

RESOLUTION 26-19
PRELIMINARY PLAN
LIVING BRANCHES; 304 DOCK DRIVE
“Dock Woods Hybrid Apartments”
Proposed Land Development – SLD No. 843
TMP Nos. 53-00-02288-00-8, 53-00-02288-01-7, 53-00-02286-00-1,
53-00-02289-00-7 & 53-00-08506-00-9

WHEREAS, an application was made to Towamencin Township for review and approval of land development plans from Living Branches for the construction of seventeen (17) hybrid apartments in the Dock Woods Community at 304 Dock Drive;

WHEREAS, the overall tract area is 71.83 acres (±) within the IN- Institutional Zoning District located between Detwiler Road, Gehman Road, Tomlinson Road and Dock Mennonite Academy;

WHEREAS, the applicant is proposing to remove two buildings containing a total of six single-family attached dwelling units and construct hybrid apartments in one building to add 17 apartment units with associated parking improvements and stormwater management facilities along Dock Drive;

WHEREAS, said preliminary land development plans have been reviewed by the appropriate Township officials;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 24th day of June 2026 that the preliminary land development plans prepared by Bohler Engineering, including 35 sheets, as titled:

1. Cover Sheet, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 1 of 35.
2. General Notes and Legend, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 2 of 35.
3. Jurisdictional Notes, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 3 of 35.
4. Existing Conditions/Demolition Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 4 of 35.
5. Aerial Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 5 of 35.
6. Overall Site Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 6 of 35.
7. Site Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 7 of 35.
8. Fire Truck Circulation Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 8 of 35.
9. Grading Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 9 of 35.
10. ADA Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 10 of 35.

11. Pre Development Drainage Area Map, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 11 of 35.
12. Post Development Drainage Area Map, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 12 of 35.
13. Inlet Drainage Area Map, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 13 of 35.
14. Utility Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 14 of 35.
15. Storm Profiles, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 15 of 35.
16. Sanitary Profiles, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 16 of 35.
17. Sanitary Profiles, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 17 of 35.
18. Erosion and Sediment Control Plan Stage 1, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 18 of 35.
19. Erosion and Sediment Control Plan Stage 2, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 19 of 35.
20. Erosion and Sediment Control Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 20 of 35.
21. Erosion and Sediment Control Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 21 of 35.
22. Erosion and Sediment Control Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 22 of 35.
23. Post Construction Stormwater Management Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 23 of 35.
24. Post Construction Stormwater Management Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 24 of 35.
25. Post Construction Stormwater Management Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 25 of 35.
26. Post Construction Stormwater Management Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 26 of 35.
27. Post Construction Stormwater Management Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 27 of 35.
28. Post Construction Stormwater Management Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 28 of 35.
29. Construction Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 29 of 35.
30. Construction Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 30 of 35.
31. Landscape Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 31 of 35.
32. Landscape Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 32 of 35.
33. Landscape Compensation Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 33 of 35.

34. Lighting Plan, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 34 of 35.
35. Lighting Notes and Details, dated September 12, 2025 with latest revisions dated February 19, 2026, as sheet 35 of 35.

are approved as preliminary land development plans consistent with the Subdivision and Land Development Ordinance conditioned upon completion/satisfaction of all of the provisions and conditions set forth in the following:

1. CKS Engineers, Inc. review letter dated March 19, 2026;
2. Bowman review letter dated March 23, 2026;
3. Gilmore & Associates, Inc. review letter dated March 16, 2026;
4. Township Fire Marshal review letter March 1, 2026.

BE IT FURTHER RESOLVED, that the Preliminary Plan approval is conditioned upon the following:

1. All public/site improvements associated with the land development shall be constructed in conjunction with the Project.
2. Compliance with the Conditional Use Opinion and Order rendered by the Board of Supervisors at its meeting on June 10, 2026.
3. At the time of Final Plan Approval, entering into a land development agreement in a form acceptable to the Township Solicitor.
4. At the time of Final Plan Approval, entering into written agreement(s) addressing the perpetual maintenance responsibilities for the stormwater management facilities, in a form acceptable to the Township Solicitor.
5. Submission of a copy of the Sewage Facilities Planning Approval from the Pennsylvania Department of Environmental Resources for the additional wastewater flow from the proposed development.
6. Payment at the time of Final Plan approval of sewer capital charges for the purchase of 11 EDU's payable to Towamencin Township totaling \$12,694.00 (\$1,154.00 x 11 EDU's).
7. Payment at the time of Final Plan approval of sewer capital charges for the purchase of 11 EDU's payable to Towamencin Municipal Authority totaling \$23,419.00 (\$2,129.00 x 11 EDU's).
8. Submission of a copy of the approval from the Montgomery County Conservation District for the proposed Erosion & Sediment Control Plan and an NPDES Permit for Discharges Associated with Construction Activities from the Pennsylvania Department of Environmental Protection.
9. Submission of a copy of the approval from North Penn Water Authority for the proposed increase in water usage and proposed water connections.

