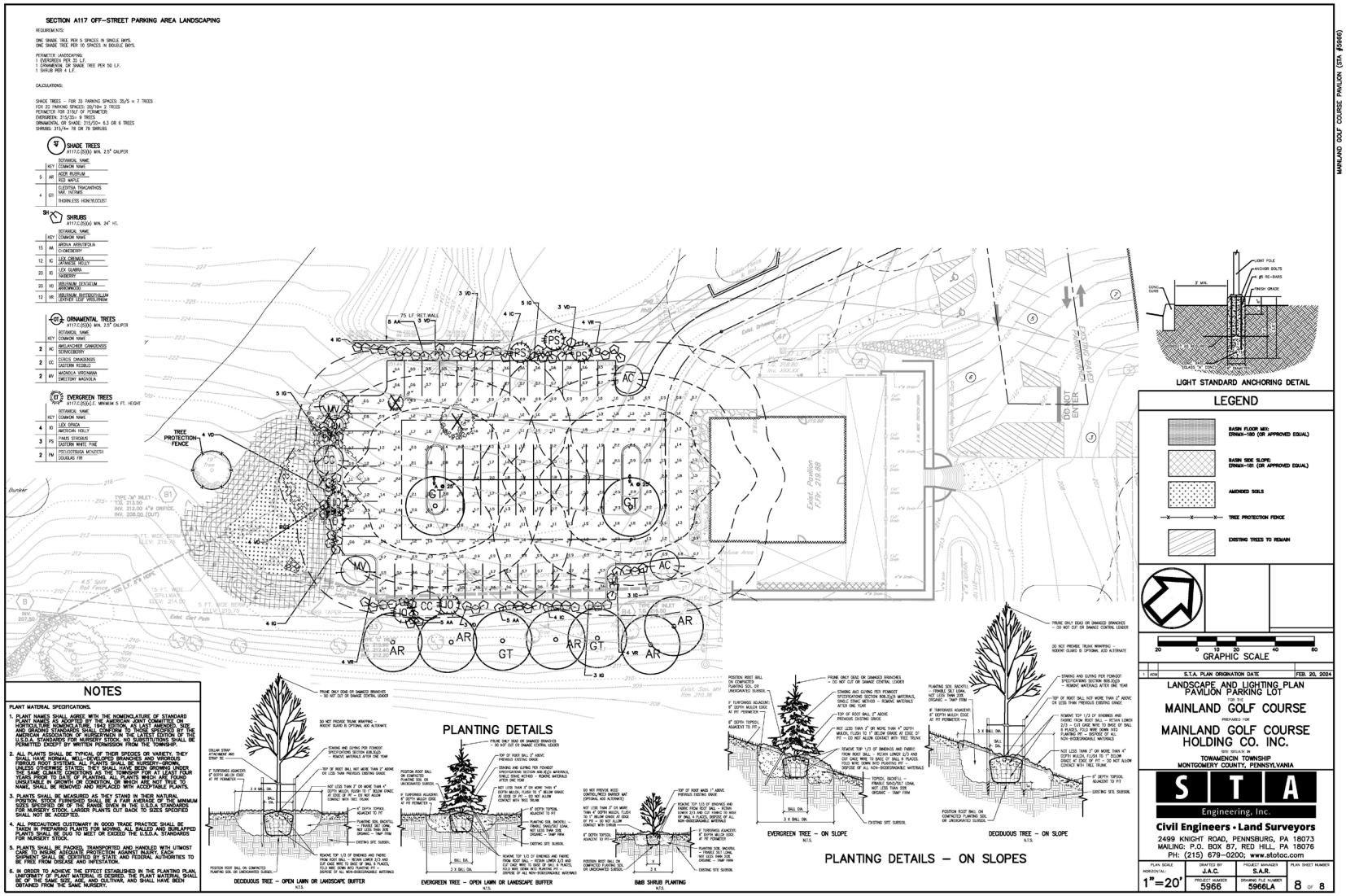
Mainland Golf Course
Pavilion Parking Lot
MCPC#240094001

