ABINGTON TOWNSHIP

MARCH 23, 2021

PLANNING COMMISSION MEETING

TOWNSHIP OF ABINGTON

PLANNING COMMISSION MEETING

A G E N D A
March 23, 2021
7:30 PM

There are two ways for the public to participate in the meeting. Residents can access the meeting online, by a computer, iPad, iPhone or Android at https://zoom.us/j/91211205403. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 912-1120-5403 when prompted.

CALL TO ORDER

ROLL CALL *BROWN, DICELLO, ROBINSON, GAUTHIER, RUSSELL, ROSEN, COOPER, BAKER, STRACKHOUSE*

CONSIDER APPROVAL OF MINUTES

a. a. Consider Approval Meeting Minutes of February 23, 2021

PRESENTATION

UNFINISHED BUSINESS

a. Consider a petition to amend Zoning Ordinance by PREIT as referred by the Board of Commissioners.

NEW BUSINESS

a. Consider a motion to approve the proposed Minor Land Development for The Galman Group at property address 1250 Greenwood Avenue. The applicant intends to enclose the existing patio located on the rear of the existing building at The Plaza Apartments.

b. Consider a motion to approve the proposed Minor Land Development for Holy Redeemer Health System located at 1648 Huntingdon Pike. The applicant intends to construct a new 1,772 sf building addition which will be for a new Linear Accelerator use.

c. Consider a motion to approve the proposed Minor Land Development for The Sisters of the Redeemer located at 521 Moredon Road. The applicant intends to construct an accessory

building (BARN) to support the existing farm operations that are currently performed in the existing building.

PUBLIC COMMENT

ADJOURNMENT

BOARD POLICY ON AGENDA ITEMS

For Information Purposes Only

Board President Announcements
This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.

Public Comment
Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.

Presentations
Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.

Consent Agenda
Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

Unfinished Business
Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.

New Business
Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, February 23, 2021 as a Zoom webinar and teleconference with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:32 p.m.

ROLL CALL: Present: BROWN, GAUTHIER, ROSEN, COOPER, BAKER, RUSSELL, STRACKHOUSE
Excused: DICELLO, ROBINSON

Also Present: County Planner NARCOWICH
Administrative Manager WYRSTA
Commissioners THOMPSON, WINEGRAD, BOLE, SPIEGELMAN

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF MINUTES:

Mr. Rosen made a MOTION, seconded by Ms. Gauthier to approve the minutes of the Planning Commission Meeting of January 26, 2021.

MOTION was ADOPTED 7-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

ANNOUNCEMENT:

Ms. Strackhouse announced that Item b. of the agenda of the proposed minor land development plan for the Galman Group has been withdrawn and will be rescheduled for the March meeting.

Consider approving the proposed minor subdivision plan for property address 1405 Rothley Avenue – Kevin S. Maguire & James J. Maguire Jr. to create one new building lot for a single-family dwelling use. The property is zoned within the R-4 Residential District of Ward No. 5:

Mr. Gary Tilford, PE, with Charles E. Shoemaker, Inc., 1007 Edge Hill Road, Abington, PA., representing the applicant, presented the subdivision plan for property located at 1405 Rothley Avenue on the southside showing an existing single-family dwelling that is between Rothley and the SEPTA Train Station that runs along the rear of the property.

The plan has been presented before the ZHB for two items of relief – to allow 7.9 ft of setback between created property line and existing house and the second variance was for frontage along the building setback line of the newly created building lot, Lot 2 where 48.25 ft. is provided, but 50 ft. is required. Rothley Avenue has a 50 ft. right-of-way and 30 ft. cartway that meets the standard with existing sidewalk in front of the entire property both on Lots 1 and 2, but the sidewalk is not in a location per standard code.

The applicant has received review letters from the MCPC, Pennoni Associates and the EAC.

Ms. Strackhouse noted that the MCPC's review letter states that zoning requires street trees to be planted every 40 linear ft. or a fraction thereof and suggested money be placed in escrow for trees to be planted after construction of the new home. Also, the letter indicates that a small portion of the driveway on the neighboring property extends onto the subject property, so will the pavement extending onto Lot 2 be removed?

Mr. Brian McVan, Attorney, representing the applicant, replied that is agreeable with the applicant. The applicant will grant the neighbor an easement to use that part of the existing driveway and the neighbor is aware of the proposed plan and is in favor of it subject to the applicant's willingness to grant an easement to use a few inches of their property.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Ms. Gauthier asked about the shed on the neighbor's property in the back of Lot 1 that encroaches on the applicant's property.

Mr. McVan replied we will resolve the issue of the shed with that neighbor with an easement or whatever makes that neighbor content with our land development plan and both issues will be addressed and documented.

Ms. Gauthier said both issues should be conditions of approval.

Ms. Strackhouse asked the applicant to address comments from the EAC.

Mr. Tilford replied the EAC did not have any comments on the subdivision plan but encouraged the applicant to contact the EAC and STC for suggestions on native plants. Also, when there is a plan to build a new home, stormwater management will be addressed at that time.

Ms. Strackhouse asked for the timeline of when a new home will be constructed.

Mr. McVan replied we are in consultation with various builders for a site plan that would illustrate the type of structure to be built on the property, and in connection with that plan, we will consult with the Shade Tree Commission making sure it is landscaped in a manner consistent with their objectives.

Ms. Strackhouse said it would be advantageous for the character of the neighborhood to build a home that is similar in size and mass to existing homes on that street.

Mr. McVan replied it will blend in properly with the community as it currently exists.

Ms. Gauthier asked about connection to the water line.

Mr. Tilford replied there is a water line on the other side of the center line to hook into and the same with the sewer lateral at the curb line that will serve this lot.

Ms. Gauthier questioned whether the proposed house and driveway would be built on the side of the existing structure, and if so, would that be a shared driveway?

Mr. McVan replied yes, it will be built on the side where the existing structure is located with a shared driveway.

Mr. Khaled Hassan, Township Engineer with Pennoni Associates, noted that regarding the proximity of proposed structure; there is a building envelop that is required and the applicant must build within the footprint of that envelop.

Also, included in his review letter dated February 19, 2021 are waivers requested by the applicant as follows: Section 146 -11 A. (4) – Identification Plan; Section 146 -11B. (3) – Existing Features Plan; Section 146 -11. B. (7) Existing Features – Utilities; Section 146 -27 B. (1) – Sidewalks and Curb - the applicant proposes to keep existing sidewalks as is and waiver is requested to permit the existing nonconforming sidewalk to be less than four (4) feet in width in residential areas; and Section 146-27. C. – Sidewalk Location – the applicant proposes to keep existing sidewalks as is and waiver is requested to allow the existing nonconforming sidewalk to be located between the curb and right-of-way line at more than six (6) inches from the property line.

Also, the code requires survey elevations to be based upon sanitary sewer datum of Abington Township for consistency; however, if the applicant diverts from it, a waiver would be required.

Mr. Tilford said the applicant will comply with requirement of sanitary sewer datum of Abington Township.

Mr. Hassan indicated that he supports waivers requested by the applicant.

Ms. Strackhouse asked for any public comments. There were none.

Waivers requested by the applicant as follows:

Section 146 -11 A. (4) – Identification Plan.

Section 146 -11B. (3) – Existing Features Plan.

Section 146 -11. B. (7) Existing Features – Utilities Plan.

Section 146 -27 B. (1) – Sidewalks and Curb - the applicant proposes to keep existing sidewalks as is and waiver is requested to permit the existing nonconforming sidewalk to be less than four (4) feet in width in residential areas.

Section 146-27. C. – Sidewalk Location – the applicant proposes to keep existing sidewalks as is and waiver is requested to allow the existing nonconforming sidewalk to be located between the curb and right-of-way line at more than six (6) inches from the property line.

Section 146-43. A. (1) – Erosion and Sediment Control – Grading.

Section 146-44 – Steep Slopes.

Township Engineer supports waiver requests.

Also, the applicant will comply with requirement of sanitary sewer datum of Abington Township, so no waiver is required.

Ms. Gauthier made a MOTION, seconded by Mr. Rosen to recommend approval of minor subdivision plan for property located at 1405 Rothley Avenue subject to the conditions that the applicant will comply with Township Engineer's review letter dated February 19, 2021; that the applicant will provide easements to the neighbors regarding the driveway and the shed; that the applicant will put money in escrow for street trees to be planted after construction of the new home; that the applicant contact the EAC and Shade Tree Commission for suggestions on native plants; and approval of waivers as listed.

MOTION was ADOPTED 7-0.

Consider a motion to approve the Land Development application, LD-21-01, AQUA Pennsylvania, Inc. at property address 315 Chelsea Avenue, Glenside to upgrade and expand the North Hills Pump Station to implement a PFAS treatment system:

Mr. Brennan Kelly, Engineer and Project Manager with AQUA PA, introduced Margie Gray Principal Engineer with Mott MacDonald and Jason Marie Vice President of Mott MacDonald, and stated that this project is to construct a PFAS treatment system at the North Hills well station located at 315 Chelsea Avenue in Glenside, and this well provides drinking water for approximately 2,500 households in the area.

The well has been out-of-service since July 2018, and beginning in March 2019, we performed a 12-month test for treatment of PFAS. Results of the test were approved by PADEP, and in August, PADEP issued a permit to construct this treatment system. The well produces 475 gallons a minute and treatment will be accomplished by using two-eight ft. diameter steel vessels with ion exchange resin in them.

This past November, AQUA received a grant from the Pennsylvania Legislature for $3.9 million for this project and we are anxious to make this improvement for the community.

Ms. Strackhouse asked for further explanation of PFAS and why this treatment system is needed.

Mr. Kelly replied PFAS is a contaminate found in many products mostly in firefighting protection foam and it has gotten into the groundwater. There has not been an MCL (maximum contaminate level) issued by EPA yet, but there has been talk about it coming soon, so AQUA is trying to get ahead by providing treatment prior to MCL being established.

Mr. Jason Marie presented the site plan showing the footprint of the existing well station and proposed is to add a building addition on the front part of the lot that houses the vessels for ion exchange resin. Also, to be incompliance with the Township's stormwater management requirements, proposed is an underground storage detention basin to capture storm events, and inside the front setback line is a new transformer set by PECO to supply additional power per requirements of the upgrade. Also, proposed is to connect to the existing sanitary sewer; there will be several yard-piping modifications needed for process connections; and the existing driveway will be repaved and restored to its original condition upon completion of construction.

The applicant appeared before the ZHB for variances for landscaping requirements due to the difficulty of the site relating to utilities and will continue to work with the Township to provide landscaping on the frontage facing Chelsea Avenue.

The applicant received review letters from the MCPC and Pennoni Associates, and we are in the process of writing a response letter addressing those comments.

Ms. Strackhouse said once all permits are approved when will the project be shovel-ready?

Mr. Marie replied the project is shovel-ready now, we are just waiting on clarification from PENNVEST (Pennsylvania Infrastructure Investment Authority) regarding funding documents to meet proper requirements.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Ms. Gauthier asked about variances for landscaping granted by the ZHB.

Mr. Marie provided the rendering that was submitted to the ZHB reflecting the landscape plan.

Ms. Gauthier noted there are incorrect names of plants listed on the plan.

Mr. Marie replied that will be corrected.

Ms. Strackhouse noted that the EAC concurs with recommendations of the MCPC's review letter dated February 16, 2021 and the EAC recommends using native vegetation where possible and the applicant should consult with the Shade Tree Commission on selection of appropriate street trees.

Mr. Hassan noted the applicant's requested waivers from Section 146-27 – Sidewalks – to not provide sidewalks along the frontage of Chelsea Avenue and Section 146-10. A. 2 – Plan Size – waiver from providing plans on required 24" X 36" inch size and that 22" X 34" is a required client standard, and he supports these waiver requests.

Also, the applicant submitted concurrent applications for land development and relief from the Zoning Hearing Board and received variances from the ZHB at the same time as his review was completed for the land development submission. Comment #7 on Page 2 of his review letter indicates the variance that was granted to the applicant. Also, the ZHB approved a variance from Section 2403.B.4. a. (5) regarding alternative landscaped buffer and the ZHB would like a street tree proposal from the applicant. The code requires a tree to be planted every 40 feet and this project is barely 80 feet wide, which means a maximum of two street trees. If the applicant provides that prior to presenting before the Board of Commissioners, the applicant will have satisfied the condition imposed by the ZHB.

Mr. Rosen questioned whether the neighbors appreciate the proposed aesthetics.

Mr. Hassan replied neighbors were notified about the ZHB application and he is not aware of any opposition.

Mr. Cooper commented that he appreciates the architectural aesthetics, and when the project is completed, it will look more residential for the neighborhood.

Mr. Narcowich said his review letter contains an image of an area that could be considered for planting of a street tree and recommended using native plants as suggested by the EAC; and he asked for clarification on the fence.

Mr. Marie replied proposed is a vinyl coating fence.

Mr. Rosen asked about the security of the property.

Mr. Kelly replied there are security cameras, motion sensors, and alarms if there is an intruder on the property.

Mr. Baker asked about lighting around the facility.

Mr. Kelly replied the new addition will have outside lighting, but it is not a motion sensor.

Mr. Narcowich asked about using an opaque fence on the property to help filter the view from neighboring properties.

Ms. Strackhouse said currently there is an open chained-link fence and that is what she prefers.

Mr. Marie presented the rendering showing the view from each neighboring parcel.

Mr. Hassan said renderings are conceptual to provide an idea of what the project will look like, and the fence will be in a location that is in accordance with codes and agreed to keep it see-through.

Ms. Allison Lee, Pennoni Associates, noted the applicant was asked to provide lighting calculations making sure no lighting filters beyond the lot line.

Mr. Rosen asked about any dangerous open elements onsite.

Mr. Marie replied everything is enclosed and at-grade.

Ms. Strackhouse asked for any public comments.

Lora Lehmann, resident, commented that it looks like an improvement.

Waivers requested by the applicant as follows:

Section 146-27 – Sidewalks – to not provide sidewalks along the frontage of Chelsea Avenue.

Section 146-10. A. 2 – Plan Size – waiver from providing plans on required 24" X 36" inch size and 22" X 34" is a required client standard.

Section 142-302. B.(2)(a) - waiver from providing ERSAM (Existing Resource and Site Analysis Map) relating to stormwater management as this project does not require it.

Township Engineer supports waiver requests.

Applicant will provide lighting calculations to show that no lighting filters beyond the lot line.

Applicant received variances from the Zoning Hearing Board for: nonconforming use; to permit a six (6) ft. high fence; alternate landscaping and permit a roof-mounted exhaust fan. Also, a special exemption for construction of a well-station in an R-4 Zoning District that complies with Comprehensive Use Matrix Code – E-17.

Ms. Gauthier made a MOTION, seconded by Mr. Cooper to recommend approval of Land Development application, LD-21-01, AQUA Pennsylvania, Inc. at property address 315 Chelsea Avenue, subject to the conditions that the applicant comply with Township Engineer's review letter dated February 19, 2021; that the applicant use native vegetation where possible onsite and the applicant should consult with the Shade Tree Commission on selection of appropriate street trees; and approval of waivers as listed.

MOTION was ADOPTED 7-0.

Consider a motion to approve the submitted petition to amend the Township's Zoning Ordinance by PREIT:

Mr. Marc B. Kaplin, Esquire representing the applicant PREIT (Pennsylvania Real Estate Investment Trust) owner of the Willow Grove Mall and stated the face of malls has been changing rapidly with closures of anchor stores and PREIT has been trying to resuscitate its malls by turning them into mixed use facilities to protect the longevity of its Willow Grove Mall in its current location.

There have been discussions with Mr. Narcowich and Township staff as well as a presentation to the neighbors back in October. Also, a presentation was made before the Board of Commissioners Committee of the Whole who referred this matter to the Planning Commission, and tonight is the beginning of the public process.

Mr. Dan Herman, Senior Vice President of Development of PREIT, provided a power point presentation and noted that at a future date Jennifer Nebbit of Bel Canto, a local developer partner will discuss their services in detail. Presented was the history of retail; Willow Grove before and after; multifamily initiative; and location/walkability; also presented were the economics by adding this use as a permissible use in the zoning district.

Mr. Kaplin continued that the applicant submitted a formal petition to the Township requesting the addition of a multifamily use in the Business Commercial Zoning District, which is not a permitted use in the Willow Grove Mall area, so that a development like the rendering could be constructed benefitting the Township.

We are not requesting that any action be taken tonight as this is an introduction to the Planning Commission, and next month reps of Bel Canto will attend, who are pros in design, construction, and management for this type of apartment project. Also, Jennifer Nebbit of Bel Canto indicated that it is expected that the apartments will generate $1 million in taxes to the School District and the Township, and the applicant hopes that the addition of apartments will help stabilize and preserve the mall.

Ms. Strackhouse asked about the language in proposed text amendment regarding construction standards relating to fire protection.

Mr. Kaplin replied the construction standards of the IBC (International Building Code) and NFPC (National Fire Protection Code) have changed and the focus is not on the type of material, but on 1-hour or 2-hour fire ratings in which there are strict requirements in the new code. Also, sprinkler and venting systems are built into new buildings in accordance with the IBC and NFPC to provide notice of a fire in getting residents out and firefighters into the building and to provide adequate supply of water.

The applicant has retained a fire protection expert, Mr. Drew Gerard, who will meet with Fire Marshal Rohrer to address any concerns that precipitated the noncombustible requirement and come to an agreement on what the fire protection system should be for this development, and when that is determined, it will be brought before the Planning Commission.

Ms. Strackhouse questioned whether sprinklers are being considered and is wood frame construction being proposed.

Mr. Kaplin replied sprinklers are a requirement of the current fire code and we expect there will be consideration of upgrades to the type of sprinklers. It will be wood frame construction that will meet all fire protection requirements.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Mr. Baker commented that it is a surprise that wood frame construction would be permitted considering the size, height and use of proposed building. It should be built using concrete or steel.

Ms. Gauthier asked for projections of the number of school children that would result from the project as well as costs for increase in services; and about projected economics relating to COVID-19.

Mr. Herman replied he would need to consult with the Bel Canto team as economics are based on their product.

Mr. Kaplin added that Bel Canto added additional space to the apartments as we are all working from home.

Ms. Gauthier asked to see more information on projected service costs and impact on schools based on the long-term such as 10 years after the project is built. Also, she asked for clarification on whether the H-12 use - Senior Apartment Living was ever adopted. Also, regarding Section D. – Construction Standards, that provision should not be listed in a zoning ordinance, which is inappropriate.

Mr. Russell asked what is the applicant trying to achieve tonight?

Mr. Narcowich replied the focus is to review the zoning text amendment and no action is required tonight. The presentation is on the vision of the multifamily use to help provide context and background on the petition.

Mr. Russell asked why the multifamily use was not originally included in the BC District.

Mr. Narcowich replied he has always expressed support for mixed use including residential at the Willow Grove Park Mall; however, revision of the zoning ordinance was a product of many participants and the Zoning Ordinance Committee back then felt that residential would have a negative fiscal impact; create too much traffic along with other concerns about multifamily apartments. Since then, there has been a transformation of shopping centers and now the potential for mixed use could create vibrancy and self-reinforcing uses, and this ordinance is linked to transit-oriented development, so the use is targeted to be within a proximity of regional rail stations.

Mr. Brown asked for an overview of the details of the proposed text amendment such as maximum building height and will this effect similar parcels elsewhere or is this proposed specifically for the Willow Grove Park Mall site. Also, he asked about data determining the parking needs for the mall.

Mr. Narcowich replied PREIT expressed an interest in this idea and proposed an initial draft that was submitted to the Township for informal comments along with comments from the MCPC. Regarding specific requirements, the applicant is addressing the transit-oriented apartment/condo use, and he presented an image of PREIT's shopping center development at the Plymouth Meeting Mall.

Mr. Kaplin added that to determine the number of parking spaces for an apartment building is to take measurements at 1 a.m. – 3 a.m. during the weekdays as that is the time when the maximum number of vehicles are parked at an apartment building and there have been multiple studies showing 1.2 parking spaces per apartment is the criteria that works.

Mr. Herman noted that most effected would be the anchor stores and the number of parking spaces in proximity to its door. Department store owners have realized that people are not shopping at the same time and the internet has exemplified that concept. Data is also used from the Urban Land Institute that continually does studies and updates.

Mr. Rosen questioned whether it will be one- and two-bedroom apartments, what will be the cost of rent and what about green space.

Mr. Kaplin replied that will be answered next month when Bel Canto reps are present.

Mr. Rosen asked how will the apartment dwellers save the mall in continuing its viability?

Mr. Herman replied there is not one factor that will guarantee saving the mall. We believe that changes made to the mall by adding restaurants and non-traditional tenants was to reinvest and diversify. By adding the multifamily use, it will increase sales due to the proximity of tenants being able to walk to it and become patrons giving it a sense of place.

Mr. Rosen asked about the pace of buildout and minimum guaranteed buildout of multifamily use.

Mr. Herman added that Bel Canto will underwrite as to what the market dictates and build the number of units that makes sense, and we would rather see less units and have tremendous demand than worry about vacancies.

Mr. Kaplin said the building will be built all at one time, and if there is a demand for two bedrooms, there will be less apartments overall and that will be determined by Bel Canto.

Ms. Gauthier commented that she has a lot of issues on how proposed zoning text amendment is written and how it ties in with the Township's zoning ordinance.
Ms. Strackhouse asked for any public comments.

Steve Farrell, resident, expressed concern about the long-term viability of the mall, and when it becomes a "ghost town," what will the attraction be for the tenants? Also, he expressed concern about the size of proposed structure that is out of character and scope of the area.

A resident expressed concern about adding renters to the area that are too close to homes, and she does not see this as a positive and that her way of life will change drastically.

A resident questioned whether the zoning amendment could permit this type of apartment complex to be expanded such as on the other side of the mall.