10. At the time of Final Plan Approval, submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
11. At the time of Final Plan Approval, submission of an electronic copy of the Final Record Plans to the Township.
12. At the completion of the project, the applicant shall provide for all necessary as-built drawings for the Project.

BE IT FURTHER RESOLVED, the following provisions of the Towamencin Township Subdivision and Land Development Ordinance and/or Towamencin Township Engineering Standards are being deferred as follows:

1. Sections 136-504.A.1 and A109.B requiring sidewalk along all street frontages including Dock Drive, Detwiler Road, Gehman Road and Tomlinson Road is hereby deferred.

BE IT FURTHER RESOLVED, the following provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, Towamencin Township Streets, Curbs and Sidewalks Ordinance, and/or the Towamencin Township Stormwater Management Ordinance, are being waived as follows:

1. Section 136-701.B.1 with regard to the requirement that separate preliminary and final plan submissions be provided is hereby waived.
2. Section 132-13.C.3 with regard to the requirement that the minimum pipe diameter for storm sewers be 15 inches is hereby waived to allow smaller diameter pipes for roof drains.
3. Section 132-13.C.6 with regard to the requirements that pipe slopes for the terminal sections of pipe have a minimum slope of 1% and to allow a velocity less than 3 feet per second is hereby waived.
4. Section 132-13.C.14 with regard to the requirement that storm sewer structures not be located on top of or within 10 feet of electric, communication, water, sanitary sewer, or gas services and/or mains and structures is hereby waived.
5. Section 132-13.C.15 with regard to the requirement that stormwater pipes be oriented at right angles to electric, water, sanitary sewer, and gas utilities when crossing above or beneath same is hereby waived.
6. Sections 136-517.A.1 and 132-13.G.2 with regard to the requirement to provide a minimum of 2% slopes away from and around all structures for impervious surfaces is hereby waived. The 2% minimum is to be maintained for all grass/landscaped areas around the structure.
7. Section 132-12.C.5 with regard to the requirement to provide 30 ft of undisturbed soil between the foundation wall of any building and an infiltration BMP is hereby waived due to the limited infiltration.

8. Section 132-13.H.4 with regard to the requirement that stormwater management basins be designed so that they return to normal conditions within approximately 72 hours after the termination of the storm for the Manage Release Concept (MRC) basin is hereby waived.
9. Sections 136-704.H and 132-18.B.17 H.23 with regard to the requirement to provide an inlet or access point for the underground basins at all pipe entrances is hereby waived.
10. Sections 136-509, 136A-A115 and 133-32.D.1 with regard to the requirement that the height of curb above the gutter line be eight inches are hereby waived to allow a 6-inch curb.
11. Section 136-510.G.1 with regard to the requirements for specific landscaping per dwelling unit for multi-family developments is hereby waived for location only to allow some of the required landscaping to be placed elsewhere on the property outside of the area of improvements.
12. Section 136-701.I with regard to the requirements to submit a Traffic Impact Study for the proposed site modifications is hereby waived.
13. Sections 136-510.C and 136A-A116.J.3.a with regard to the requirement that street trees be placed 40 ft. on center along the street is hereby waived to allow the required number of trees to be placed in a modified arrangement along Dock Drive near the proposed improvements.

WHEREAS, the above-noted waivers are granted contingent upon compliance with the information presented on the above-noted preliminary land development plans;

No waiver from any applicable provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, the Towamencin Township Stormwater Management Ordinance, the Township Driveway Ordinance, the Towamencin Township Grading and Excavating Ordinance and the Township Streets, Curbs, and Sidewalks Ordinance are intended to be granted by virtue of this preliminary approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the plans which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby must be addressed for approval to the Board of Supervisors prior to action of the Final Plan.

This approval is further conditioned upon the acceptance of the conditions contained herein by the applicant and his/her signifying his/her acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.


In the event that said execution of the resolution is not delivered to the Township office by noon, July 8, 2026, it shall be deemed that the applicant does not accept these conditions and any approvals conditioned upon their acceptance of the conditions are revoked and the application shall be considered denied for the reasons set forth above and as authorized in Section 508 of the Municipalities Planning Code.

Adopted by the Towamencin Township Board of Supervisors on this 24th day of June 2026.

**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**


Joyce F. Snyder, Chairperson

ATTEST:



Kofi Osei, Secretary

ACCEPT:

Living Branches

Date