Montgomery County Planning Commission

0 150 300 600 Feet

N


DEED PLOT OF MAINLAND GOLF COURSE
PAVILION LOCATION MAP 1"=1000'
SITE LOCATION MAP 1"=2000'
MAINLAND GOLF COURSE PAVILION (STA #5966)
SOILS DATA
DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.
PeB – PENN SILT LOAM, 3 TO 8 PERCENT SLOPES.
PkD – PENN-KLINESVILLE CHANNERY SILT LOAMS, 15 TO 25 PERCENT SLOPES.
RhB – READVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.
NOTES
SITE STATISTICS
DEFERRALS
PARKING REQUIREMENTS
ZONING DATA
GRAPHIC SCALE
LAND DEVELOPMENT PLAN
PAVILION PARKING LOT
MAINLAND GOLF COURSE
MAINLAND GOLF COURSE HOLDING CO. INC.
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com
RITTENHOUSE ROAD
CLEMENS ROAD
SKIPPACK CREEK
BUNTING RD
PAVILION
THE STREAM MARGIN SHALL NOT BE ALTERED, REGRADED, DEVELOPED, FILLED, PIPED, DIVERTED, OR BUILT UPON EXCEPT THAT ROADS MAY CROSS MARGINS WHERE APPROVAL IS OBTAINED FROM THE TOWNSHIP BY SPECIAL EXCEPTION OF THE ZHB AND THE PADEP AND WHERE NO OTHER ACCESS TO THE PROPERTY IS AVAILABLE. STREAM BANK STABILIZATION IS PERMITTED WHEN APPROVED BY THE TOWNSHIP ENGINEER. THE APPLICANT MUST OBTAIN ALL REQUIRED PERMITS.