Mr. Kaplin replied there are limitations in the ordinance regarding height near residential districts.

Mr. Narcowich added that due to proximity of residential to regional rail stations, the area where this type of development could be built would keep it away from residential neighborhoods.

David Forbes, resident, suggested that zoning ordinance amendment should be specific to just this property, and he is in support of it because Abington Township will continue to grow.

Reid Stever, resident, expressed concern about the noncombustible language of proposed text amendment and how it would set precedent for future applicants. The Township has a higher standard for a reason and why should it be lowered.

Mr. Kaplin replied that will be addressed by the fire protection expert as well as Township's Fire Marshal.

Mark Penecale, resident, commented that he did not see anything in proposed text amendment about the number of units per acre or any type of yields. Also, he understands provisions about being a certain distance to a rail station, but this affects all properties within the BC District. Since no site was defined in the plans and no dimensions were provided; what is the yield for number of units per acre?

Mr. Kaplin replied there is an FAR provision in the ordinance, which is a relationship between the size of the property and the amount of square footage of a building.

Mr. Seth Shapiro, representing PREIT, added that FAR was chosen because it is a parcel of a mixed uses.

Mr. Penecale continued that the applicant should be able to define the area of the mall within the distance of the rail station and provide the public at-large an understanding of what the maximum numbers would be regardless of how it is calculated. Also, does the applicant plan on presenting vacancy rates of anything that has been built within the last two years?

Mr. Kaplin replied that the rendering is what is intended to be built by the developer and the ordinance will allow construction of an apartment building built on a parking lot controlled by Bloomingdale's. Also, he does not plan on presenting anyone else's vacancy rates, but Bel Canto will construct a sophisticated apartment development per the market.

Susan Odher, resident, expressed concern that the size of proposed building is too large with little room for greenery and requested that the building be three or four stories high as opposed to five stories with fewer units. Also, if the zoning is changed will there be other buildings be built?

Cakky Evans, EAC member, asked for the number of proposed parking spaces noting the applicant is requesting a density bonus for just three spaces for electric vehicles.

Mr. Brett Owens, representing PREIT, replied estimated are 632 parking spaces to accommodate the number of units.

Ms. Evans requested that the applicant review the "Ready for 100" resolution adopted by the Board of Commissioners; and that the Planning Commission not consider this in its current form.

Paul E. Morse, resident, questioned whether this is the only applicable site for this use and could it be built in Noble Town Plaza, and expressed concern about the impact on schools. Also, he suggested these meetings be held in-person that would enable the community to have a more unified voice.

Mr. Narcowich replied this use can only be built within proximity of regional rail stations in which this area is only a portion of the Willow Grove Park Mall development center, and it cannot be built in the Noble Town Plaza.

Van Strother, resident, commented that typically a market study is done to see what the existing housing vacancy rate is and whether there is a demand or need, because within a three-mile radius, there is about five or six mega-apartment structures, so was a market study done?

Mr. Kaplin replied Bel Canto has a sophisticated in-house analytics team and they have done a market study and will answer questions next month.

Mr. Strother continued that he is a nearby neighbor on Old Welsh Road and the connector road is Cummings Avenue, which is a busy unsignalized intersection where there are always accidents including a fatality, and he will be pressing for a traffic impact study to include whether the size of the roads can handle increased volume of traffic.

Mr. Kaplin replied a traffic study will be presented at a future meeting.

Len Zangwill, resident, asked for the number of Bloomingdale's parking spaces will be dedicated to this proposal. Also, he expressed concern that this is a zoning ordinance amendment for an entire district as opposed to a variance for a specific project, and it seems to be giving a "blank check" to the developer. The proposed building is too large and out-of-scale for this area and green space should be a major factor as well as public space such as a playground for families living there. He requested that the Planning Commission turn the proposal down.

Mr. Owens replied the tenants will park via the parking garage attached to the building and it is 285 parking spaces in front of Bloomingdale's lot.

Lora Lehmann, resident, said she agrees with the majority, and questioned whether there could be further development on the mall property; also, that the text amendment to be reviewed line-by-line at a presentation prior to the meeting.

Ms. Strackhouse announced that the PREIT team will be invited back next month to continue discussion.

Ms. Gauthier requested that the applicant provide a comparison of existing dimensional regulations and bonuses as to what is being proposed.

Mr. Kaplin agreed.

ADJOURNMENT: 10:39 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

PLANNING COMMISSION MEETING

AGENDA ITEM

March 23, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

PREIT Petition - Zoning Text Amendment

EXECUTIVE SUMMARY:

Consider a motion to approve the submitted petition to amend the Township's Zoning Ordinance by PREIT

PREVIOUS BOARD ACTIONS:

12-10-2020 - Committee of the Whole made a motion to move the Agenda item to the Board of Commissioners Regular Meeting on January 14, 2021, to approve the next step of the process in sending this matter to the Township Planning Commission.

RECOMMENDED BOARD ACTIONS:

Consider a petition to amend Zoning Ordinance by PREIT as referred by the Board of Commissioners.

ORDINANCE NO. _____

ABINGTON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, TO AMEND SECTION 2103.H AND THE COMPREHENSIVE USE MATRIX IN THE APPENDIX TO INCLUDE A TRANSIT-ORIENTED APARTMENT/CONDOMINIUM BUILDING AS USE [H-12], PERMITTED UPON CONDITIONAL USE APPROVAL.

BE IT ORDAINED AND ENACTED, by the Board of Commissioners of Abington Township, Montgomery County, as follows:

SECTION 1. Zoning Text Amendment. Section 2103.H of the Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended to add the following new use:

> **Use H-12: Transit Oriented Apartment/Condominium Building.** A Transit Oriented Apartment/Condominium Building [Use H-12] is a multifamily residential Apartment/Condominium Building or Buildings, each containing at least three, separate Dwelling Units, arranged in a variety of combinations, including side by side, over and under, or back and forth with another dwelling unit. A Transit Oriented Apartment/Condominium Building or Buildings shall be a permitted use within BC-Business Center District: Willow Grove Park, subject to the Developer/Applicant obtaining conditional use approval for such use in accordance with Section 1806 of the Zoning Ordinance.

SECTION 2. Zoning Text Amendment. The Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended to add the following new Section:

> SECTION 1112.
>
> A. **Master Plan.** All properties proposed for development as a Transit Oriented Apartment/Condominium Building [Use H-12] shall be developed in accordance with a master plan that has been approved by the municipal governing body as part of the conditional use approval process.
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> 1. Master plans shall meet the following requirements:
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> a. A master plan shall be prepared when any property, existing at the time of adoption of this ordinance, is initially proposed for subdivision or land development. Subdivided properties that are intended to be developed at a later date shall be subject to this initial master plan.
>
> b. Master plans shall meet the conditional use plan requirements in Section 1806 of the Abington Township Zoning Ordinance.

c. Master plans shall demonstrate that land use mix requirements of Figure 11.9 Dimensional Requirements have been met.

d. Master plans shall illustrate a pedestrian network that connects all buildings, parking areas, open space areas, and transit stops on-site, with public streets.

e. The municipal governing body may require, as a condition of the conditional use approval, changes in the master plan in order to meet the legislative intent and other standards of the Business Center District.

2. Development of property may be done in phases; however, any proposed subdivision or land development of a property or portion of a property must be consistent with the master plan. If a proposed subdivision or land development is not consistent with the master plan, the master plan as a whole may be revised, provided the following requirements are met:

a. The master plan complies with all BC Business Center District requirements, including the mix requirements of Figure 11.9 Dimensional Requirements

b. All owners of land within the original Master Plan development area, whose property is affected by the revised master plan, approve the revisions to the master plan that affects their properties. In the event that other property owners are unwilling to participate in the master plan process, the master plan may apply only to the applicant's property.

B. **Intent**. The purpose and intent of this Section is to encourage development and redevelopment of land within 2,500 linear feet of SEPTA's Regional Line Train Stations, to create a pedestrian-friendly environment and encourage walking, bicycling and transit use, and provide an alternative to traditional development by emphasizing mixed use, pedestrian-oriented development; promote a mix of retail and office uses, while allowing community service and higher-density residential uses within walking distance to retail, commercial, office and personal services; promote increased public transit ridership as an alternative to total reliance on the automobile for a variety of trip purposes; provide a range of housing options; create a neighborhood identity that promotes pedestrian activity, human interactions, safety and livability; and encourage development of underused tracts and parcels.

C. **Governing Regulations**. If elected by a Developer/Applicant, and subject to obtaining conditional use approval in accordance with Section 1806 of the Ordinance, an [H-12] Apartment/Condominium Use shall be subject to the regulations, requirements and standards set forth in this Section, and shall be subject to the regulations, requirements and standards of the BC Business Center District and other applicable regulations, requirements and standards set forth in the Ordinance, provided, however, to the extent that a regulation, requirement or standard of the Ordinance is inconsistent with the regulations, requirements and standards set forth in this Section, the regulations, requirements and standards set forth in this Section shall govern and control.

D. **Construction Standards**. All construction shall be governed by the standards contained in the most recent edition of the International Building Code and National Fire Protection standards, as adopted by the state of Pennsylvania. Wood frame construction shall be permitted, provided that it meets all International Building Code and National Fire Protection standards.

E. **Existing Legal Nonconformities**. All existing legal nonconformities on a site proposed for development shall be permitted to remain and shall not be required to be brought into conformity with current ordinance requirements, provided that no new nonconformities are created and the extent of any existing legal nonconformity shall not be increased unless the applicant obtains relief from the Zoning Hearing Board.

F. **Use Regulations: Use H-12:**

1. Qualifying Lot. An [H-12]: Transit-Oriented Apartment/Condominium Building shall be located within 2,500 linear feet of one or more of SEPTA's Regional Line Train Stations

2. Mixed Use. Retail, commercial office, and other uses permitted in the BC District Apartment/Condominium Building may be located on the first floor, penthouse or rooftop area of a Transit-Oriented Apartment/Condominium Building. If provided on the first floor, the first floor ceiling height must be a minimum of eleven (11) feet.

3. Accessory Uses. Accessory uses for Use [H-12]: Transit-Oriented Apartment/Condominium Building shall include those accessory uses permitted for Use H-1: Apartment/Condominium Building. Accessory uses:

a. Shall be located on the ground floor, penthouse or rooftop area.

b. There shall be no entrance to any accessory use located within a building except from inside the apartment/ condominium building.

c. Other than permitted signs, there shall be no display of merchandise or other manifestation of commercial use visible from the street.

F. **Dimensional Requirements.**

AREA AND BULK REGULATIONS:	
Minimum Mix Requirement	Minimum 20% Retail, Minimum 10% Apartment/Condominium
Maximum Floor Area Ratio (	0.80; 1.0 with bonus
Minimum Floor Area Per Dwelling Unit	Not Applicable
Minimum Lot Size	Not Applicable
Minimum Lot Width	Not Applicable
Minimum Lot Depth	Not Applicable

Maximum Impervious Coverage	75%
Minimum Green Area	15%
Minimum Public Open Space	3 acres
BUILD-TO-LINE (BTL) REQUIREMENTS (RESIDENTIAL USES):	
BTL for Public Streets	Minimum: 20 feet Maximum: 75 feet
BTL for Main Access Drives/Private Streets	Minimum: 15 feet Maximum: 40 feet
BTL for Secondary Access Drives	Minimum: 0 feet Maximum 30 feet
SETBACK REGULATIONS:	
Minimum parking lot setback from public street	15 feet from the edge of the legal right-of-way
Minimum building setback from parking	15 feet
BUILDING REGULATIONS:	
Maximum Building Height	85 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
Maximum Building Height for Buildings or portions of buildings within 100 feet of an R-1, R-2, R-3 or R-4 residential zoning district	35 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
Maximum Building Height for Buildings or portions of buildings within 300 feet of an R-1, R-2, R-3 or R-4 residential zoning district	55 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building

G. **Public Open Space.** Transit Oriented Apartment/Condominium Buildings shall contain one or more common use areas that will serve as a focal point for the development and provide walkways, seating, and landscaping. Green areas, courtyards, and plazas are encouraged.

H. **Design Standards.**

1. Access Drives. Access Drives and their dimensions shall be designed to provide capacity for on-site traffic. Where new infrastructure meets existing improvements, the proposed improvements may be sized to facilitate the connection to that existing infrastructure.

2. Parking Garages. Cars in parking garages or structures when visible from the public right-of-way shall be screened from the right-of-way (rather than the street) using features such as grills, lattice, mock windows, louvers, or false facades. Sub-Section 1104.C.4 shall not apply to any garage ancillary to Transit Oriented Apartment/Condominium Buildings.

3. Corner Buildings. Sub-Section 1104.C.5.a shall not apply to any Transit Oriented Apartment/Condominium Buildings.

4. Roofs. Paragraph 11.04.C.8.b shall not apply to any Transit Oriented Apartment/Condominium Buildings.

I. **Bonuses.**

Bonus	Bonus Points	Bonus Points or Conditions Required to Qualify
Shared Parking	1	Make parking (min. 8 spaces per acre) available to other BC Business Center District properties through shared parking and easement agreements
Residential Uses Wrapping Parking Garage	1	Residential uses shall be located along at least 25% of garage perimeter.
Greening of parking lot to conform with zoning	4	Retrofitting one-half acre of existing parking lot to add planting islands, planting strips or other stormwater best management practices required by zoning's landscaping chapter.
Enhanced pedestrian	1	300 L.F. of off-site sidewalk and/or crosswalk

connections to Regional Rail Stations, or contribution to escrow account for same		improvements (replacing existing sidewalk with sidewalk and verge conforming to existing zoning) on Moreland Road or Easton Road leading to Willow Grove or Crestmont Regional Rail stations, or to Fitzwatertown Road bus route.
Electric vehicle charging stations	1	Charging stations for three vehicles
Provision of green wall on parking garage	1	For use of native vine species to create green wall facing perimeter street, or if not visible from perimeter street, from a public right-of-way.
Reduced of impervious area	1	For each 1,000 s.f. reduction of impervious area

J. **Parking Access and Traffic Control.**

1. Access Drives. The dimensions of Access Drives will be determined based upon the volume of traffic, required number of lanes and turning movements required. The final width of such access drives shall be approved by the Township Engineer.

2. Employee Parking. Employee parking spaces for Use [H-12]: Transit-Oriented Apartment/Condominium Building shall be coordinated with the principal use of the building, but such parking spaces shall not be required to be signed or striped differently from other on-site parking spaces.

3. Off-Street Loading Requirements. Loading berths shall not be required for Transit-Oriented Apartment/Condominium Buildings if loading and unloading will only be performed by trucks other than tractor trailers.

SECTION 3. Zoning Text Amendment. Section 2304 of the Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended as follows:

A. **Section 2304.C.33. Use C-34: Shopping Mall or Shopping Center Regional:** Section 2304.C.33 is amended as follows:

1. By changing "1 parking space for every 220 square feet of gross leasable floor area" to "1 parking space for every 300 square feet of gross leasable floor area".

2. By adding the following at the end thereof:

If and to the extent that any parking spaces are intended to be available for any Use in addition to Use C-34, the parking requirements for Use C-34 shall govern and control.

B. **Section 2304.H. Residential Uses:** Section 2304.H is amended by adding the following new paragraph:

12. Use [H-12]: Transit Oriented Apartment/Condominium Building: The parking requirements for Use H-2 shall apply. Perpendicular parking stalls in the Transit Oriented Shopping Village (TOSV) Overlay District shall be a minimum of 9 feet by 18 feet; angled parking stalls shall be a minimum of 9 feet by 20 feet; parallel parking stalls shall be a minimum of 8 feet by 22 feet.

SECTION 4. Zoning Text Amendment. The Comprehensive Use Matrix in the Appendix is amended to include a Transit Oriented Apartment/Condominium Building as Use [H-12], as a conditional permitted use within the Willow Grove Park area of the BC-Business District.

SECTION 5. Repealer. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 6. Effective Date. This Ordinance shall become effective five (5) days from enactment.

ORDAINED AND ENACTED by the Board of Commissioners of Abington Township on this day of , 2020.

Attest:

ABINGTON TOWNSHIP

BOARD OF COMMISSIONERS

_____

, Secretary

_____

, President

BEFORE THE BOARD OF COMMISSIONERS OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PETITION FOR ZONING AMENDMENT

WG Park, L.P. and WG Park-Anchor B Limited Partnership (hereinafter collectively referred to as **"PREIT"**), by its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., hereby submits this Petition for Amendment of the Abington Township Zoning Ordinance (**"Zoning Ordinance"**), and in support thereof avers as follows:

1. PREIT is the legal owner of the property upon which the Willow Grove Park Mall is located (**"Mall Property"**).

2. Pursuant to the current Zoning Ordinance, the Mall Property is located in the BC-Business Center District, Willow Grove Park subdistrict.

3. PREIT seeks to construct a 365 unit apartment building on the eastern side of the Mall Property (**"Proposed Development"**) in accordance with the Concept Plan attached hereto as Exhibit "A".

4. Under the existing Zoning Ordinance, the Proposed Development is not a permitted use in the BC-Business Center District, Willow Grove Park subdistrict.

5. In order to construct the Proposed Development, PREIT seeks an amendment to Section 2103.H and the comprehensive use matrix in the appendix of the Zoning Ordinance to include a transit-oriented apartment/condominium building as use [h-12], permitted upon conditional use approval in the BC-Business Center District, Willow Grove Park subdistrict. A true and correct copy of a proposed Zoning Amendment (**"Proposed Zoning Amendment"**) is attached hereto as Exhibit "B".

6. The Proposed Zoning Amendment was prepared jointly by PREIT and the Township's planning consultant, Michael Narcowich of the Montgomery County Planning

Commission.

Justification for Proposed Zoning Amendment

7. PREIT seeks to construct the Proposed Development to preserve and enhance the future of the Willow Grove Park Mall through the creation of a multi-use destination.

8. Over the course of the past decade, in response to a multitude of changes that have occurred in the retail shopping environment, PREIT has reinvented its mall properties through the introduction of a variety of uses including entertainment venues, extensive dining programs, off-price and value purveyors, fitness centers and others.

9. The ongoing turbulent economic and retail environment has accelerated plans to deliver a mix of uses incorporating living space into the retail environment.

10. The addition of an apartment community to the Mall Property will preserve and enhance tax revenue and jobs, ensure the vitality of this historic focal point within the community and drive traffic within the various businesses by expanding the customer base.

11. Based upon the foregoing, Landowner respectfully requests that the Board of Supervisors adopt the Proposed Zoning Amendment attached hereto and made part hereof as Exhibit "B".

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By _____

MARC B. KAPLIN, ESQUIRE
Attorneys for PREIT

EXHIBIT "A"



BARTONPARTNERS
urban design + architecture + interiors

WILLOW GROVE PARK MALL REDEVELOPMENT

WILLOW GROVE, PA

JULY 2020

100 0 50 100
SCALE IN FEET

LANGAN
1818 Market Street, Suite 3300
Philadelphia PA 19103
Phone: 215.845.8900 Fax: 215.845.8901

EXHIBIT "B"

ORDINANCE NO. _____

ABINGTON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

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Minimum building setback from parking	15 feet
BUILDING REGULATIONS:	
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Maximum Building Height for Buildings or portions of buildings within 100 feet of an R-1, R-2, R-3 or R-4 residential zoning district	35 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
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Bonus	Bonus Points	Bonus Points or Conditions Required to Qualify
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Provision of green wall on parking garage	1	For use of native vine species to create green wall facing perimeter street, or if not visible from perimeter street, from a public right-of-way.
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ORDAINED AND ENACTED by the Board of Commissioners of Abington Township on this day of , 2020.

Attest:

ABINGTON TOWNSHIP

BOARD OF COMMISSIONERS

_____

, Secretary

_____

, President

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

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March 18, 2021

ABINT19006/02

Richard Manfredi
Township Manager
Abington Township
1176 Old York Road
Abington PA 19001

RE: Willow Grove Park Mall – Potential Multi-Family Housing
Review of Traffic Study for Proposed Text Amendment

Dear Mr. Manfredi:

We have completed our review of the materials listed below and offer the following comments for consideration by the Abington Township Board of Commissioners. It is our understanding that there is no pending land development application, and as such we may have additional comments if a land development application is submitted to the Township.

Submission:

1. Transportation Impact Study (TIS) for the Willow Grove Park Mall Multi-Family Housing, prepared by McMahon Associates, dated August 27, 2020.

2. Proposed Bus Layover Area Plan, prepared by McMahon Associates, dated September 4, 2020.

Background:

The proposed project intends to redevelop a section of the Willow Grove Mall by adding a residential component to the site, between the Bloomingdale's department store and Easton Road, which will consist of 400 apartment units with a parking garage. In addition, the study also accounts for the conversion of 94,358 SF of space within the mall to provide a 48,693 SF movie theater, a 35,585 SF sport and health center, and 10,080 SF of retail space. The residential development is anticipated to generate **178** new vehicular trips during the weekday morning peak hour and **203** new vehicular trips during the weekday afternoon peak hour.

Due to the impact of the Covid-19 pandemic, the study was prepared using a combination of historical traffic data, supplemented with new traffic volume counts available in the area, and projected to base year 2020 conditions. The study included the following intersections:

1. Moreland Road (SR 0063) & Center Avenue/Mall Access
2. Moreland Road (SR 0063) & Park Avenue/Mall Access
3. Moreland Road (SR 0063) & Eastern Mall Access
4. Moreland Road (SR 0063) & Easton Road
5. Moreland Road (SR 0063) & Davisville Road
6. Easton Road & Davisville Road/Mall Access
7. Old Welsh Road (SR 2029) & Fitzwatertown Road (SR 2038)
8. Old Welsh Road (SR 2029) & Reservoir Avenue/Mall Access
9. Old Welsh Road (SR 2029) & Easton Road

10. Old York Road (SR 0611) & Easton Road/Memorial Park
11. Old York Road (SR 0611) & Davisville Road (SR 2042)

Recommended improvements contained within the TIS include:

- Removal of the existing right-in only access along Easton Road, and reconfiguration of the existing Eastern Mall Access driveway to Moreland Road (SR 0063).

- Realignment of the Mall Access driveway to Easton Road to intersect Easton Road at a ninety-degree angle directly across from Davisville Road. This modification will also include providing two ingress lanes and two egress lanes on the mall access driveway, separated by a landscaped median.

Also, SEPTA buses currently park for short time periods on the existing eastern site driveway to Moreland Road just west of Easton Road. Due to the proposed reconfiguration of this driveway, the applicant proposes to relocate the bus parking area to the internal access roadway adjacent to the existing parking deck.

Transportation Impact Study Comments:

1. The 'local traffic growth' section of the study should contain a summary table of the trip generation from Appendix F depicting the additional traffic anticipated from the revisions to the existing mall area.

2. A right-turn lane must be provided on the southbound Easton Road approach for traffic entering the site driveway. As shown in Appendix E of the Study, the PennDOT warrant for the right-turn lane is extremely close to being satisfied during the projected weekday PM peak hour. In addition, the development is proposing to remove the existing free-flow right-turn entrance into the mall property from Easton Road, and a right-turn lane at the site driveway will aid in facilitating this movement.

3. At the intersection of Moreland Road and the reconfigured eastern mall driveway, protected/permitted left-turn phasing must be provided for westbound Moreland Road traffic.

4. Due to the use of historical traffic data for the study, post-development peak hour traffic counts must be obtained. The traffic signal timing and coordination settings for the intersections studied must be optimized. The applicant should coordinate the scope of work with the Township Engineer's office.

5. Detailed roadway construction and traffic signal construction plans must be provided for the proposed intersection modifications. The proposed modifications must include ADA compliant pedestrian facilities. The traffic signal plans must accommodate future left-turn phasing if not currently warranted. Specifications for any new signal equipment must be coordinated with and reviewed by the Township Engineer's office and the Public Works Department.

6. The proposed intersection modifications to Moreland Road (SR 0063) will require a PennDOT Highway Occupancy Permit (HOP). Abington Township must be included on all submissions, correspondence, and meetings regarding the PennDOT HOP application for the proposed roadway and traffic signal modifications.

7. Regarding the on-site circulation associated with the proposed development, bus and fire vehicle maneuvering diagrams must be shown for all modified internal driveways and intersections. In addition, corner sight distance must be shown for internal driveways and intersections, particularly along the new boulevard-style site driveway to Easton Road.

Proposed Bus Parking/Layover Plan Comments:

1. SEPTA must approve the proposed relocation of the bus parking/layover area. Pedestrian improvements and new or relocated bus shelters must be considered in the area of the new parking area. Abington Township must be included in all meetings and correspondence with SEPTA regarding the proposed bus layover area modifications.

As previously noted, if a formal land development application is submitted, we may have additional comments. If you should have any questions, please do not hesitate to contact us.

Sincerely,

PENNONI ASSOCIATES INC.

Brian R. Keaveney, PE, PTOE
Transportation Division

cc: Timothy G. Clark, Assistant Director of Engineering
Shaun Littlefield, Interim Ztclaroning Officer
John J. Rohrer, Township Fire Marshal
Terry Castorina, Executive Assistant
Michael P. Clarke, Esq., Rudolph Clark LLC, Township Solicitor
Michael Narcowich, AICP, Montgomery County Planning Commission
Sandy Koza, PE, McMahon Associates
Khal Hassan, PE, Pennoni

WILLOW GROVE PARK MALL

COMPARISON OF EXISTING ZONING REQUIREMENTS AND PROPOSED ZONING REQUIREMENT

This document was prepared to compare/contrast the existing Abington Township Zoning Ordinance with the proposed text amendments submitted by PREIT and to explain the reasoning behind the proposed amendments. The comparison is broken down into three separate categories: (1) changes to retail/residential parking requirements; (2) changes to dimensional requirements; and (3) changes to bonus provisions.

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RETAIL/RESIDENTIAL PARKING REQUIREMENTS

CURRENT ORDINANCE	PROPOSED AMENDMENT	COMMENT
Section 2304.C.34 (Parking Use Regulations for Shopping Mall or Shopping Center Regional): The parking space requirements shall be calculated at the ratio of **1 parking space for every 220 square feet** of gross leasable floor area.	**Section 2304.C.34 (Parking Use Regulations for Shopping Mall or Shopping Center Regional**): The parking space requirements shall be calculated at the ratio of **1 parking space for every 300 square feet** of gross leasable floor area. If and to the extent that any parking spaces are intended to be available for any Use in addition to Use C-34, the parking requirements for Use C-34 shall govern and control.	The reduction of the retail parking requirement is consistent with trends in the shopping center/mall industry over the past decade. PREIT's Springfield, VA property is one recent example. Many major retailers have reduced their internal parking ratio requirements over the same period.

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Section 2304.H (Parking Use Requirements for Residential Uses): Use H-2: Apartment/Condominium Campus: Same as Use H-1: Apartment/Condominium Building (**1.33 spaces per dwelling unit**), plus one quarter (1/4) parking spaces per dwelling unit for visitors and overflow parking if proposed in land development with greater than 16 units involving the creation of new streets or drives.	**Section 2304.H (Parking Use Requirements for Residential Uses)**: Use H-12: The parking requirements for Use H-2 (**see left**) shall apply (*i.e*. 1.33 spaces per dwelling unit).	The residential parking requirement matches the existing criteria within the zoning ordinance.

Comparison of dimensional requirements on the following page.

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DIMENSIONAL REQUIREMENTS

AREA AND BULK REGULATIONS:	CURRENT ORDINANCE (Willow Grove Park)	USE H-12 PER PROPOSED TEXT AMENDMENT	COMMENTARY
Minimum Mix Requirement	Minimum 20% Retail, Minimum 10% office	Minimum 20% Retail, Minimum 10% Apartment/Condominium	This mix is consistent with the existing requirement but adds an apartment/condominium minimum
Maximum Floor Area Ratio	.30; .40 with bonus	0.80; 1.0 with bonus	The change brings the district in line with other BC Districts which allow apartment uses.
Minimum Floor Area Per Dwelling Unit	Not Applicable	Not Applicable	The H-12 use does not include minimum floor area/dwelling unit sizes because the use is consistent with current market trends that are far larger than the minimums prescribed in the H-1 Apartment/Condo building.
Minimum Lot Size	1.0 acre	Not Applicable	The final lot dimensions are unknown, but we believe we can comply with the existing requirements
Minimum Lot Width	100 feet	Not Applicable	The final lot dimensions are unknown, but we believe we can comply with the existing requirements
Minimum Lot Depth	150 feet	Not Applicable	The final lot dimensions are unknown, but we believe we can comply with the existing requirements
Maximum Impervious Coverage	70% (75% maximum paving)	75%	The existing mall is non-compliant. The expectation is that any proposed development application will hold or reduce the existing impervious coverage.
Minimum Green Area	Minimum: 25%, Minimum: 15% in	15%	As above, the existing mall site is non-compliant, but we expect to add green area within the Bloomingdale's parking lot and around the new residential building.

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	"Triangle" Area with Bonus		
Minimum Public Open Space	5% Gross Floor Area	3 acres	The only available land area to create a public space is around the existing retention pond. The development program anticipates new amenities and enhancement of this area.
BUILD-TO-LINE (BTL) REQUIREMENTS (RESIDENTIAL USES):			
BTL for Public Streets	Minimum: 20 ft (50 ft on Moreland W. of Park & Old Welsh W. of Reservoir) Maximum: 50 ft. (100 ft. on Moreland W. of Park & Old Welsh W. of Reservoir)	Minimum: 20 feet Maximum: 75 feet	Minor dimensional changes were made to allow additional flexibility. With frontage improvements along Easton Road there will likely be changes to the ROW or roadway easements which could have effects on the final establishment of the build-to-lines. These dimensions effectively give the development flexibility in regard to how it interacts with the street.
BTL for Main Access Drives/Private Streets	Minimum: 20 feet Maximum: 25 feet	Minimum: 15 feet Maximum: 40 feet	Minor dimensional changes were made to allow additional flexibility and tie-ins to existing on-site driveways.
BTL for Secondary Access Drives	Minimum: 16 feet Maximum: 25 feet	Minimum: 0 feet Maximum 30 feet	Minor dimensional changes were made to allow additional flexibility and tie-ins to existing on-site driveways.
SETBACK REGULATIONS:			
Minimum parking lot setback from public street	100 feet (unless a principal building lies	15 feet from the edge of the legal right-of-way	Some existing on-site parking lots are non-compliant. We want to preserve the limits previously established for the mall parking lots and not encounter a situation where

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	between public street and parking)		an existing parking lot needed to be further setback if it was included in a future development application.
Minimum building setback from parking	10 feet	15 feet	The conceptual layouts have all held a larger setback to provide wider sidewalks and landscape beds
BUILDING REGULATIONS:			
Maximum Building Height	55; Bonus: 65; Buildings w/in 100 ft. of BC District boundary: 35	85 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building	We chose 85 feet as buildings above this number are considered high-rise and would be constructed differently. It should be noted that 85 feet would only be permitted adjacent to Easton Road. The current proposal is approximately 60 feet in height.
Maximum Building Height for Buildings or portions of buildings within 100 feet of an R-1, R-2, R-3 or R-4 residential zoning district	Not Applicable	35 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building	As this ordinance covers the entire Mall property, we felt it was necessary to regulate how tall future buildings could be closer to the single-family homes to the west.
Maximum Building Height for Buildings or portions of buildings within 300 feet of an R-1, R-2, R-3 or R-4 residential zoning district	Not Applicable.	55 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building	Same reasoning from above. The further away new development is from R1, R2 R3 and R4 development, the taller it may be.

Bonus provision comparison on the following page.

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CURRENT BONUS PROVISIONS, § 1108

("N/A" denotes bonus that is included in text amendment is currently provided for in the Zoning Ordinance).

Bonus	Bonus Points	Bonus Points or Conditions Required to Qualify
Shared Parking	Eliminated Side Yards	Make parking (min. 8 spaces per acre) available to other BC Business Center District properties through shared parking and easement agreements
Residential Uses Wrapping Parking Garage	Building Cover Increase to 80%	Residential uses shall be located along at least 25% of garage perimeter. This applies to the Noble Triangle area (bounded by Old York Road, the Fairway, and the SEPTA Regional Rail line).
Greening of parking lot to conform with zoning	None	N/A
Enhanced pedestrian connections to Regional Rail Stations, or contribution to escrow account for same	None	N/A
Electric vehicle charging stations	None	N/A
Provision of green wall on parking garage	None	N/A

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Reduced of impervious area	None	N/A

PROPOSED TEXT AMENDMENT TO BONUS PROVISIONS

Bonus	Bonus Points	Bonus Points or Conditions Required to Qualify	COMMENTARY
Shared Parking	1	Make parking (min. 8 spaces per acre) available to other BC Business Center District properties through shared parking and easement agreements	The bonus is converted to a point rather than reducing setbacks. The mall borders roads so the only side yards would be adjacent to the residential properties to the west.
Residential Uses Wrapping Parking Garage	1	Residential uses shall be located along at least 25% of garage perimeter.	The bonus is converted to a point rather than increasing building coverage. The floor area ratio already controls the allowable building coverage.
Greening of parking lot to conform with zoning	4	Retrofitting one-half acre of existing parking lot to add planting islands, planting strips or other stormwater best management practices required by zoning's landscaping chapter.	This bonus resulted from discussions at Developer/Township Meetings.

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Enhanced pedestrian connections to Regional Rail Stations, or contribution to escrow account for same	1	300 L.F. of off-site sidewalk and/or crosswalk improvements (replacing existing sidewalk with sidewalk and verge conforming to existing zoning) on Moreland Road or Easton Road leading to Willow Grove or Crestmont Regional Rail stations, or to Fitzwatertown Road bus route.	This bonus resulted from discussions at Developer/Township Meetings. The thought was to entice the developer to improve/upgrade the sidewalks and paths connecting the mall with the train stations.
Electric vehicle charging stations	1	Charging stations for three vehicles	This bonus resulted from discussions at Developer/Township Meetings.
Provision of green wall on parking garage	1	For use of native vine species to create green wall facing perimeter street, or if not visible from perimeter street, from a public right-of-way.	This bonus resulted from discussions at Developer/Township Meetings. This follows suit with other bonuses for enhancing green space and providing additional buffering of the parking garage.
Reduced of impervious area	1	For each 1,000 s.f. reduction of impervious area	This bonus resulted from discussions at Developer/Township Meetings. Provision to induce improvement of the existing non-conformity and add green space to the site.

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Township of Abington

Engineering & Code Department

John L Spiegelman, President
Thomas Hecker, Vice President

Richard J. Manfredi, Manager

SD/LD Review Tracking Application # LD-21-02

Project Name: Minor Land Development - The Galman Group
1250 Greenwood Ave, Jenkintown - Addition

File Date: 1/14/21 Date Complete _____ 90 Day Clock _____

	Sub. #	Date Sent:	Review Ltr. Recv'd:	Comments (Y/N)
[ ] Reviewing Engr.				
[ ] Traffic Engineer				
[ ] MCPC				
[ ] Fire Marshal				
[ ] Traffic Safety				
[ ] Wastewater/DEP				
[ ] Shade Tree				
[ ] EAC				
[ ] Planning Commission				
[ ] ZHB				
[ ] Solicitor				
[ ] Other:				

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: The Plaza Apartments

APPLICANT NAME: Jerry Slipakoff

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: LD 21-02
Received By: Stacey Littlefield
File Date: 1/14/21

Date Complete: _____
90 Day Date: _____
Ward No. 7

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Jerry Slipakoff - The Galman Group
Name

261 Old York Road, Suite 110, Jenkintown, PA 19046
Address

215 886 2000
Phone

Fax

jslip@galmangroup.com
Email Address

Property Owners Information (if different than applicant)

The Galman Group
Name

261 Old York Road, Suite 110, Jenkintown, PA 19046
Address

215 886 2000
Phone

Fax

jslip@galmangroup.com
Email Address

Architect/ Planner

Brian Mann
Name

323 South York Road, Hatboro ,PA 19040
Address

(215) 442-1780
Phone

Fax

brian@theomniagroup.com
Email Address

Engineer/ Surveyor

Christos Dinoulis -Bohler Engineering
Name

1515 Market Street, Suite 920, Philadelphia, PA 19102
Address

Engineer/ Surveyor Cont'd

267-402-3400
Phone

Fax

cdinoulis@bohlereng.com
Email Address

Attorney

Marc Jonas, Esq.
Name

470 Norristown Road, Suite 302, Blue Bell, PA 19422
Address

(215) 542-9345
Phone

Fax

mjonas@eastburngray.com
Email Address

II. PROJECT INFORMATION

Application Type:

☐ Minor Subdivision	☑ Minor Land Develop.	☐ Preliminary Major SD & LD
☐ Preliminary Major Subdivision	☐ Prelim. Major Land Develop.	☐ Final Major SD & LD
☐ Final Major Subdivision	☐ Final Major Land Develop.	

Full street address of the property: 1250 Greenwood Ave, Jenkintown, PA 19046

Tax Parcel No.: 30-00-49660-10-9 County Deed Book No.: 5750 Page No.: 01262

Description of Proposed Work: The applicant intends to enclose the existing patio located on the rear of the existing building.

Total Tract Acreage: 11.17 acres Project Acreage: 0.01 acres (479 s.f.)

Zoning District: BC Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: No change Proposed Sewer Flows: No change

Proposed Land Use:

☐ Single Family Detached	☐ Single Family Attached	☐ Single Family Semi-Detached	
☑ Multi-Family	☐ Commercial	☐ Office	☐ Industrial
☐ Other (Describe):			

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes ◯ No ◉
- Are there known variances/any zoning relief necessary for this project?* Yes ◯ No ◉
- If YES, have you submitted an application to the Zoning Hearing Board? Yes ◯ No ◉
- Has this plan been heard by the Zoning Hearing Board? Yes ◯ No ◉

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature

12.17.2020
Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- [x] Application Form: completed and signed by the owner/applicant
- [x] 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50'and not exceed a sheet size of 24"x 36"
- [x] One (1) reduced copy of the proposed plan, no larger than 11"x17"
- [x] Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- [ ] One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- [ ] Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
- [ ] (2) copies of Sewage Facilities Planning Module Applications
- [ ] Letter of Water availability from AQUA PA
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- [x] One (1) Digital copy of all submitted documents
- [x] Application Fee: Check made payable to the Township of Abington
- [x] Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Signature of Applicant — Date: 12.17.2020

Signature of Property Owner (if different than applicant) VP — Date: 12.17.2020

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

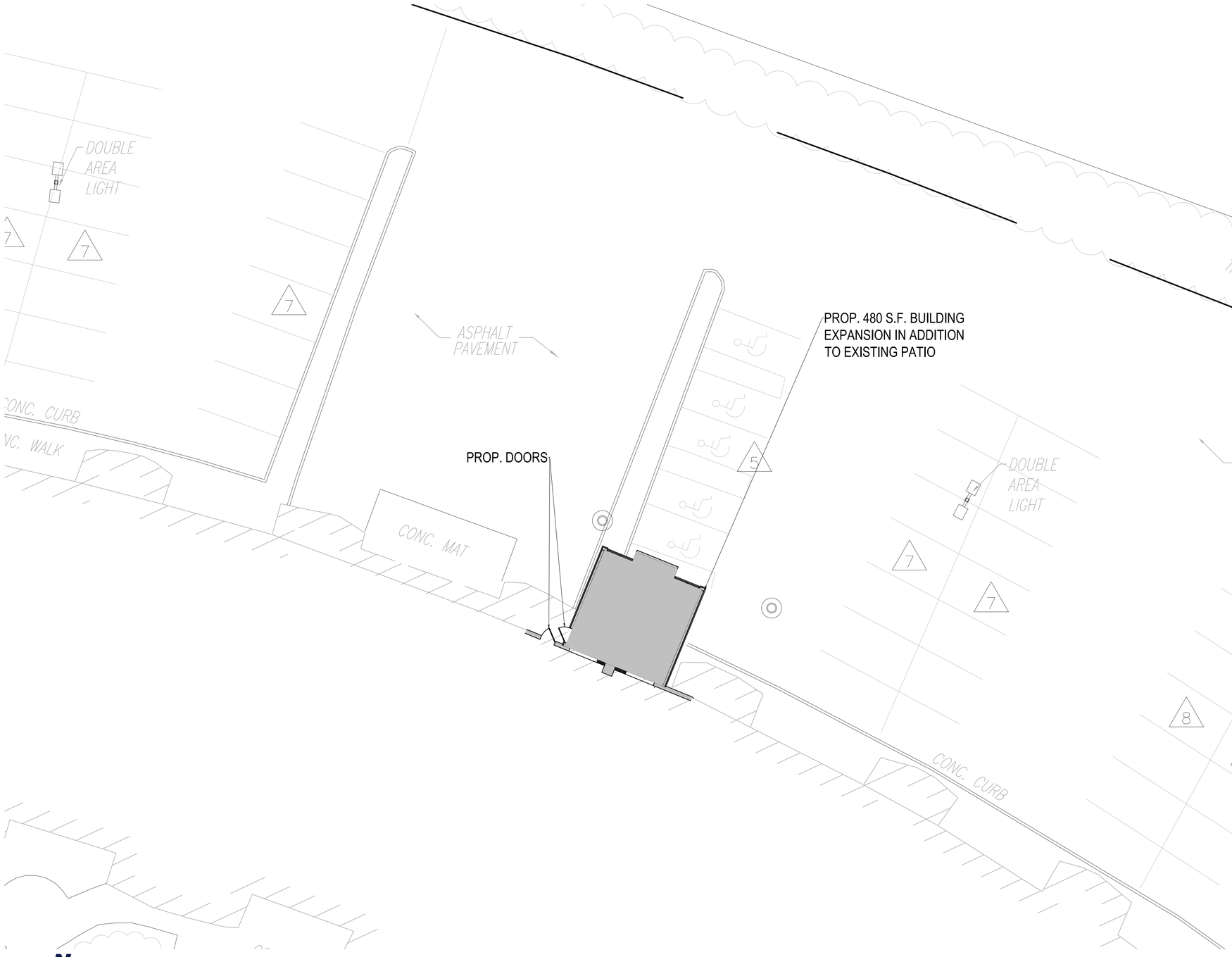
[✓] Application Fee Amount: $ 300.00 Check No.: # 1266488

[✓] Review Escrow Fee Amount: $ 2,500.00 Check No.: # 1266487

DECISION INFORMATION

Approval [ ] Denial [ ] Decision Date: _____

Comments/Conditions:





SCALE

10 5 2.5 0 10

1"=10'

SITE PLAN GENERAL NOTES

1.) THIS DRAWING REFERENCES A PLAN BY:
a.) CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR: GALMAN GROUP"
FILE NO: CP02043
DATED: 05-01-2007

2.) ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.

3.) ALL ACCESSIBLE PARKING STALLS, ACCESSIBLE ROUTES, RAMPS AND ALL OTHER PROVISIONS FOR ADA COMPLIANCE (INTERNALLY TO SITE FEATURES AND FROM SITE FEATURES TO PUBLIC WAYS) SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE ADA REQUIREMENTS AND REGULATIONS. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR ADA COMPLIANCE FOR ALL PROPOSED FEATURES DEPICTED ON THESE PLANS. IT IS THE OWNER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN CONTINUED COMPLIANCE WITH THE ADA REGULATIONS PERTAINING TO ON AND OFF SITE FEATURES.