SECTION A117 OFF-STREET PARKING AREA LANDSCAPING
REQUIREMENTS:
ONE SHADE TREE PER 5 SPACES IN SINGLE BAYS.
ONE SHADE TREE PER 10 SPACES IN DOUBLE BAYS.
PERIMETER LANDSCAPING:
1 EVERGREEN PER 25 L.F.
1 ORNAMENTAL OR SHADE TREE PER 50 L.F.
1 SHRUB PER 4 L.F.
CALCULATIONS:
SHADE TREES – FOR 33 PARKING SPACES: 33/5 = 7 TREES
FOR 33 PARKING SPACES: 33/10= 3 TREES
PERIMETER FOR 315LF OF PERIMETER:
EVERGREEN: 315/25= 9 TREES
ORNAMENTAL OR SHADE: 315/50= 6.3 OR 6 TREES
SHRUBS: 315/4= 78 OR 79 SHRUBS
SHADE TREES
A117.C.D(b) MIN. 2.5" CALIPER
KEY | BOTANICAL NAME / COMMON NAME
5 AR | ACER RUBRUM – RED MAPLE
4 GI | GLEDITSIA TRIACANTHOS VAR. INERMIS – THORNLESS HONEYLOCUST
SHRUBS
A117.C.D(a) MIN. 24" HT.
KEY | BOTANICAL NAME / COMMON NAME
15 AA | ARONIA ARBUTIFOLIA – CHOKEBERRY
12 IC | ILEX CRENATA – JAPANESE HOLLY
20 IG | ILEX GLABRA – INKBERRY
20 VI | VIBURNUM DENTATUM – ARROWWOOD
12 VR | VIBURNUM PROTOBOTULLUM 'DESIGNER LUCY' VIBURNUM
ORNAMENTAL TREES
A117.C.D(b) MIN. 2.5" CALIPER
KEY | BOTANICAL NAME / COMMON NAME
2 AC | AMELANCHIER CANADENSIS – SERVICEBERRY
2 CC | CORCUS CANADENSIS – EASTERN REDBUD
2 MV | MAGNOLIA VIRGINIANA – SWEETBAY MAGNOLIA
EVERGREEN TREES
A117.C.D(b)(2). MINIMUM 5 FT. HEIGHT
KEY | BOTANICAL NAME / COMMON NAME
4 IO | ILEX OPACA – AMERICAN HOLLY
3 PS | PINUS STROBUS – EASTERN WHITE PINE
2 PM | PSEUDOTSUGA MENZIESII – DOUGLAS FIR
TREE PROTECTION FENCE
75 LF RET.WALL
Exist. Pavilion F.F.= 219.88
DO NOT ENTER
Exist. Bunker
Exist. Tee
Exist. Cart Path
LIGHT STANDARD ANCHORING DETAIL
LEGEND
BASIN FLOOR MIX: ERNMX-180 (OR APPROVED EQUAL)
BASIN SIDE SLOPE: ERNMX-181 (OR APPROVED EQUAL)
AMENDED SOILS
TREE PROTECTION FENCE
EXISTING TREES TO REMAIN
GRAPHIC SCALE
20 0 10 20 40 60
NOTES
PLANT MATERIAL SPECIFICATIONS.
1. PLANT NAMES SHALL AGREE WITH THE NOMENCLATURE OF STANDARD PLANT NAMES AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION, AS LAST AMENDED. SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". NO PUBLICATION SHALL BE PERMITTED EXCEPT BY WRITTEN PERMISSION FROM THE TOWNSHIP.
2. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, THEY SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS, HEALTHY ROOT SYSTEMS. ALL PLANTS SHALL BE FREE OF DISEASE AND UNLESS OTHERWISE STATED, THEY SHALL HAVE BEEN GROWING UNDER THE SAME CLIMATE CONDITIONS AS THE TOWNSHIP FOR AT LEAST FOUR YEARS PRIOR TO DATE OF PLANTING. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR CONDITION, OR WHICH ARE NOT TRUE TO NAME, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE PLANTS.
3. PLANTS SHALL BE MEASURED AS THEY STAND IN THEIR NATURAL POSITION. STOCK REMOVED SHALL BE A FAIR AVERAGE OF THE MINIMUM SIZES SPECIFIED OR OF THE RANGE GIVEN IN THE U.S.D.A STANDARDS FOR NURSERY STOCK. LARGER PLANTS CUT BACK TO SIZES SPECIFIED SHALL NOT BE ACCEPTED.
4. ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE SHALL BE TAKEN IN PREPARING PLANTS FOR MOVING. ALL BALLED AND BURLAPPED PLANTS SHALL BE DUG TO MEET OR EXCEED THE U.S.D.A. STANDARDS FOR NURSERY STOCK.
5. PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY. EACH SHIPMENT SHALL BE CERTIFIED BY STATE AND FEDERAL AUTHORITIES TO BE FREE FROM DISEASE AND INFESTATION.
6. GOODS TO ACHIEVE THE EFFECT ESTABLISHED IN THE PLANTING PLAN, UNIFORMITY OF PLANT MATERIALS IS REQUIRED. THE PLANT MATERIAL SHALL BE OF THE SAME SIZE, AGE, AND CULTIVAR, AND SHALL HAVE BEEN OBTAINED FROM THE SAME NURSERY.
PLANTING DETAILS
DECIDUOUS TREE – OPEN LAWN OR LANDSCAPE BUFFER
EVERGREEN TREE – OPEN LAWN OR LANDSCAPE BUFFER
B&B SHRUB PLANTING
EVERGREEN TREE – ON SLOPE
DECIDUOUS TREE – ON SLOPE
PLANTING DETAILS – ON SLOPES
1 ADM | S.T.A. PLAN ORIGINATION DATE | FEB. 20, 2024
LANDSCAPE AND LIGHTING PLAN
PAVILION PARKING LOT
FOR THE
MAINLAND GOLF COURSE
PREPARED FOR
MAINLAND GOLF COURSE HOLDING CO. INC.
SITUATE IN
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com
PLAN SCALE HORIZONTAL: 1"=20'
DRAFTED BY: J.A.C.
PROJECT MANAGER: S.A.R.
PROJECT NUMBER: 5966
DRAWING FILE NUMBER: 5966LA
PLAN SHEET NUMBER: 8 OF 8
MAINLAND GOLF COURSE PAVILION (STA #5966)