4.) ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

5.) FEATURES TO BE REMOVED ARE NOTED (TBR).

6.) PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

7.) THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSE-OUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.

8.) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

9.) THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN SOILS REPORT & PLANS, ETC.

10.) THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

11.) THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.

12.) ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13.) THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.

14.) DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE & DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.

15.) THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

16.) THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.

17.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.

18.) THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

19.) ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS AND REFERENCED DOCUMENTS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

20.) THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.

21.) THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.

22.) ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, INC., ITS SUB CONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING, INC. WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING, INC. AND ITS SUB CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

23.) NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, INC., NOR THE PRESENCE OF BOHLER ENGINEERING, INC. OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING, INC. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING, INC. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

24.) BOHLER ENGINEERING, INC. SHALL REVIEW AND ADVISE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING, INC. IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

25.) IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

LEGEND
EXISTING/PROPOSED

- TRACT BOUNDARY
- ZONING BOUNDARY
- CONDOMINIUM UNIT LINE
- MONUMENT/IRON PIPE
- EXISTING TREELINE
- PROPOSED TREELINE
- UTILITY POLE
- INLET
- MANHOLE
- WATER VALVE
- AREA LIGHT
- WATER METER
- TRAFFIC LIGHT
- PROPOSED AREA LIGHTS
- PROPOSED SIGN
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED ENDWALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE

LEGEND
EXISTING/PROPOSED

- PROPOSED PAVEMENT MARKINGS (STOP)
- ADA PARKING STALLS
- PARKING SPACE COUNT (11)
- PROPOSED BOLLARD
- PROPOSED CURB
- PROPOSED BUILDING AREA
- PROPOSED RETAINING WALL
- LIMITS OF BASIN AREAS
- PROPOSED RIVERSTONE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIP-RAP
- PROPOSED GREEN AREA

BOHLER
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LAND SURVEYING
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SUSTAINABILITY DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	PP180614
DRAWN BY:	TS
CHECKED BY:	CD
DATE:	11/4/2020
CAD I.D.:	PP203231-SPP-0

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

FOR

GALMAN GROUP

PROPOSED DEVELOPMENT

OLD YORK ROAD & MEETINGHOUSE RD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
BLOCK & LOT: ___-___

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE05041400

SHEET TITLE:

SITE PLAN

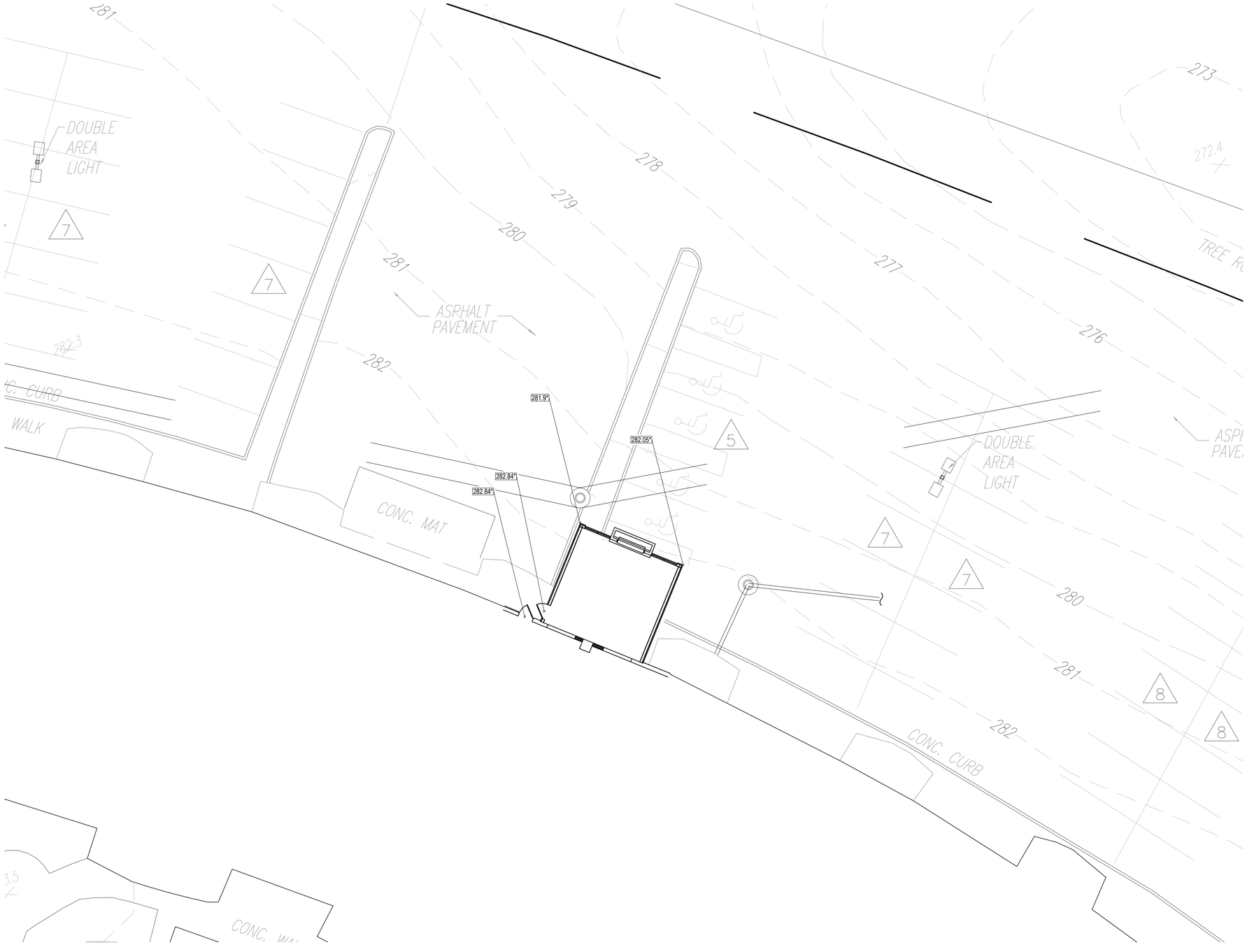
SHEET NUMBER:

C-302

ORG. DATE - 11/4/2020

R:\PP\203231\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION II\PP203231-SPP-0-----LAYOUT C-302 SITE

TS



GRADING & UTILITY NOTES

1.) THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2.) ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER.

3.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

4.) DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE NOT TO REMAIN. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5.) THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

6.) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE TOWN UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

7.) WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

8.) ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

9.) ALL UTILITIES SHOULD BE KEPT TEN (10) FEET APART (PARALLEL), OR WHEN CROSSING, AT 18 INCHES VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.) PROVIDE 4.0 FEET OF COVER OVER WATER LINES. A MINIMUM OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND STORM LINES OR WATER LINES. IF THE MINIMUM CLEARANCE CAN NOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED.

10.) ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AT ALL CHANGES IN DIRECTION, AND/OR AS DEFINED IN THE SPECIFICATIONS/DETAILS.

11.) THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR, OR LICENSED PLUMBER. SEE O.C.G.A. TITLE 25_11-7-(1). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.

12.) SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS, AND THE RECOMMENDATIONS SET FORTH IN THE REPORT PREPARED AS A RESULT OF THE GEOTECHNICAL INVESTIGATION AND REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).

13.) SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCH. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.

14.) THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

15.) PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

16.) THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH THE GRADING AND UTILITY PLAN(S). THE SANITARY CLEANOUT TOPS SHALL BE RE-INSTALLED IN THE SAME MANNER AS THE ORIGINAL CLEANOUTS.

17.) THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS, 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MINIMUM ON ASPHALT, AND 2.0% MINIMUM IN LANDSCAPED AREAS TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.

18.) PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

19.) REFER TO THE SITE / RECORD PLAN FOR ADDITIONAL NOTES.

20.) IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE / RECORD PLAN WILL SUPERSEDE IN ALL CASES. THE ENGINEER OF RECORD MUST BE IMMEDIATELY NOTIFIED IN WRITING OF ANY CONFLICTS.

21.) THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING D.E.P., ETC.) FOR ALL OFF-SITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

22.) TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). THE CONTRACTOR MUST ENSURE ALL WALLS SHOWN HEREON MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. FURTHER THE CONTRACTOR SHALL ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).

SCALE
10 5 2.5 0 10
1"= 10'

LEGEND
EXISTING/PROPOSED

- TRACT BOUNDARY
- ZONING BOUNDARY
- CONDOMINIUM UNIT LINE
- MONUMENT/IRON PIPE
- EXISTING TREELINE
- PROPOSED TREELINE
- UTILITY POLE
- INLET
- MANHOLE
- WATER VALVE
- AREA LIGHT
- WATER METER
- TRAFFIC LIGHT
- PROPOSED AREA LIGHTS
- PROPOSED SIGN
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED ENDWALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE

LEGEND
EXISTING/PROPOSED

- PROPOSED PAVEMENT MARKINGS (STOP)
- ADA PARKING STALLS
- PARKING SPACE COUNT (11)
- PROPOSED BOLLARD
- PROPOSED CURB
- PROPOSED BUILDING AREA
- PROPOSED RETAINING WALL
- LIMITS OF BASIN AREAS
- PROPOSED RIVERSTONE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIP-RAP
- PROPOSED GREEN AREA

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PROJECT No.:	PP180614
DRAWN BY:	TS
CHECKED BY:	CD
DATE:	11/4/2020
CAD I.D.:	PP203231-SPP-0

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
GALMAN GROUP

PROPOSED DEVELOPMENT
OLD YORK ROAD & MEETINGHOUSE RD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
BLOCK & LOT: ___-___

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1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
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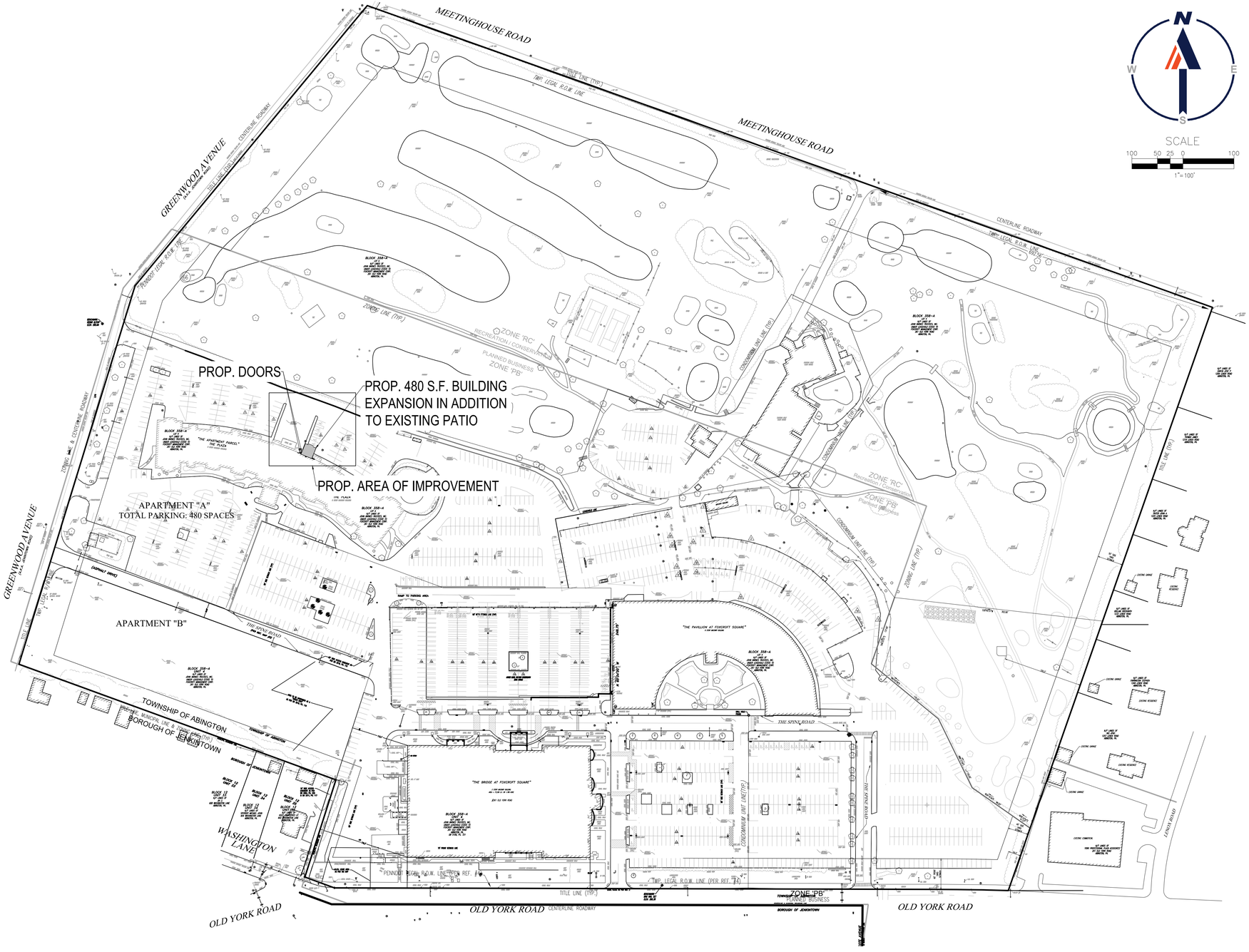
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PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE05081400

SHEET TITLE:
GRADING & UTILITIES PLAN

SHEET NUMBER:
C-401

ORG. DATE - 11/4/2020

R:\DWP\2023\1\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION FP\P203231-SPP-0_-----LAYOUT C-401 GRADING & UTIL





SCALE: NTS

GENERAL NOTES

1.) THIS DRAWING REFERENCES:
A.) A PLAN ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
PREPARED FOR: GALMAN GROUP
FILE NO: CP02043
DATED: 04-29-2002
LAST REVISED: 05-01-2007

2.) EQUITABLE OWNER/APPLICANT:
THE GALMAN GROUP
261 OLD YORK ROAD, SUITE 110
JENKINTOWN, PA 19046

3.) ADDRESS:
1250 GREENWOOD AVENUE
JENKINTOWN, PA

4.) ZONING DATA:
ZONED: BC (BUSINESS CENTER)
EXISTING USE: HIGH RISE HOTEL

5.) ZONING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	1 ACRE	11.17 ACRES	11.17 ACRES
MAX. BUILDING COVERAGE:	40%	8.2% (40,181 S.F.)	8.2% (40,181 S.F.)
MAX. IMPERVIOUS COVERAGE:	N/A	87%	87%
MAX. BUILDING HEIGHT:	40'	8 STORIES	8 STORIES
MIN. YARD REQUIREMENTS:			
FRONT:	100'	120'	120'
SIDE:	50'	102'	102'
REAR:	50'	296'	296'
MIN. PARKING SETBACKS:	10'	39'	39'

6.) PARKING REQUIREMENTS:

1 SPACE/DWELLING UNIT + 1 PER EMPLOYEE WORKING ON LARGEST SHIFT

TOTAL EXISTING PARKING = 480 SPACES
TOTAL PROPOSED PARKING = 480 SPACES

LEGEND
EXISTING/PROPOSED

- TRACT BOUNDARY
- ZONING BOUNDARY
- CONDOMINIUM UNIT LINE
- MONUMENT/IRON PIPE
- EXISTING TREELINE
- PROPOSED TREELINE
- UTILITY POLE
- INLET
- MANHOLE
- WATER VALVE
- AREA LIGHT
- WATER METER
- TRAFFIC LIGHT
- PROPOSED AREA LIGHTS
- PROPOSED SIGN
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED ENDWALL
- PROPOSED GUIDE RAIL
- PROPOSED FENCE

LEGEND
EXISTING/PROPOSED

- PROPOSED PAVEMENT MARKINGS (STOP)
- ADA PARKING STALLS
- PARKING SPACE COUNT (11)
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- PROPOSED GREEN AREA

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
GALMAN GROUP

PROPOSED DEVELOPMENT

OLD YORK ROAD & MEETINGHOUSE RD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
BLOCK & LOT: ___ - ___

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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE05041400

SHEET TITLE:
SITE PLAN OVERALL

SHEET NUMBER:
C-301

ORG. DATE - 11/4/2020

R:\BW\PP203231\DBX\WINGS\PLAN SETS\LAND DEVELOPMENT\REVISION #\PP203231-SPP-0-----LAYOUT C-301 SITE OVERALL



N

W E

S

SCALE

10 5 2.5 0 10

1"=10'

DEMOLITION NOTES

1.) THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
a.) CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
PREPARED FOR: GALMAN GROUP
FILE NO: CP02043
DATED: 05-01-2007

2.) THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.

3.) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.

4.) PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.

B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.

C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

G. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

5.) THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.

6.) IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.

7.) EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

8.) CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

9.) THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.

10.) DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

11.) USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

12.) THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

13.) THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

14.) THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

15.) DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

16.) DEMOLITION OF THE EXISTING STRUCTURES AND FOUNDATIONS SHOULD INCLUDE FULL REMOVAL OF ALL REMNANT UTILITIES, FOOTINGS, FOUNDATION WALLS, AND SLABS. REMNANT FOUNDATIONS AND SLABS MAY REMAIN IN PLACE TWO FEET BELOW PAVEMENT SUBGRADES AND LANDSCAPED AREAS, PROVIDED THEY ARE ADEQUATELY BROKEN TO PROMOTE POSITIVE DRAINAGE AND THAT THEY WILL NOT INTERFERE WITH FUTURE CONSTRUCTION. THE RESULTING EXCAVATIONS SHOULD BE BACKFILLED WITH STRUCTURAL FILL PLACED IN MAXIMUM NINE INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D 1557). ANY IMPORTED MATERIAL PLACED AS STRUCTURAL FILL OR BACKFILL TO RAISE ELEVATIONS OR RESTORE GRADES SHOULD CONSIST OF CLEAN, RELATIVELY WELL GRADED SAND OR GRAVEL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES AND FIVE PERCENT TO 20 PERCENT OF MATERIAL FINER THAN A #200 SIEVE. SILTY OR CLAYEY SANDS AND GRAVELS WITH HIGHER PERCENTAGE OF FINES AND WITH A LIQUID LIMIT LESS THAN 40 AND A PLASTICITY INDEX LESS THAN 12 MAY BE CONSIDERED SUBJECT TO THE OWNER'S APPROVAL, PROVIDED THAT THE REQUIRED MOISTURE CONTENT AND COMPACTION CONTROLS ARE MET. THE MATERIAL SHOULD BE FREE OF CLAY LUMPS, ORGANICS, AND DELETERIOUS MATERIAL. IMPORTED STRUCTURAL FILL MATERIAL SHOULD BE APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE.

17.) THE CONTRACTOR IS TO NOTIFY THE TOWNSHIP AND TOWNSHIP ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

LEGEND

EXISTING	
TRACT BOUNDARY	
MONUMENT/IRON PIPE	
EXISTING CONTOUR	123
SPOT ELEVATION	
SIGN	
UTILITY POLE	
INLET	
MANHOLE	
WATER VALVE	WV
AREA LIGHT	
WATER METER	
TRAFFIC LIGHT	
CURBLINE	
CURBLINE TO BE REMOVED	
STRIPING	
STORM SEWER	
GAS LINE	G
WATER LINE	W
ELECTRIC LINE	E
TELEPHONE LINE	
OVERHEAD LINE	
SANITARY LINE	
TREELINE	
SOIL TYPE	ComB

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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1-800-242-1776
www.pa1call.org

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP180614
DRAWN BY: TS
CHECKED BY: CD
DATE: 11/4/2020
CAD I.D.: PP203231-SPP-0

PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
GALMAN GROUP

PROPOSED DEVELOPMENT

OLD YORK ROAD & MEETINGHOUSE RD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
BLOCK & LOT: ___ - ___

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317
DELAWARE LICENSE No. 18093
NEW JERSEY LICENSE No. 24GE05041400

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-201

ORG. DATE - 11/4/2020

R:\PP\PP203231\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION #\PP203231-SPP-0-----LAYOUT: C-201 DEMO

TS

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 25, 2021

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #21-0038-001
Plan Name: The Galman Group – The Plaza Apartments
480 square foot patio expansion on lot of 11.17 acres
Situate: 1250 Greenwood Avenue
Cross Street: Jenkintown Road
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced patio expansion as you requested on February 8, 2020. We forward this letter as a report of our review.

BACKGROUND

Jerry Slipakoff, the applicant, proposes to expand a patio for the existing Plaza Apartments building by 480 square feet. The property is located in the BC Business Center District: "Foxcroft". The plan is served by public sewer and water. The applicant has submitted a preliminary plan dated December 2, 2020.

COMPREHENSIVE PLAN COMPLIANCE

The plan is consistent with *MONTCO 2040: A New Vision, the Comprehensive Plan for Montgomery County*. This plan designates the project area as "Community Mixed Use." The proposal is also consistent with the Abington Comprehensive Plan (2007).

RECOMMENDATION

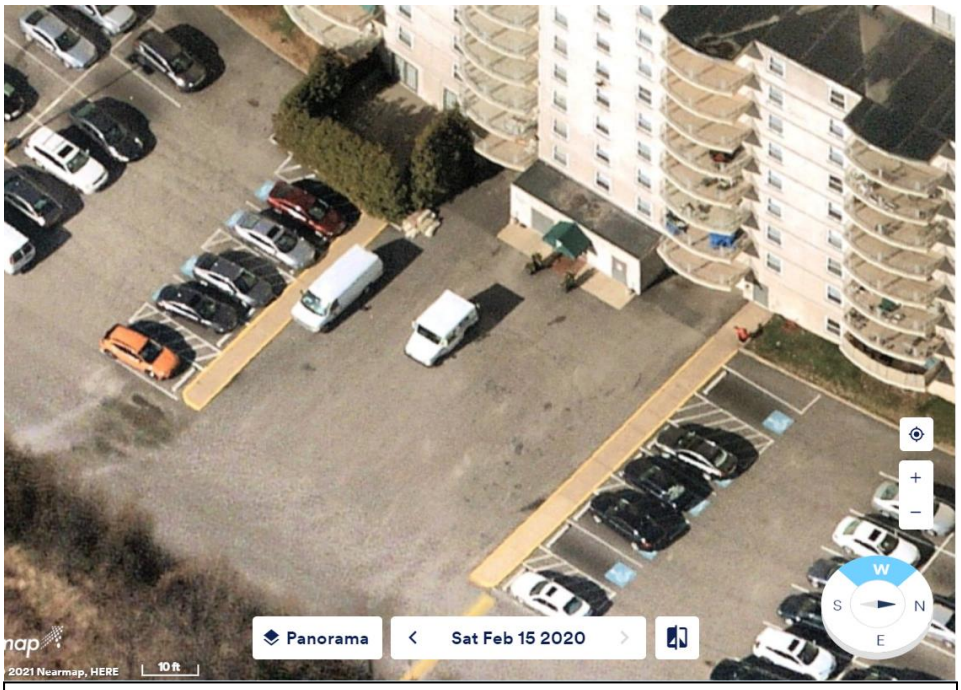
The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

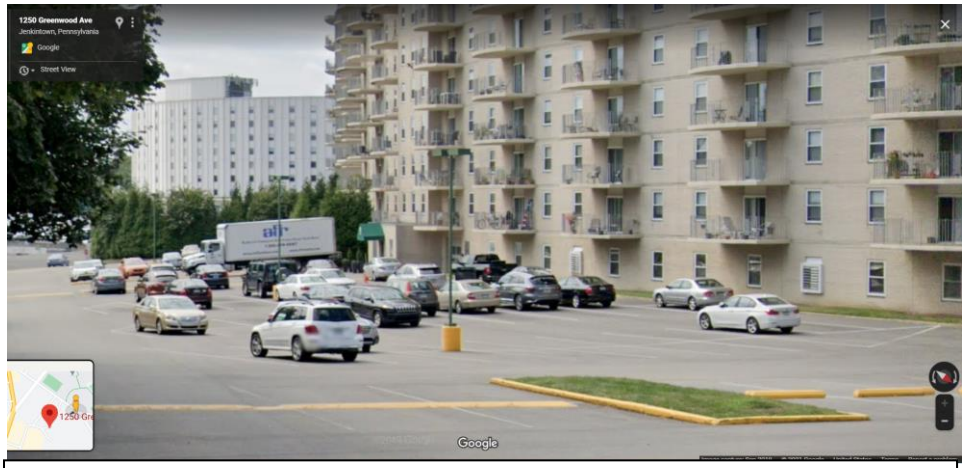
PARKING AND TRANSPORTATION

A. Parking Area

1. Handicapped Parking – Will the existing handicapped loading zone closest to the building be removed (macadam marked with striping)? This should be preserved [§2307. Parking for Individuals with Disbilities].
2. Is there a clear, safe path into the building from the handicapped parking spaces adjacent to the proposed expansion? We ask the applicant to identify such a path. If one does not exist, we



Affected handicapped parking area is pictured on left. Current patio proposed for expansion is shown surrounded by evergreens. Building entrance has green awning.



Extensive parking surrounds the Plaza, but it is difficult to find a shade tree (or other landscaping).

recommend creating one consistent with §2310. Parking Lot and Frontage Development Standards.

3. The parking lot has virtually no greenery (such as, but not limited to, shade trees, planting islands, and planting strips). We recommend retrofitting part of the parking lot as part of this proposed patio expansion [§2402.A. Parking Lot Landscaping].

ONCLUSION

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

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the township.

Sincerely,

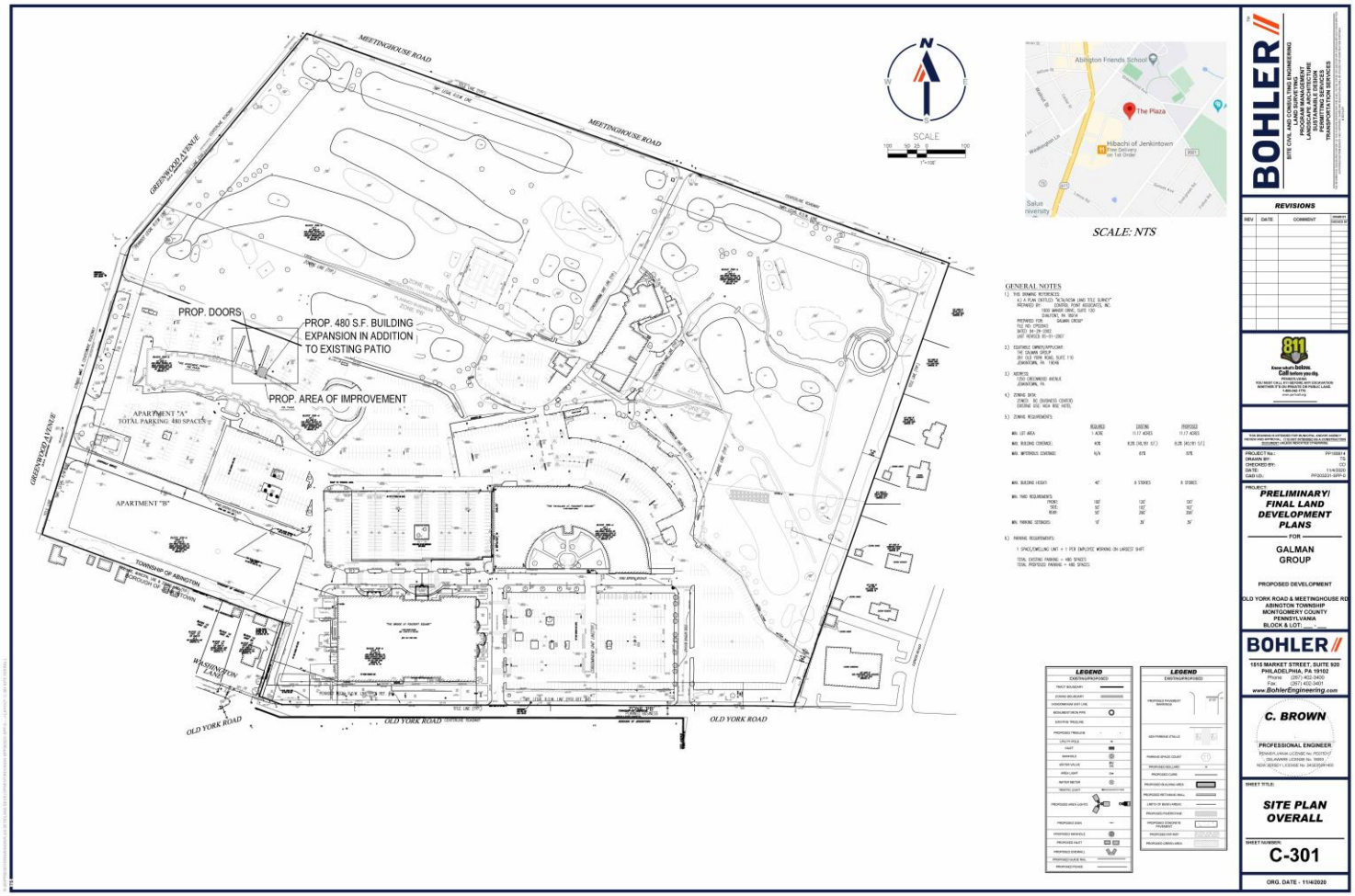
Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org
610-278-5238

c: Christos Dinoulis, Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Khaled R. Hassan, P.E., Pennoni; Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: 1: Plan
2: Aerial Photo

ATTACHMENTS

Attachment 1: Plan –1405 Rothley Avenue Subdivision



Attachment 2: Aerial Image – 1405 Rothley Avenue Subdivision



The Galman Group
The Plaza Apartments
MCPC #210038001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/plancom
Aerial photography provided by NearMap.

Pennoni

3100 Horizon Drive
King of Prussia, PA 19406
T: 610-277-2402

www.pennoni.com

February 19, 2021

ABINT130009

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: LD-21-02 – Plaza Apartments
PARID: 30-00-49660-10-9/ TMID: 30358A 003
Minor Land Development Plan Review

Dear Mr. Manfredi:

We are in receipt of a Minor Land Development application dated January 14, 2021; prepared by Bohler Engineer, Inc. located at 1515 Market Street, Philadelphia, PA. The following documents have been submitted for review as part of the project:

- Preliminary/Final Land Development Plans (Sheets 4 of 4) dated November 4, 2020
- Architectural Plans (Sheets 12 of 12) dated March 5, 2020, Prepared by The Omnia Group

The owner of the property is the Galman Group located at 261 Old York Road in Jenkintown, Pa. This project is located within the BC – Business Center District in accordance with the 2017 Abington Township Zoning Map and is situated on an approximately 11.17 acre tract of land. The property is currently used for a high-rise apartment building. The building is currently serviced by public water and sewer. The Applicant is seeking approval for a Minor Land Development project to enclose an existing 420 sf patio area with an Apartment Social Room Addition that is 21'-10"x21'-00" in area (480 s.f.). The addition is located in the rear of the building. It is our understanding that this building addition will not be serviced by water and sewer.

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance and the Subdivision and Land Development Ordinance (Chapter 146). We offer the following comments for your consideration:

ZONING COMMENTS

1. Per Section 1103. Dimensional Requirements, Figure 11.9,the minimum required parking setback from a building is ten (10) feet. The proposed building additional (patio) is shown to be approximately 3 feet from an existing handicap parking space. The Applicant shall consider removing this handicap parking space to provide the minimum ten (10) foot setback from the building addition. Please Dimension accordingly on the plans. The Applicant shall consider replacing the handicap parking space to be removed or provide calculations showing that the site is still in compliance with the minimum handicap parking requirements.

2. Per Section 1103. Dimensional Requirements, Figure 11.9, the minimum front yard requirement is sixty (60) feet, and the minimum side yard or rear yard is thirty (30) feet abutting other districts. Please confirm and revise the zoning requirements table in General Note #5 on the Site Overall Plan (Sheet C-301). The front yard setback is called out as being one hundred (100) feet and the side a rear yards as being fifty (50) feet.

3. It appears from the architectural plans that lighting will not be proposed on the outside of the building addition. Please confirm if any lighting will be proposed outside as part of the building addition. Any proposed lighting shall comply with the requirements in Section 1106.

SUBDIVISION AND LAND DEVELOPMENT (SALDO) COMMENTS
(CHAPTER 146)

1. Per Section 146-11.A.(3), a complete boundary survey of the property to be developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections. The survey must be prepared by a Pennsylvania registered land surveyor by on-site field survey and have a closure error not greater than 3/100 of a foot. **Since this is a relatively small addition to the existing building and is centrally located within the lot and will have no bearing on building setbacks, the Applicant may consider requesting a waiver from the requirements of this section.**

2. Per Section 146-11.A.(4), tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet. **Since this is a relatively small addition to the existing building and is centrally located within the lot which will have no bearing on the adjacent lots from a zoning standpoint, the Applicant may consider requesting a waiver from the requirements of this section.**

3. Per Section 146-11.A.(7), please provide a note or provide a benchmark on the plans that indicate the elevations are based upon sanitary sewer datum of the Township of Abington.

4. Per Section 146-11.A.(10), the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site. The Site Overall Plan (Sheet C-301) indicates this project being located within the PB Planned Business District. Please revise the overall site plan to reference the BC Business Center District accordingly. Please also indicate any variances associated within this project that were obtained as part of the previously approved apartment building. The zoning requirements indicate that the maximum height of the building allowed is forty feet and the existing building height is referenced as being 8 stories or anywhere from 80-90 feet in height which exceeds the maximum height allowed of forty (40) feet.

5. Per Section 146-11.B.(6), the location, size, ownership and purpose of all rights-of-way and easements located within the property boundaries shall be shown on the plans. The Existing Conditions Plan (Sheet C-201) shows an existing forty-eight (48) inch stormwater pipe within close proximity of the proposed building addition. Please indicate if there is an existing drainage easement associated with this pipe and show on the plans. Typically, permanent structures should not be constructed within a drainage easement;

however, if it is confirmed that this is a private stormwater pipe, maintained by the owner, we would have no issues with construction of the building addition within the easement. The Applicant shall also ensure during construction of the building addition/patio that all the necessary precautions/measures shall be followed to avoid damage to the pipe and the surrounding trench.

6. The Applicant may have to provide temporary E&S measures as part of the construction for this project per Section 146-43.A.(3). A note on the plans will suffice indicating that the Applicant will install the necessary E&S measures at the direction of the Township Engineer based if it is determined that during construction E&S measures will be required.

7. Per Section 146-12.B. thru E., the Applicant will need to provide a Record Plan with the applicable certifications and acknowledgements. We recommend that the Site Overall Plan (Sheet C-301) and the Site Plan (Sheet C-302) be recorded as part of this application.

8. Per Section 146-13.I, Minor Land Development Plans do not require Preliminary Plan Submission. Since this is considered a Minor Land Development Plan submission, the plans in the Title Block can be revised to reference a Final land development plan in the Title Block.

GENERAL COMMENTS

9. A note shall be placed on the plans indicating that this project is located within a Zone X Area of minimal flood hazard per Floodmap 42091C0403G effective March 2, 2016.

10. Since this project is proposing to construct this building addition over existing impervious area, this project will not create any additional surface runoff than what is being anticipated under the existing conditions; therefore, this project will not require any stormwater related improvements or backup stormwater calculations to confirm any changes to the stormwater anticipated from the building addition.

11. This project is under one (1) acre of disturbance and will not require submission of a NPDES permit.

12. We defer to the sanitary sewer authority on any comments relating to the sewer and sewer lateral located within the vicinity of this building addition.

13. We defer to the Township Fire Marshal on any fire related issues as part of this project.

We have received the following documents/reviews:

- LD 12-02 Land Development Application (1/14/2021)

We have not received the following documents/reviews:

- Sewer Review letter
- Fire Marshal Review letter

SUMMARY

We do not recommend Final Minor Land Development application approval until the Applicant has addressed at a minimum the zoning comments. Once the zoning comments have been addressed, we will be in a position to recommend Final Minor Land Development approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Interim Zoning Officer
Timothy G. Clark, Assist. Director of Engineering
George R. Wrigley, Director of Wastewater Utilities
Michael P. Clark, Rudolph Clarke, LLC, Township Solicitor
Jerry Slipakoff, The Galman Group, Applicant
Michael Roth, Bohler Engineer PA, LLC., Applicant's Engineer
Michael Narcowich, AICP, Montgomery County Planning Commission

February 22, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Minor Land Development: 1250 Greenwood Ave. (Plaza Apartments)
Plan Set Date: November 4, 2020
EAC Review Date: February 22, 2021

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced minor land development plan. As this is an addition to the building in a highly impervious site, we encourage the owners to incorporate a greening component to this area to both enhance the site aesthetics and provide management of a portion of stormwater runoff from the new roof addition. This could be accomplished by directing rooftop runoff through vegetated flow-through planters in combination with the use of decorative rain barrels. The EAC can provide assistance in researching these types of stormwater control measures.

Site Summary
Owner: The Galman Group
Zone – BC – Business Center District
Existing Use – Patio
Proposed Use – 480 S.F. Building Expansion to cover existing patio
Watershed – Tookany Creek

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc:
Planning Commission Members
EAC Members



3/8/2021

In regards to LD proposal The Plaza Apartments- The Galman Group.
The shade tree commission finds no issues with this proposal.

Sincerely,
Collin Watson
Chair



3/10/2021

In regards to LD proposal HRH, we are seeing that there will be removals of 9 trees. We don't see any installations. Are there areas on the site, not necessarily in the proposed area, we could install some replacements?

Sincerely,
Collin Watson
Chair

Township of Abington

Engineering & Code Department

John L Spiegelman, President
Thomas Hecker, Vice President

Richard J. Manfredi, Manager

SD/LD Review Tracking Application # LD-21-03

Project Name: 1648 Huntingdon Pike Holy Redeemer Hospital Linear Accelerator Addition

File Date: 2/5/21 Date Complete _____ 90 Day Clock _____

	Sub. #	Date Sent:	Review Ltr. Recv'd:	Comments (Y/N)
[ ] Reviewing Engr.	1	2/8/21		
[ ] Traffic Engineer				
[ ] MCPC				
[ ] Fire Marshal				
[ ] Traffic Safety				
[ ] Wastewater/DEP				
[ ] Shade Tree				
[ ] EAC				
[ ] Planning Commission				
[ ] ZHB				
[ ] Solicitor				
[ ] Other:				

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: Holy Redeemer Hospital Linear Accelerator Building Addition

APPLICANT NAME: Holy Redeemer Health System c/o Jack Dempster VP Facilities/Const

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number:_____ Date Complete: _____

Received By:_____ 90 Day Date:_____

File Date: _____ Ward No._____

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Holy Redeemer Health System, Jack Dempster
Name

521 Moredon Road, Huntingdon Valley PA 19006
Address

215-938-2022
Phone

Fax

jdempster@holyredeemer.com
Email Address

Property Owners Information (if different than applicant)

Holy Redeemer Health System, c/o Jack Dempster VP Facilities & Construction
Name

Corp. Office: 667 Welsh Rd. Huntingdon Valley PA 19006
Address Project Location: 1648 Huntingdon Pike, Meadowbrook, PA 19046

215-938-2022
Phone

Fax

jdempster@holyredeemer.com
Email Address

Architect/ Planner

Kahler Slater, Travis Ensey
Name

722 Williamson St. Madison Wisconsin 53203
Address

608-283-6300
Phone

Fax

tensey@kahlerslater.com
Email Address

Engineer/ Surveyor

Boles, Smyth Associates Inc. - Tim Boles
Name

2400 Chestnut Street Philadelphia, PA 19103
Address

Engineer/ Surveyor Cont'd	215-561-2644 Phone Fax tfboles@bolessmyth.com Email Address
Attorney	Stradley Ronon Stevens & Young, LLP, Christopher E. Cummings Name 30 Valley Stream Parkway, Malvern, PA 19355-1481 Address 610.640.5812 Phone 610.640.1965 Fax CCummings@STRADLEY.COM Email Address

II. PROJECT INFORMATION

Application Type:

☐ Minor Subdivision	☑ Minor Land Develop.	☐ Preliminary Major SD & LD
☐ Preliminary Major Subdivision	☐ Prelim. Major Land Develop.	☐ Final Major SD & LD
☐ Final Major Subdivision	☐ Final Major Land Develop.	

Full street address of the property: 1648 Huntingdon Pike

Tax Parcel No.: 300030992001 County Deed Book No.: 5201 Page No.: 01701

Description of Proposed Work: 1,722 SF Building Addition for Linear Accelerator.

Total Tract Acreage: 49.69 Project Acreage: 0.15

Zoning District: CS Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: Unknown Proposed Sewer Flows: No change

Proposed Land Use:

☐ Single Family Detached	☐ Single Family Attached	☐ Single Family Semi-Detached	
☐ Multi-Family	☐ Commercial	☐ Office	☐ Industrial
☑ Other (Describe): Healthcare			

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes (●) No ( )
- Are there known variances/any zoning relief necessary for this project?* Yes ( ) No (●)
- If YES, have you submitted an application to the Zoning Hearing Board? Yes ( ) No (●)
- Has this plan been heard by the Zoning Hearing Board? Yes ( ) No (●)

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature _____ Date 1/29/21

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- [x] Application Form: completed and signed by the owner/applicant
- [ ] 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50'and not exceed a sheet size of 24"x 36"
- [ ] One (1) reduced copy of the proposed plan, no larger than 11"x17"
- [ ] Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- [ ] One (1) copy of the Recreation Facilities Plan (if required by §146-40)
  N/A
- [ ] Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
  N/A no new sewer connections
- [ ] (2) copies of Sewage Facilities Planning Module Applications
  N/A, No new EDUs
- [ ] Letter of Water availability from AQUA PA
  N/A No new water services required.
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
  N/A
- [x] One (1) Digital copy of all submitted documents
- [ ] Application Fee: Check made payable to the Township of Abington
- [ ] Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Signature of Applicant — Date: 1/29/21

Signature of Property Owner (if different than applicant) — Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

☐ Application Fee Amount: $_____ Check No.: #_____

☐ Review Escrow Fee Amount: $_____ Check No.: #_____

DECISION INFORMATION

Approval ☐ Denial ☐ Decision Date: _____

Comments/Conditions:

ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: _____ Date: 1/29/21
Applicant

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: January 29, 2021
Municipality: Abington Township

Proposal Name: Holy Redeemer Hospital Linear Accelerator

Applicant Name: Holy Redeemer Health System
Address: 1648 Huntingdon Pike
City/State/Zip: Meadowbrook, PA 19046
Phone: 215-938-2022
Email: jdempster@holyredeemer.com

Applicant's Representative: Jack Dempster
Address: 521 Moredon Road
City/State/Zip: Huntingdon Valley PA 19006
Business Phone (required): 215-938-2022
Business Email (required): jdempster@holyredeemer.com

Type of Review Requested:

(Check All Appropriate Boxes)

- [x] Land Development Plan
- [ ] Subdivision Plan
- [ ] Residential Lot Line Change
- [ ] Nonresidential Lot Line Change
- [ ] Zoning Ordinance Amendment
- [ ] Zoning Map Amendment
- [ ] Subdivision Ordinance Amendment
- [ ] Curative Amendment
- [ ] Comprehensive / Other Plan
- [ ] Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- ○ Tentative (Sketch)
- ○ Preliminary / Final

Type of Submission:

- ◉ New Proposal
- ○ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: Community Service (CS)
Special Exception Granted ○ Yes ◉ No
Variance Granted ○ Yes ◉ No For _____

Plan Information:

Tax Parcel Number(s) 30-00-30992-00-1

Location *(address or frontage)* _____
Nearest Cross Street Holy Redeemer Hosp. Driveway
Total Tract Area 49.69 AC
Total Tract Area Impacted By Development 0.15

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family			☐	☐		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
Commercial						
Industrial						
Office						
Institutional	0					1,722
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: 6,400 SF Disturbance 1,722 SF Building Addition 2,200 SF Net Impervious Reduction.

Effective 5/1/18

ZONING REGULATIONS - CS COMMUNITY SERVICE

DIMENSION	REQUIRED	EXISTING	PROPOSED
LOT AREA	5 AC	49.69 AC 2,164,555 SF	NA
LOT WIDTH	400 FT	1,676 FT	NA
LOT DEPTH	400 FT	876 FT	NA
FRONT YARD	75 FT	50 FT	50 FT
SIDE YARD	50 FT	59 FT	51 FT
REAR YARD	50 FT	288 FT	288 FT
BUILDING AREA	25% (MAX)	14.53 % 314,568 SF	14.61 % 316,290 SF
IMPERVIOUS COVER	40% (MAX)	42.56 % 921,147 SF	42.45 % 918,947 SF
GREEN AREA	62% (MIN)	57.4 %* 1,243,407 SF	57.5 %* 1,245,607 SF
BUILDING HEIGHT	45 FT (MAX)	VARIES	12'
BUILDING LENGTH	320 FT (MAX)	VARIES	51'
PARKING			
TOTAL SPACES	1,266	1,422	1,416
ACCESSIBLE SPACES	23	70	70
VAN SPACES	3	22	22

* GRAVEL AREAS INCLUDED IN GREEN AREA.

THE ADDITION INCREASES THE BUILDING AREA BY - 1,722 SF (0.08%)
THE IMPROVEMENTS WILL REDUCE IMPERVIOUS COVER BY - 2,200 SF (0.10%)

TOTAL PROPOSED DISTURBED AREA = 6,400 SF

- EXISTING BUILDINGS
- PAVEMENT REMOVAL

SHEET INDEX

C001 - HOSPITAL SITE PLAN (ENTIRE PROPERTY)

C011 - EXISTING SITE & SITE CLEARING PLAN

C021 - PROPOSED SITE PLAN
C022 - SITE SECTIONS
C023 - SITE PHOTOS



NOT FOR CONSTRUCTION

Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital Linear Accelerator Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Hospital Site Plan

Kahler Slater

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Philadelphia PA 19103

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Sheet No.
C001

File: \\426FILESERVER\Projects_Active\17.09_HRH_LIN_Acc\Design\DWG\HRH_Site_Plan_C001.dwg Plotted: 1/29/21 at 5:33pm By: hhooks

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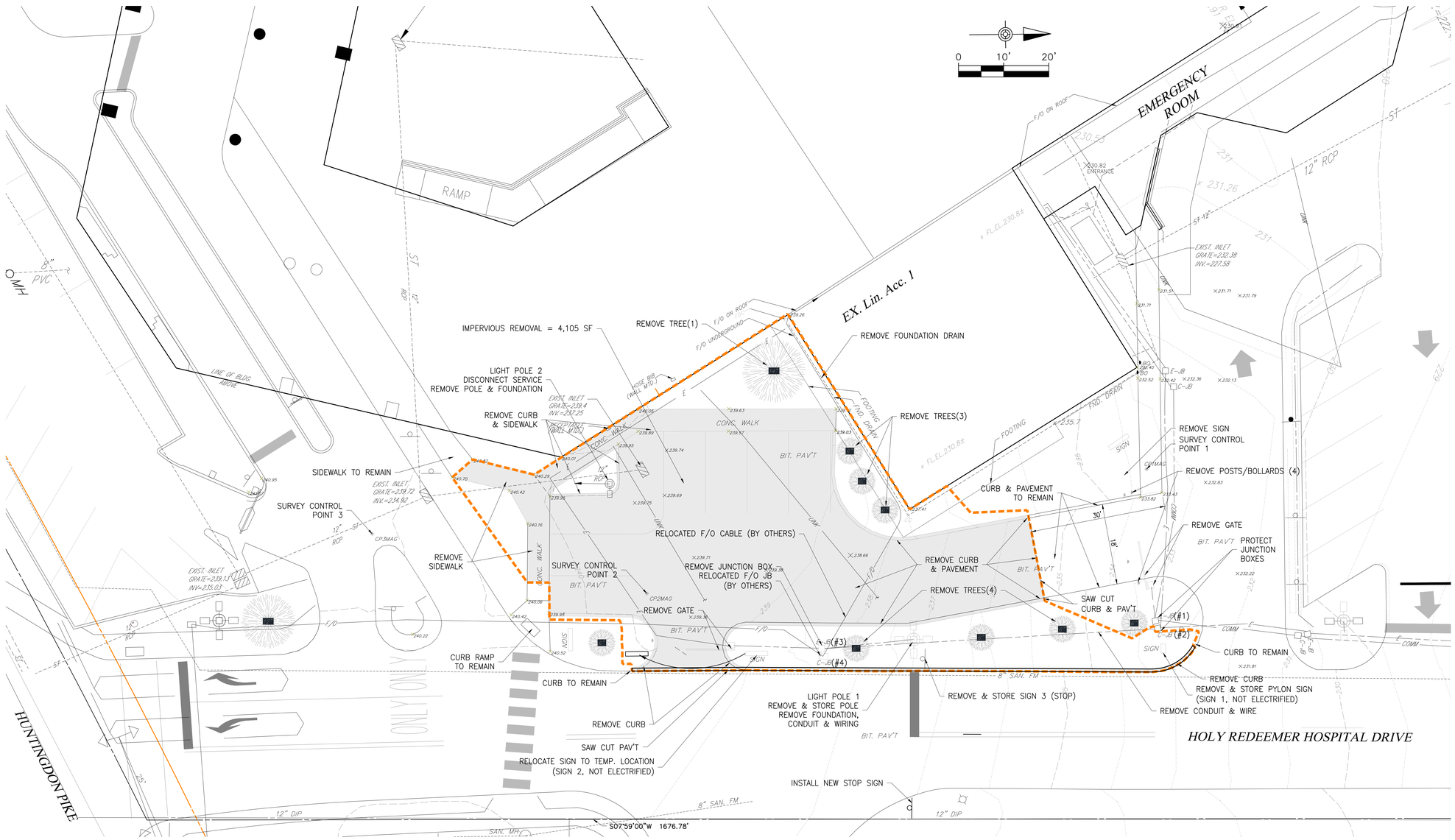
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PROJECT CONTROL POINTS				
NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
1	294141.647	2714784.719	233.46	CP1MAG
2	294030.666	2714810.891	239.65	CP2MAG
3	293970.021	2714796.944	240.20	CP3MAG

NOTE: REFERENCE SURVEY CONTROL POINTS PRIOR TO DISTURBANCE.

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- IMPERVIOUS PAVING & CURB TO BE REMOVED



Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital
Linear Accelerator
Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Existing Site &
Site Clearing Plan

104 Shockoe Slip, Richmond, Virginia 23219
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Sheet No.
C011

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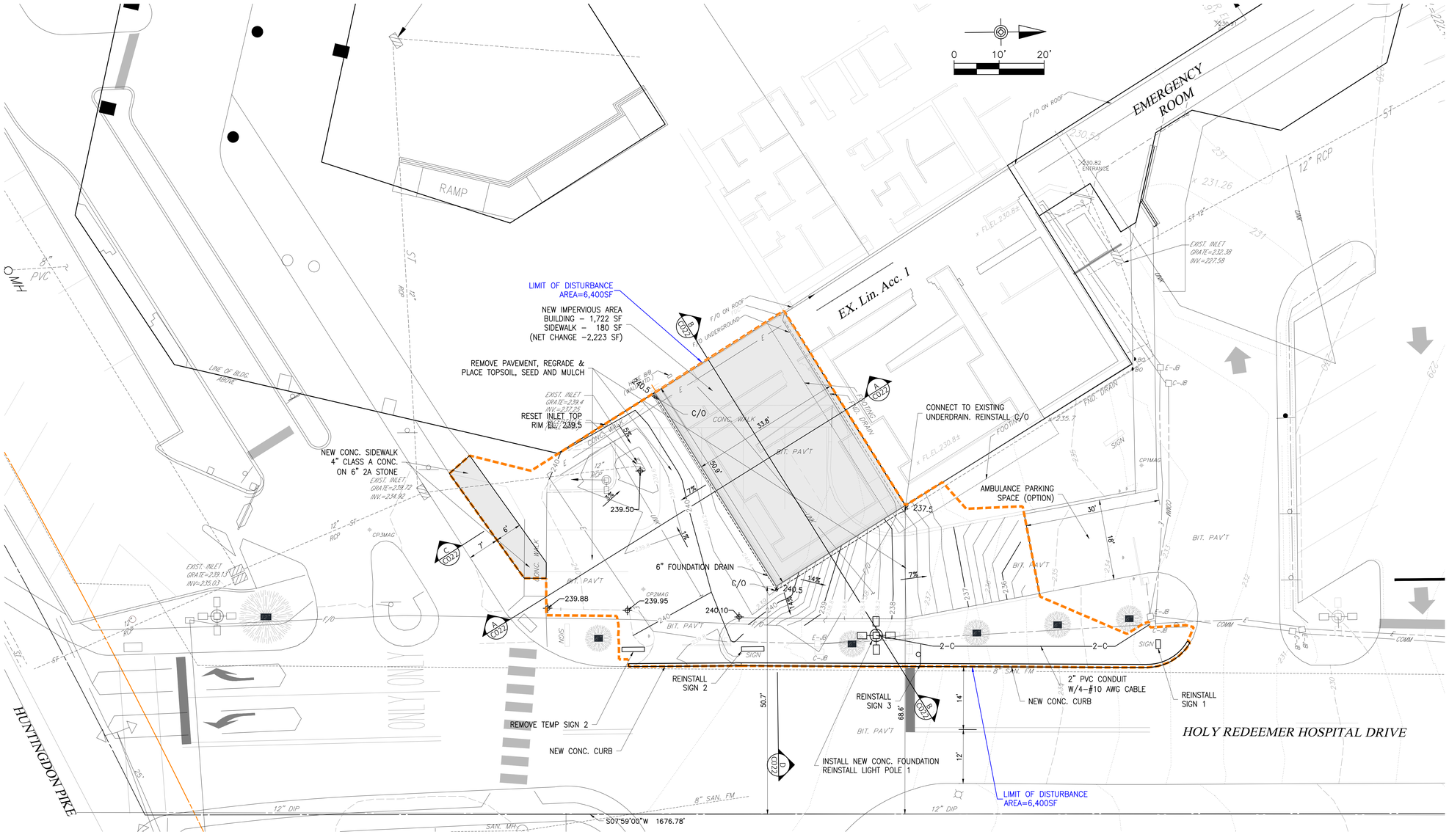
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- PROPOSED BUILDING ADDITION



Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital Linear Accelerator Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Proposed Site Plan

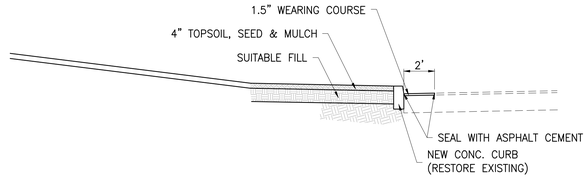
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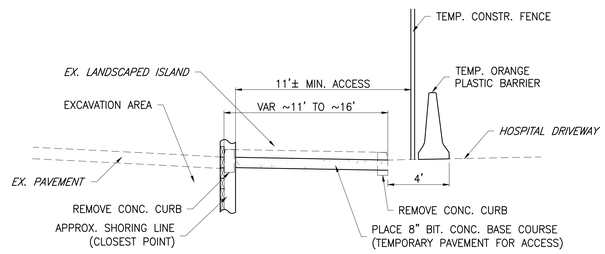
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C021

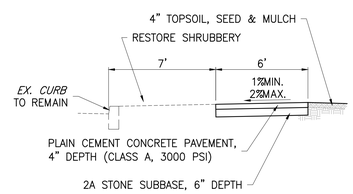
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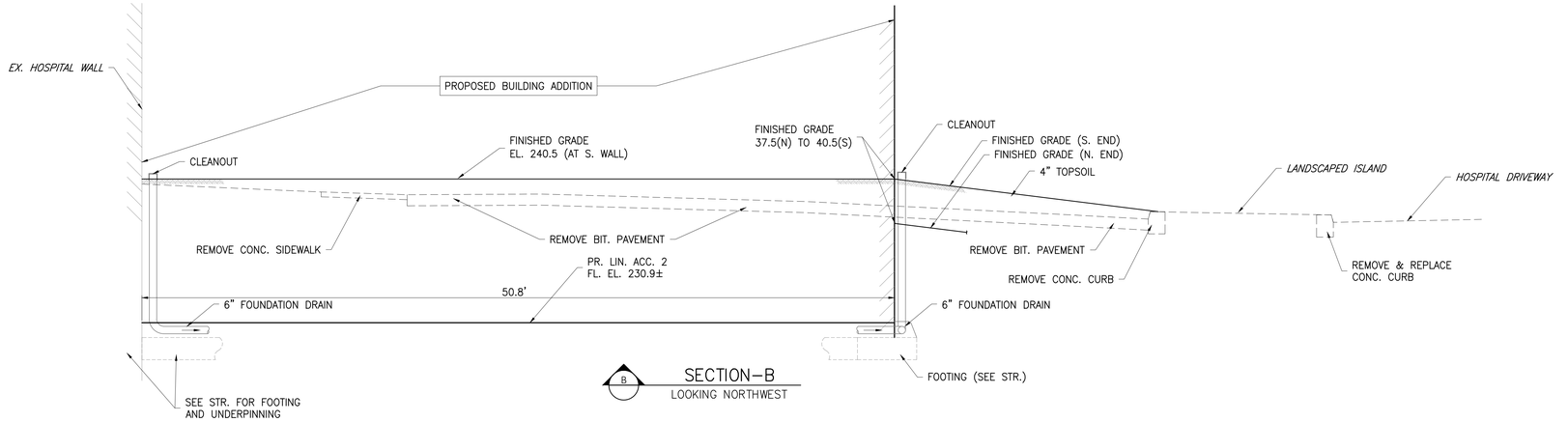
D SECTION – D
RESTORED CONDITION



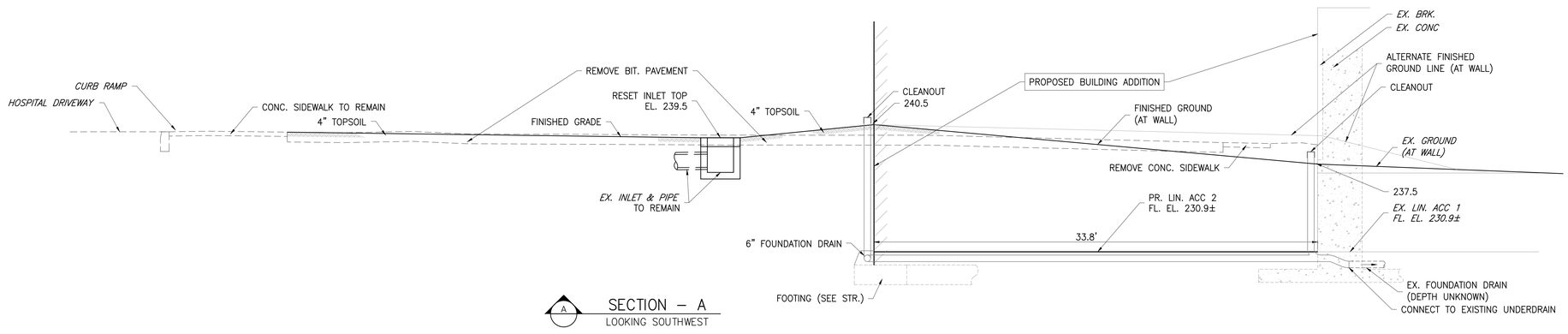
D SECTION – D
INTERIM CONDITION
(FOR ACCESS)



C SECTION – C
TYPICAL SIDEWALK SECTION



B SECTION–B
LOOKING NORTHWEST



A SECTION – A
LOOKING SOUTHWEST

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Revisions

SCOPE DOCUMENTS
Drawing Date
January 29, 2021

Holy Redeemer Hospital
Linear Accelerator
Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Site Sections

Sheet No.
C022

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LIGHT POLE 2 (Single)



LIGHT POLE 1 (Quad)



JUNCTION BOX 1 & 2



JUNCTION BOX 3 & 4



SIGN 1



SIGN 2



SIGN 3

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Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital
Linear Accelerator
Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Site Photos

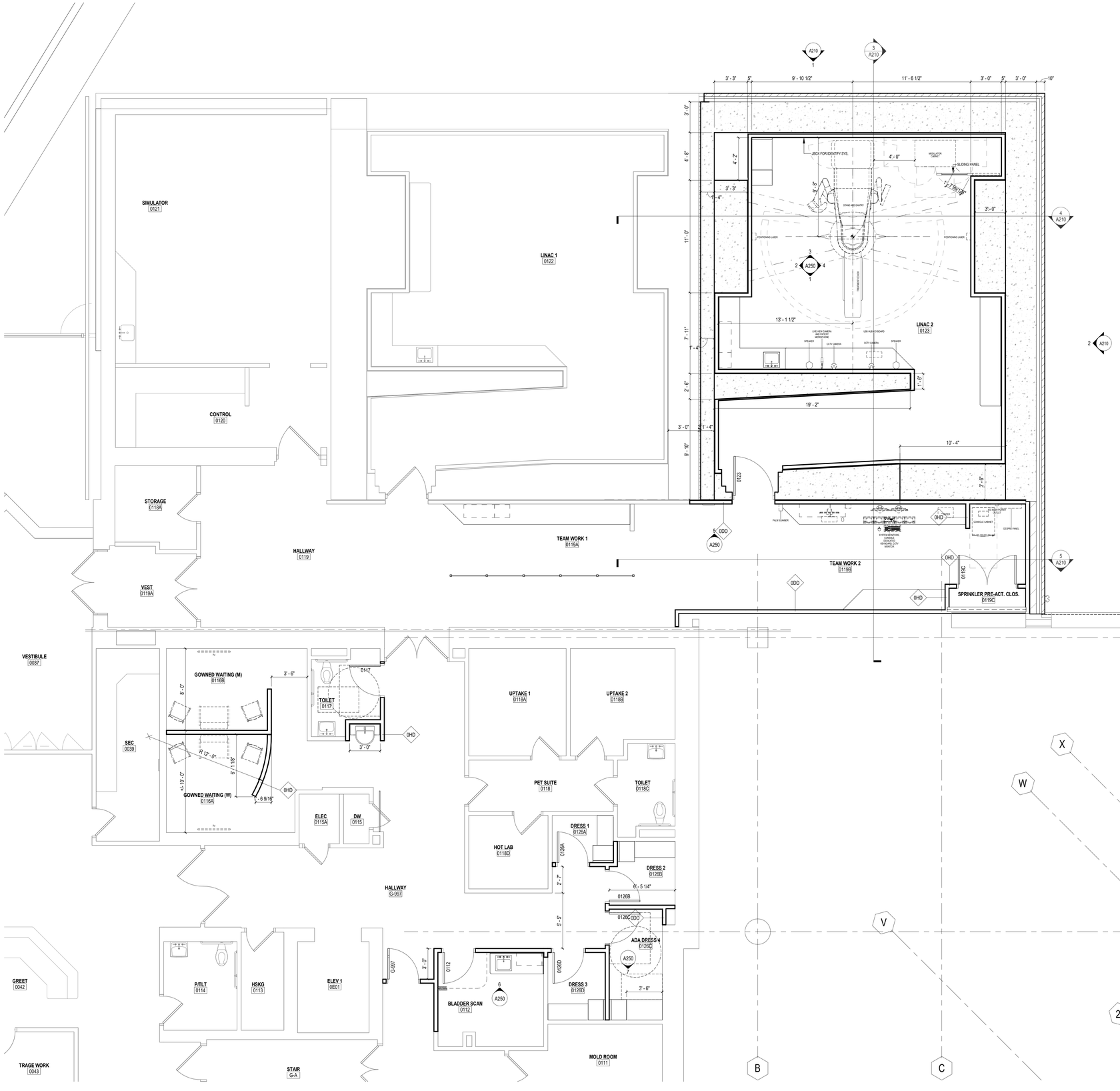
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Sheet No.
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Revisions

50% Progress Set

SCOPE DOCUMENTS

Drawing Date
1/15/2021

HRH - Linear Accelerator Addition

1648 Huntington Pike
Meadowbrook, PA 19046

Project No.
219145.00

Holy Redeemer
000123

Sheet Title
FLOOR PLAN - GROUND FLOOR

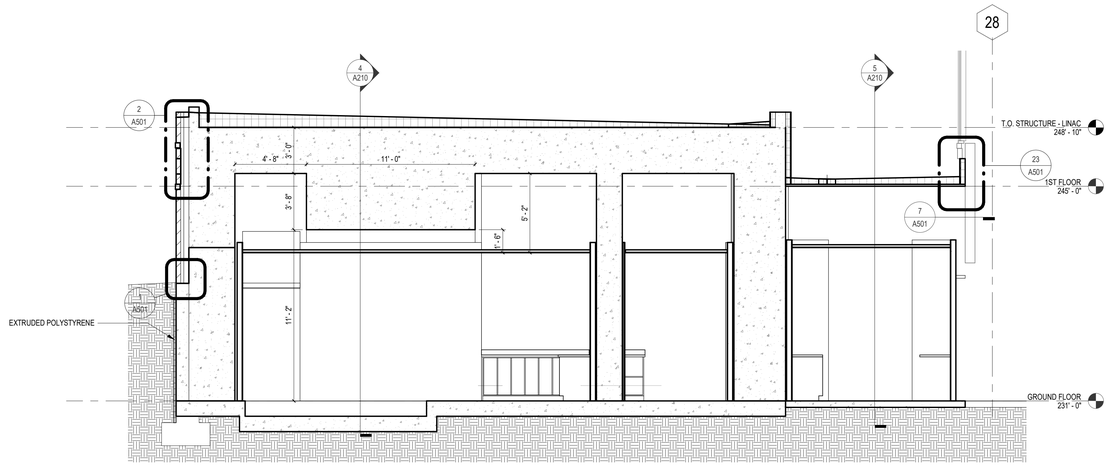
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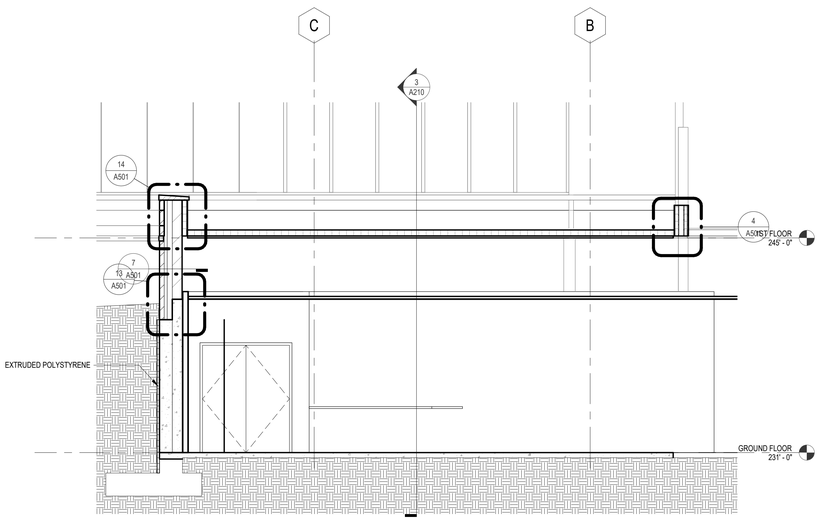
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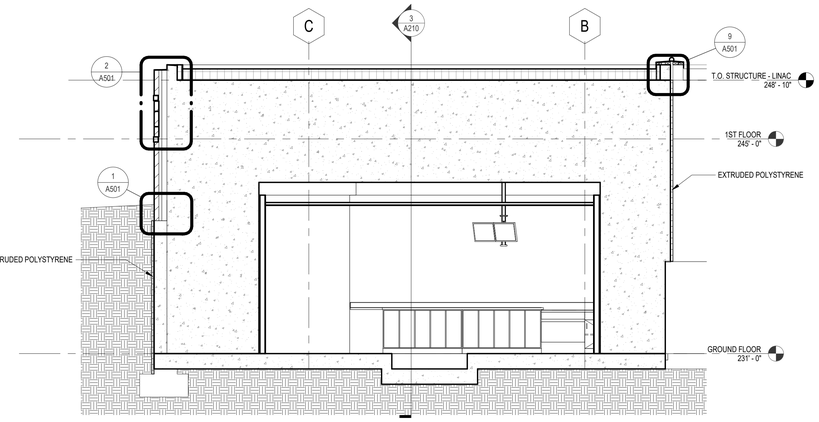
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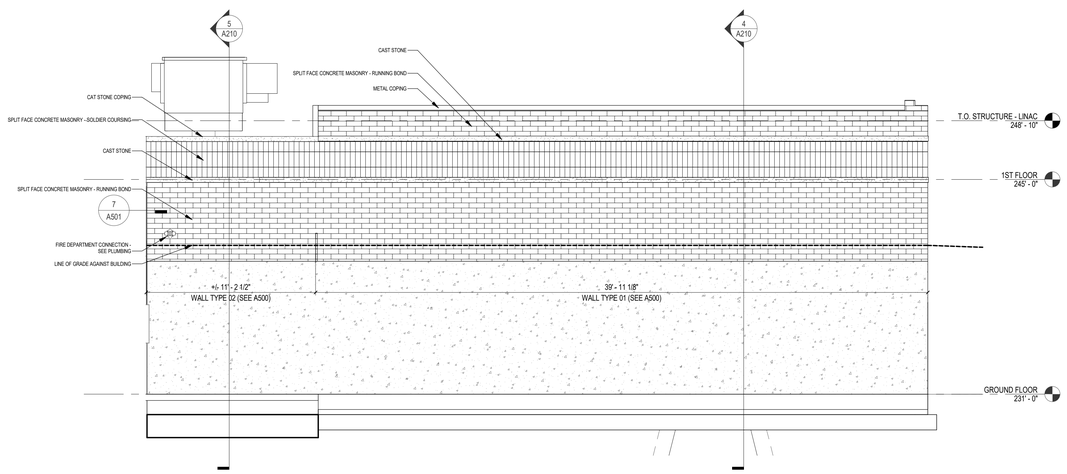
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Telephone 608.283.6300 Fax 608.283.6317

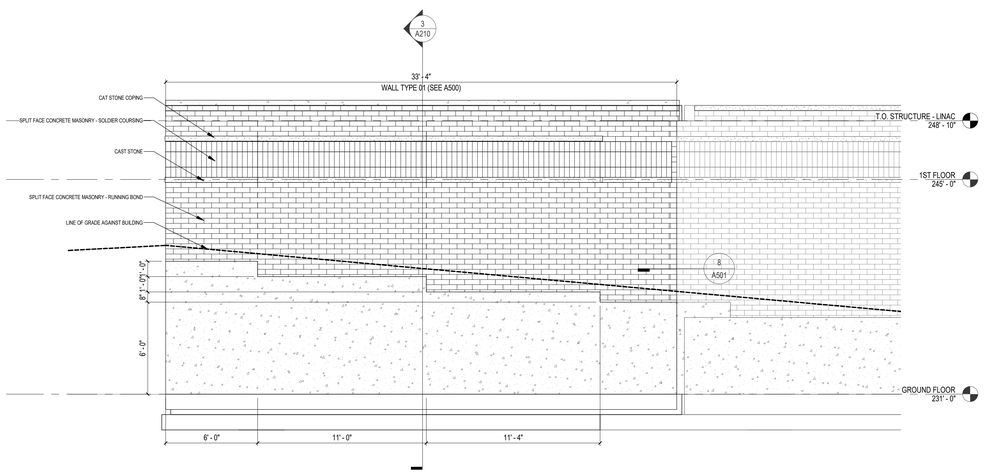
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Revisions

50% Progress Set

SCOPE DOCUMENTS

Drawing Date
1/15/2021

HRH - Linear Accelerator Addition

1648 Huntington Pike
Meadowbrook, PA 19046

Project No.
219145.00

Holy Redeemer
000123

Sheet Title
EXTERIOR ELEVATIONS AND SECTIONS

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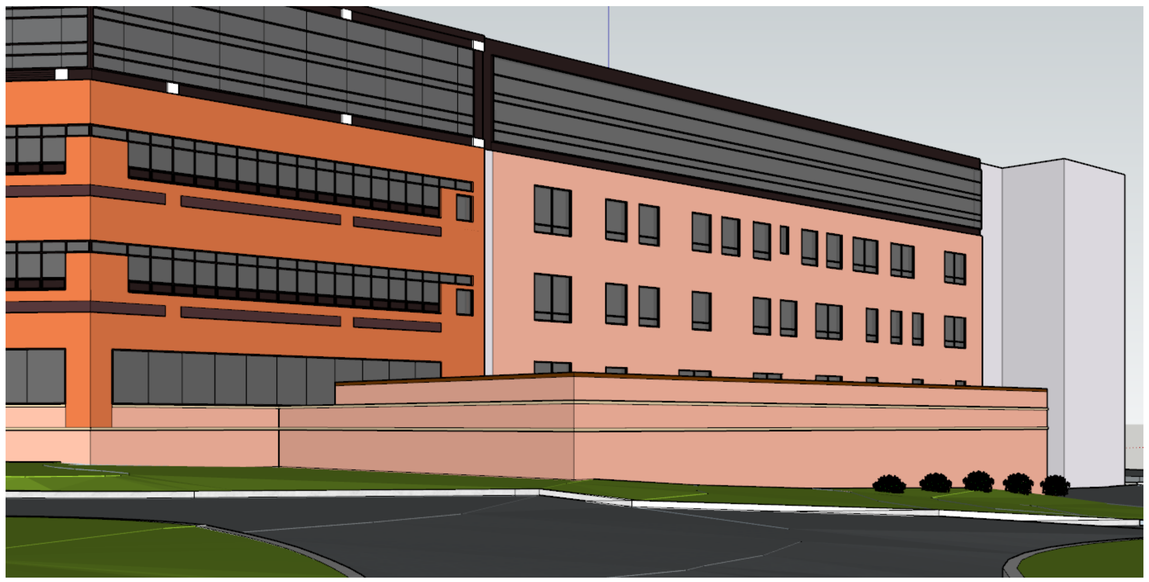
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A210

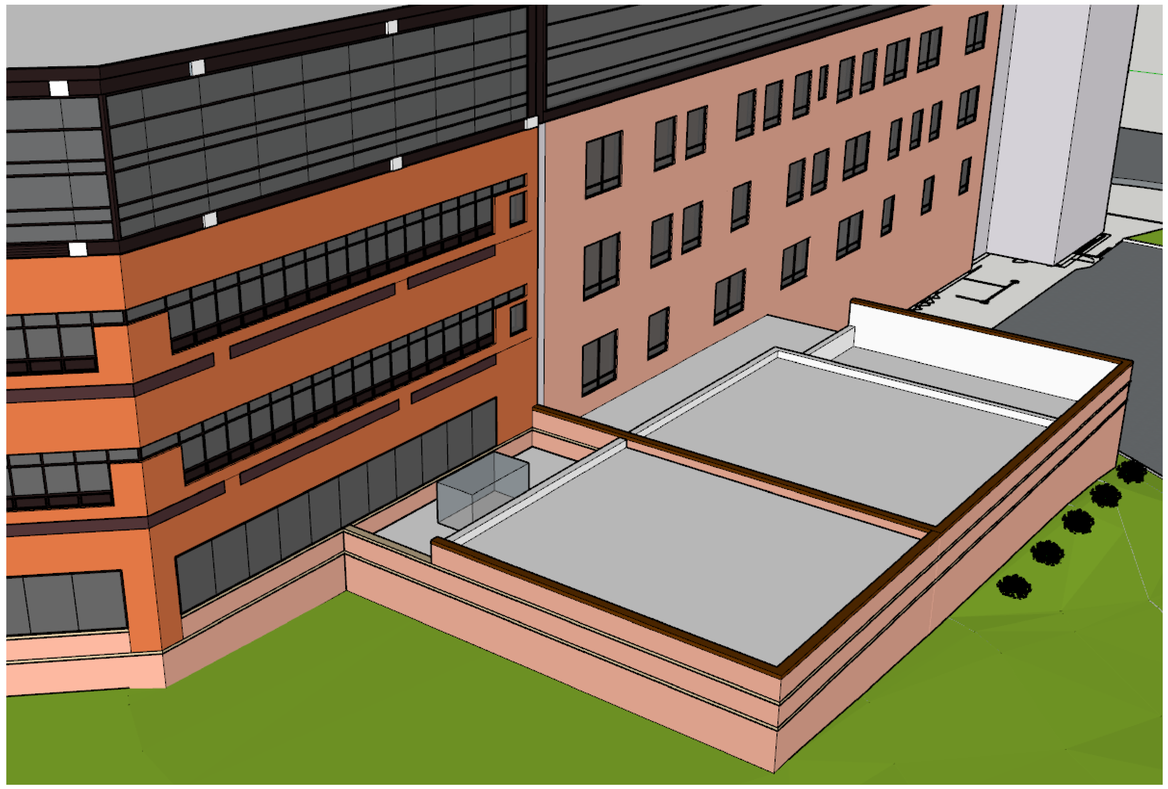
1/5/2021 11:48:42 AM



EXISTING ACCELERATOR VAULT



ACCELERATOR VAULT ADDITION



AREAL VIEW WITH ROOF-TOP UNIT

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March 10, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Minor Land Development – Holy Redeemer Hospital Linear Accelerator Building Addition
1648 Huntingdon Pike, Huntingdon Valley PA 19006
Plan Set Date: January 29, 2021
EAC Review Date: March 9, 2021

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced minor land development plan and offer the following comments:

Site Summary
Owner: Holy Redeemer Health System
Zone – CS – Community Service
Tract Acreage: 49.69 (2,164,496 s.f.) Project Acreage - .15 acres (6,534 s.f.)
Existing Use – Hospital
Proposed Use – 1,722 Sq. Ft Building Addition for Linear Accelerator
Limit of Disturbance: 6,400 sq. ft.
Watershed – Pennypack Creek

This proposal involves the construction of a 1,722 sq. ft. addition to an existing Linear Accelerator Building currently located on the north side of the Hospital. The proposed work includes removal of a small parking lot area to accommodate this building extension. Aerial view of the location and perspective drawing are attached. According to plan documents, about 4,105 square feet of existing impervious parking and sidewalk areas will be removed allowing the expansion of the building in the same location. Another 180 sq. ft. of sidewalk will also be constructed nearby. According to these calculations, the project results in a net loss of impervious cover of about 2,203 s.f.

The site clearing plan also indicates the 8 existing small trees will be removed; 4 Hawthorn Trees along Holy Redeemer Hospital Drive and 4 adjacent to the existing building. The proposed plans indicate that the pavement area will be replaced by topsoil, seed, and mulch. Since the plans show a net reduction in impervious surface it appears that neither the stormwater ordinance provisions, nor the tree replacement provisions of Abington Zoning Ordinance apply. This should be confirmed by Township staff. Please see note below regarding classification of gravel.

Questions:
It appears as though stormwater will be directed from the building roof into an existing underdrain system, but that needs to be confirmed by the Township Engineer. Will the existing stormwater conveyance infrastructure be adequate to handle the concentrated runoff from the building roof?

Comments:
In order for the EAC and Shade Tree Commission to understand potential impacts it would be helpful if the applicant noted the size and species of the trees being removed on the site plan.

The applicant should consider replacing at least a portion of the trees removed at the site and consider opportunities to increase green space within this location. It is unclear from the proposed site plan if the replacement area is proposed to be lawn. Applicant should evaluate opportunity to include native landscaping alternatives in this area. We recommend that the applicant consult with the Shade Tree Commission for recommendations on potential tree replacement species that may be appropriate for this area.

When proposing building additions and associated site disturbance, applicant should strive to increase green spaces wherever possible, considering that overall site's green space is below the minimum established in this zoning district of 62%. [i] Therefore, the members of the EAC strongly urge the applicants to consider addition of a green roof system for the accelerator building. Green roofs have several energy sustainability benefits for the owners to consider. The insulating properties of green roof systems help reduce heating and cooling costs, as the vegetation reduces solar radiation and roof surface temperatures. Green roof systems typically have a life cycle expectancy of 40 years compared to conventional roofs of about 20 years. From a stormwater management perspective, green roof vegetation and its substrate are able to retain a high percentage of the rain that falls on them, moderating temperature of the water and acting as a natural filter of the portion of the rain that runs off the roof. This also reduces the amount of runoff entering the storm sewer system. Finally, it is our understanding that the rooftop of the accelerator building can be seen from patient rooms directly above. Although this benefit may be harder to quantify, looking out over a landscaped area like this are more aesthetically appealing to patients and hospital staff.

Thank you for considering our questions and comments.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc:
Richard Manfredi
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

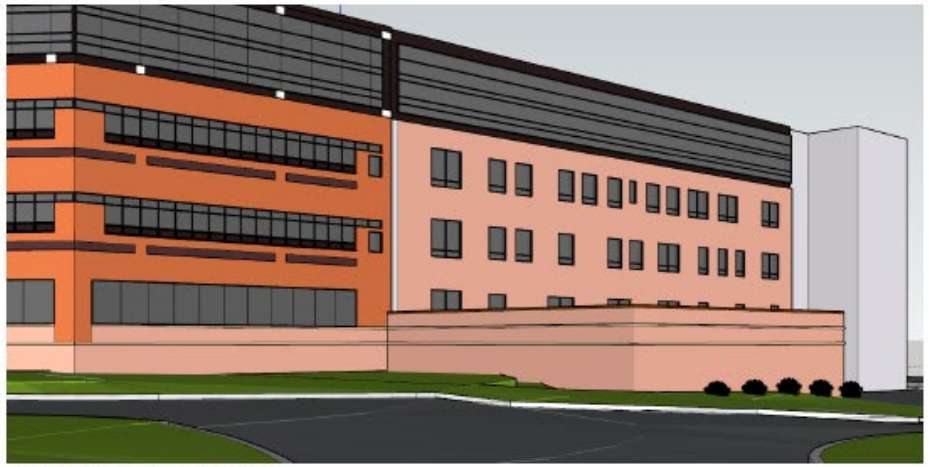
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[i] We believe the applicants calculation regarding the proposed green space percentage may be incorrect. The applicant indicates that the percentage of green space will be slightly increased as a result of this proposed building addition, however the EAC does not agree that gravel areas should be counted as part of green space calculation. Gravel areas should be counted as part of the impervious cover calculations.
This is consistent with definitions found in our Zoning Ordinance as noted below.
Abington's Zoning Ordinance Article 2, Section 201: Specific Definitions
Green Area: The portion of a lot's surface covered **with grass or other vegetation**. Green area shall not include pervious or impervious paving, and shall be covered with vegetation on at least 80% of its surface.
Paved Area: All areas covered by **gravel and/or impervious surfaces**, other than buildings and concrete public sidewalks.

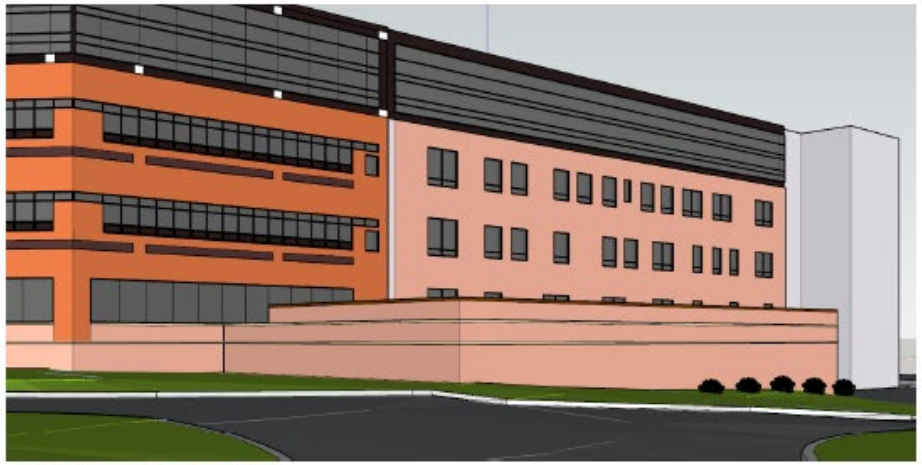
Google Maps 1648 Huntingdon Pike



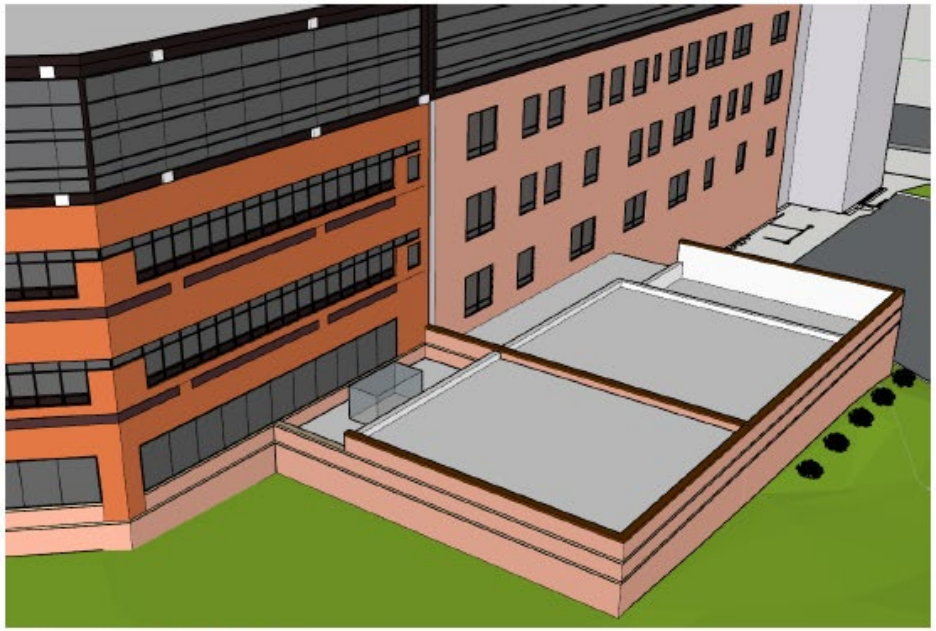
Imagery ©2021 Maxar Technologies, Map data ©2021 20 ft



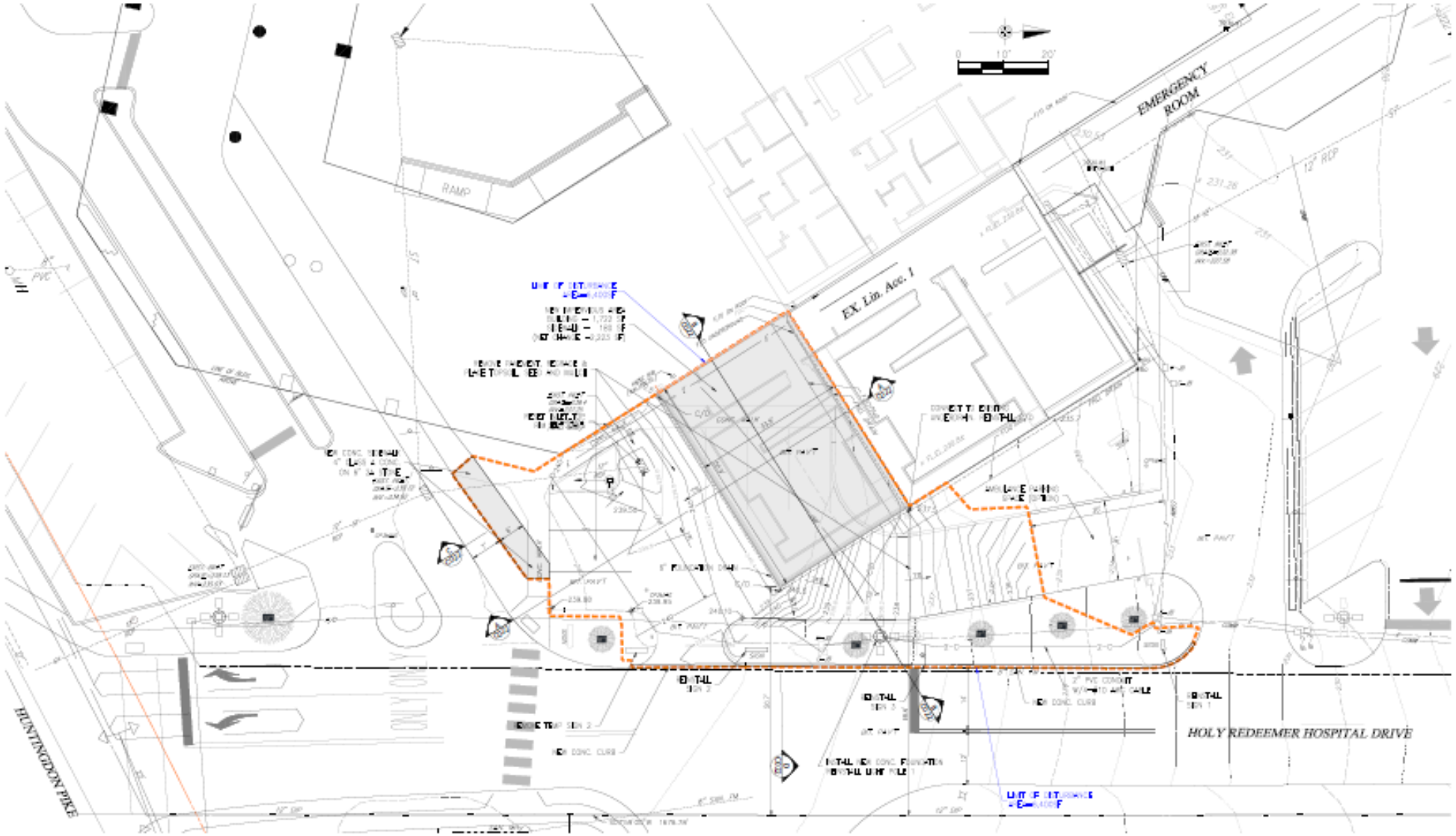
EXISTING ACCELERATOR VAULT



ACCELERATOR VAULT ADDITION



AREAL VIEW WITH ROOF-TOP UNIT



NOT FOR CONSTRUCTION

Revisions

SCOPE DOCUMENTS

Drawing Date
January 29, 2021

Holy Redeemer Hospital
Linear Accelerator
Building Addition

1648 Huntingdon Pike
Meadowbrook, PA 19046

Project No.

Sheet Title
Proposed Site Plan

Sheet No.
C021

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 18, 2021

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: 21-0066-001
Holy Redeemer Hospital Linear Accelerator
1648 Huntingdon Pike (Holy Redeemer Hospital)
1,722 s.f. on a tract of 49.69 Acres
Abington Township

Dear Mr. Manfredi:

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 February 24, 2021. We forward this letter as a report of our review.

BACKGROUND

Holy Redeemer Health Systems, the applicant, has submitted a land development plan that would expand an existing hospital building by 1,722 square feet for a linear accelerator. The project would lead to an increase in building area, but would lead to a decrease in impervious area to make it less nonconforming with zoning. The site is located in the CS Community Service District. The applicant has submitted a preliminary (minor) plan, dated January 29, 2021.

CONSISTENCY WITH COMPREHENSIVE AND OTHER PLANS

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The comprehensive plan shows the subject property as located in the “Suburban Residential” future land use area. Institutional uses are designated as a primary use in this area. Nonresidential development in this area should be designed to limit impacts of traffic, noise, and light; development in this area often makes use of extensive landscaping.

The plan's consistency with the Abington Master Bicycle Plan depends on if an asphalt trail on the south side of the road (no action required), or bike lanes (action required) are determined most appropriate for this portion of Huntingdon Pike.

The proposed improvements are generally consistent with the Abington Township Comprehensive Plan Update (2007).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

DESIGN

A. Will the rooftop HVAC equipment be screened from the sidewalk and access driveways? It's difficult to tell from the renderings how much, if any, of the equipment will be visible. The equipment shall be contained in a muffled compartment enclosure [§903.C.1; §2601.J].

B. Blank Walls. In the interest of discouraging "blank walls" and promoting public safety, windows are required on each story of each wall facing a public way (street, sidewalk, trail, or parking area). For each wall facing a public street, minimum glazing area shall be at least 10% [§903.D].

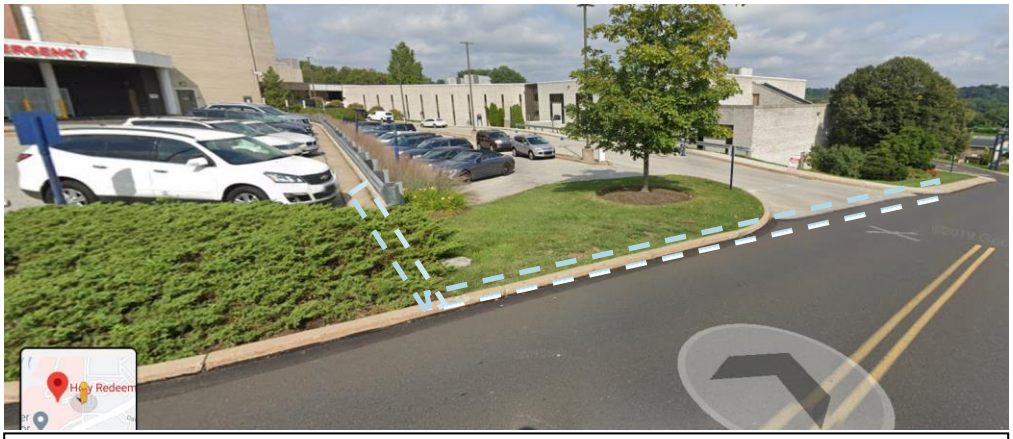
TRANSPORTATION

A. Abington Master Bicycle Plan. The township's bicycle plan recommends improvements to Huntingdon Pike in the area of Holy Redeemer Hospital. Specifically, it recommends either a 10 foot asphalt trail be constructed along the south side of Huntingdon Pike from the signalized intersection to Old Huntingdon Pike, or bike lanes be added to the road. It notes that this route "…will have to be analyzed and engineered prior to implementation" (see pp.52 and 95 of the plan[1]). We recommend the applicant communicate with the township about whether bike lanes are the preferred option. If pursued, the parties would need to coordinate with PennDOT.

B. Sidewalks and Crosswalk.

[1] https://www.abingtonpa.gov/home/showpublisheddocument?id=2246

(1) The applicant proposes to remove some sidewalk as part of this project. We suggest replacing it with a short segment of sidewalk and a crosswalk that would fill a small gap in the on-site pedestrian network (see dashed white lines on image).



The sidewalk that would be removed for this project could be replaced with a sidewalk and crosswalk 100 feet to the north, on Holy Redeemer Hospital Drive.

(2) The crosswalk over Holy Redeemer Hospital Drive at Huntingdon Pike is difficult to see. We recommend repainting it using the continental design (see red arrow on image).



LANDSCAPING

A. Plan. No landscaping plan was provided as required by §146-11.H. It would be useful to see a planting schedule and have the information about species and caliper of trees being removed.

OTHER PLAN INFORMATION

A. Zoning Boundary. Since the property abuts another zoning district, we recommend showing the boundary, as required by §146-11.A.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for institutional 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 (#21-0066-001) on any plans submitted for final recording.

Sincerely,

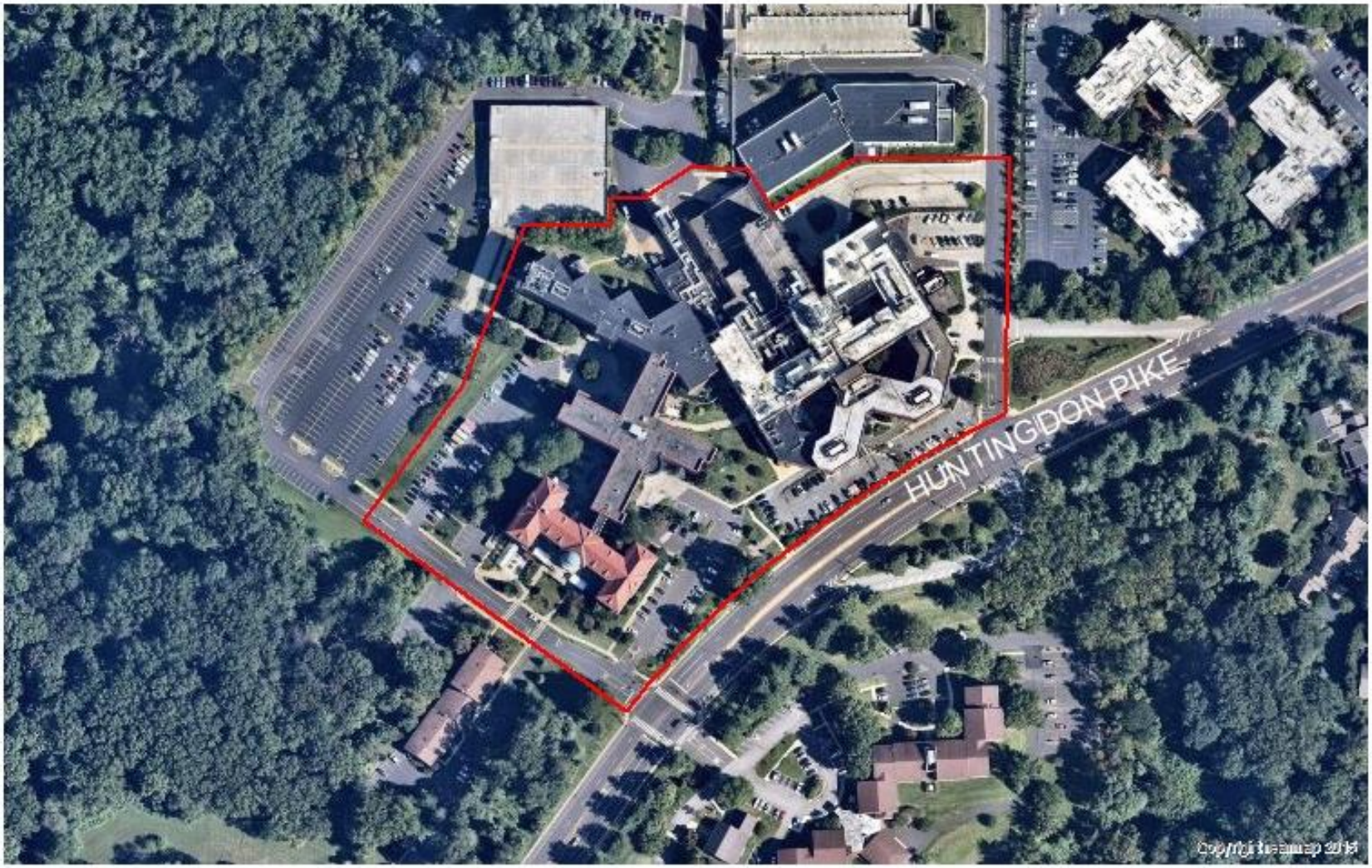
Mike Narcowich, AICP
Assistant Section Chief: Community Planning
610.278.5238 - mnarcowi@montcopa.org

c: Holy Redeemer Health System, Applicant
Jack Dempster, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Fran Hanney, P.E., PennDOT District 6-0

Attachments: APPENDIX 1: Aerial Images, Project Site
APPENDIX 2: Applicant's Plan

Aerial Images, Project Site

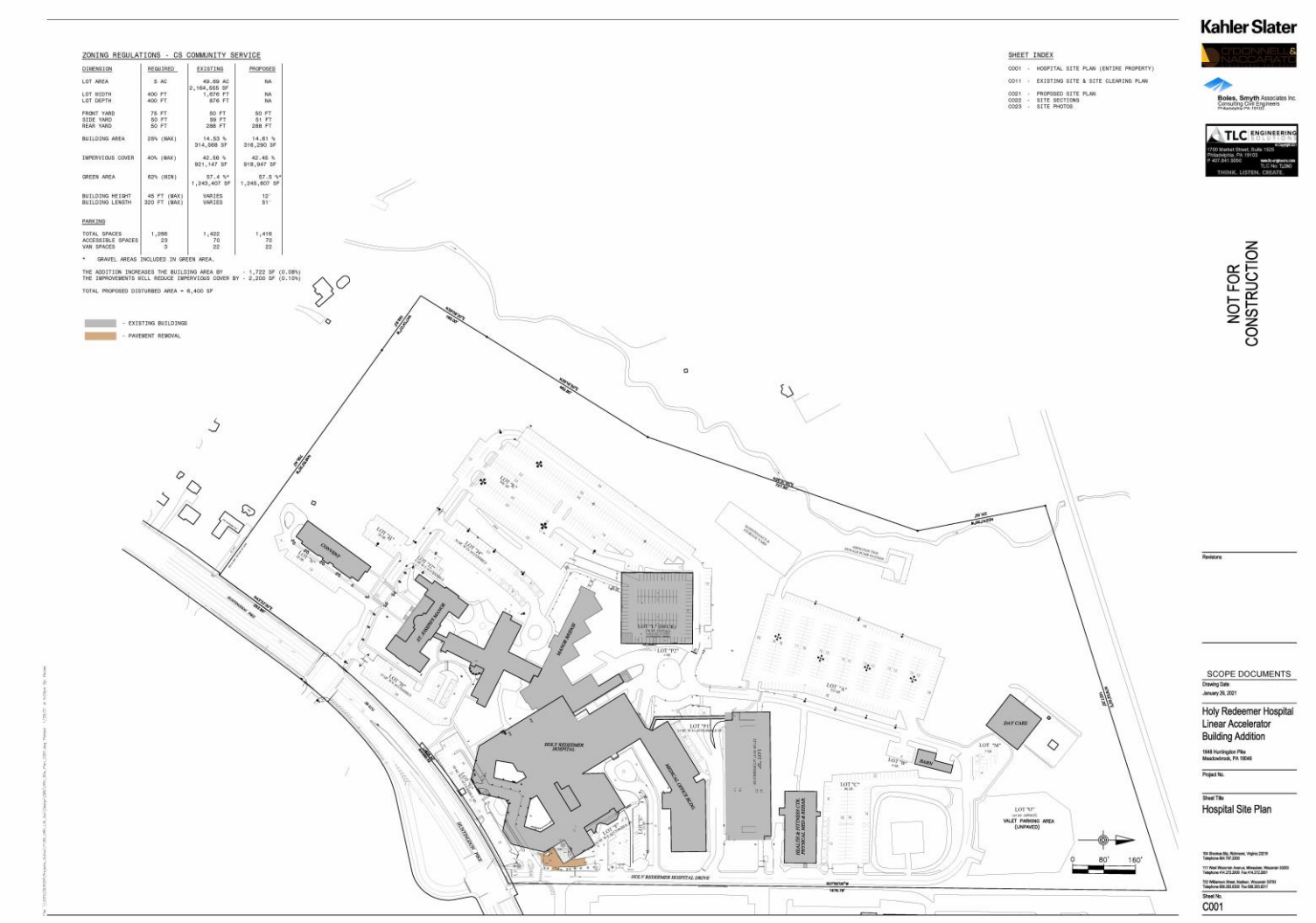




Holy Redeemer Hospital
Linear Accelerator
MCPC #210066001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 - (f) 610.278.3941
www.montcopa.org/planncom
Aerial photography provided by NearMap.

Applicant's Plan


ZONING REGULATIONS - CS COMMUNITY SERVICE
DIMENSION | REQUIRED | EXISTING | PROPOSED
LOT AREA | 5 AC | 49.69 AC 2,164,555 SF | NA
LOT WIDTH | 400 FT | 1,676 FT | NA
LOT DEPTH | 400 FT | 676 FT | NA
FRONT YARD | 75 FT | 50 FT | 50 FT
SIDE YARD | 50 FT | 59 FT | 51 FT
REAR YARD | 50 FT | 288 FT | 288 FT
BUILDING AREA | 25% (MAX) | 14.53 % 314,568 SF | 14.61 % 316,290 SF
IMPERVIOUS COVER | 40% (MAX) | 42.56 % 921,147 SF | 42.45 % 918,947 SF
GREEN AREA | 62% (MIN) | 57.4 %* 1,243,407 SF | 57.5 %* 1,245,607 SF
BUILDING HEIGHT | 45 FT (MAX) | VARIES | 12'
BUILDING LENGTH | 320 FT (MAX) | VARIES | 51'
PARKING
TOTAL SPACES | 1,295 | 1,422 | 1,416
ACCESSIBLE SPACES | 23 | 70 | 70
VAN SPACES | 3 | 22 | 22
* GRAVEL AREAS INCLUDED IN GREEN AREA.
THE ADDITION INCREASES THE BUILDING AREA BY - 1,722 SF (0.08%)
THE IMPROVEMENTS WILL REDUCE IMPERVIOUS COVER BY - 2,200 SF (0.10%)
TOTAL PROPOSED DISTURBED AREA = 6,400 SF
- EXISTING BUILDINGS
- PAVEMENT REMOVAL
SHEET INDEX
C001 - HOSPITAL SITE PLAN (ENTIRE PROPERTY)
C011 - EXISTING SITE & SITE CLEARING PLAN
C021 - PROPOSED SITE PLAN
C022 - SITE SECTIONS
C023 - SITE PHOTOS
Kahler Slater
O'DONNELL & NACCARATO
Boles, Smyth Associates Inc.
Consulting Civil Engineers
TLC ENGINEERING
THINK. LISTEN. CREATE.
NOT FOR CONSTRUCTION
Revisions
SCOPE DOCUMENTS
Drawing Date
January 29, 2021
Holy Redeemer Hospital
Linear Accelerator
Building Addition
1648 Huntingdon Pike
Meadowbrook, PA 19046
Project No.
Sheet Title
Hospital Site Plan
Sheet No.
C001
HOLY REDEEMER HOSPITAL
MEDICAL OFFICE BUILDING
HEALTH & FITNESS CTR. PHYSICIAN MED-B BUILDING
DAY CARE
BARN
CONVENT
VALET PARKING AREA (UNPAVED)
HOLY REDEEMER HOSPITAL DRIVE
HUNTINGDON PIKE
0 80' 160'



3/10/2021

In regards to LD proposal RV Farm Barn
The shade tree commission finds no issues with this proposal.

Sincerely,
Collin Watson
Chair

Township of Abington

Engineering & Code Department

John L Spiegelman, President
Thomas Hecker, Vice President

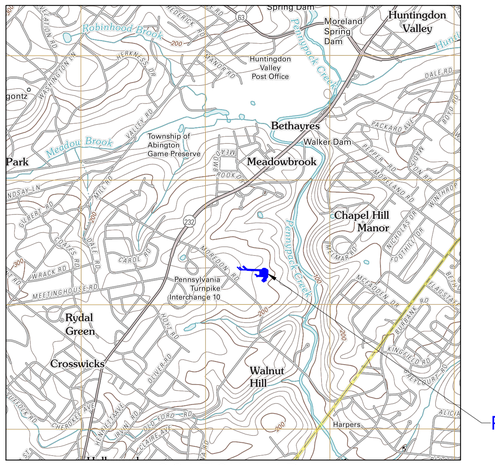
Richard J. Manfredi, Manager

SD/LD Review Tracking Application # LD-21-04

Project Name: Sisters of Redeemer 521 Moredon Rd. Barn Addition

File Date: 2/5/21 Date Complete _____ 90 Day Clock _____

	Sub. #	Date Sent:	Review Ltr. Recv'd:	Comments (Y/N)
[ ] Reviewing Engr.	1	2/8/21		
[ ] Traffic Engineer				
[ ] MCPC				
[ ] Fire Marshal				
[ ] Traffic Safety				
[ ] Wastewater/DEP				
[ ] Shade Tree				
[ ] EAC				
[ ] Planning Commission				
[ ] ZHB				
[ ] Solicitor				
[ ] Other:				



LOCATION MAP
SCALE: 1"=2000'
USGS QUAD: Frankford PA–NJ (2011)



AERIAL PHOTOGRAPH
SCALE: 1"=250'
(MARCH 2019)

NOTES:

1. THE PROJECT AREA IS NOT LOCATED IN A FLOOD HAZARD AREA.
2. NO WETLANDS WERE OBSERVED WITHIN THE PROJECT AREA.
3. NO TREES ARE PLANNED TO BE REMOVED AS PART OF THE PROPOSED IMPROVEMENTS.

ZONING REGULATIONS - R1 LOW DENSITY RESIDENTIAL

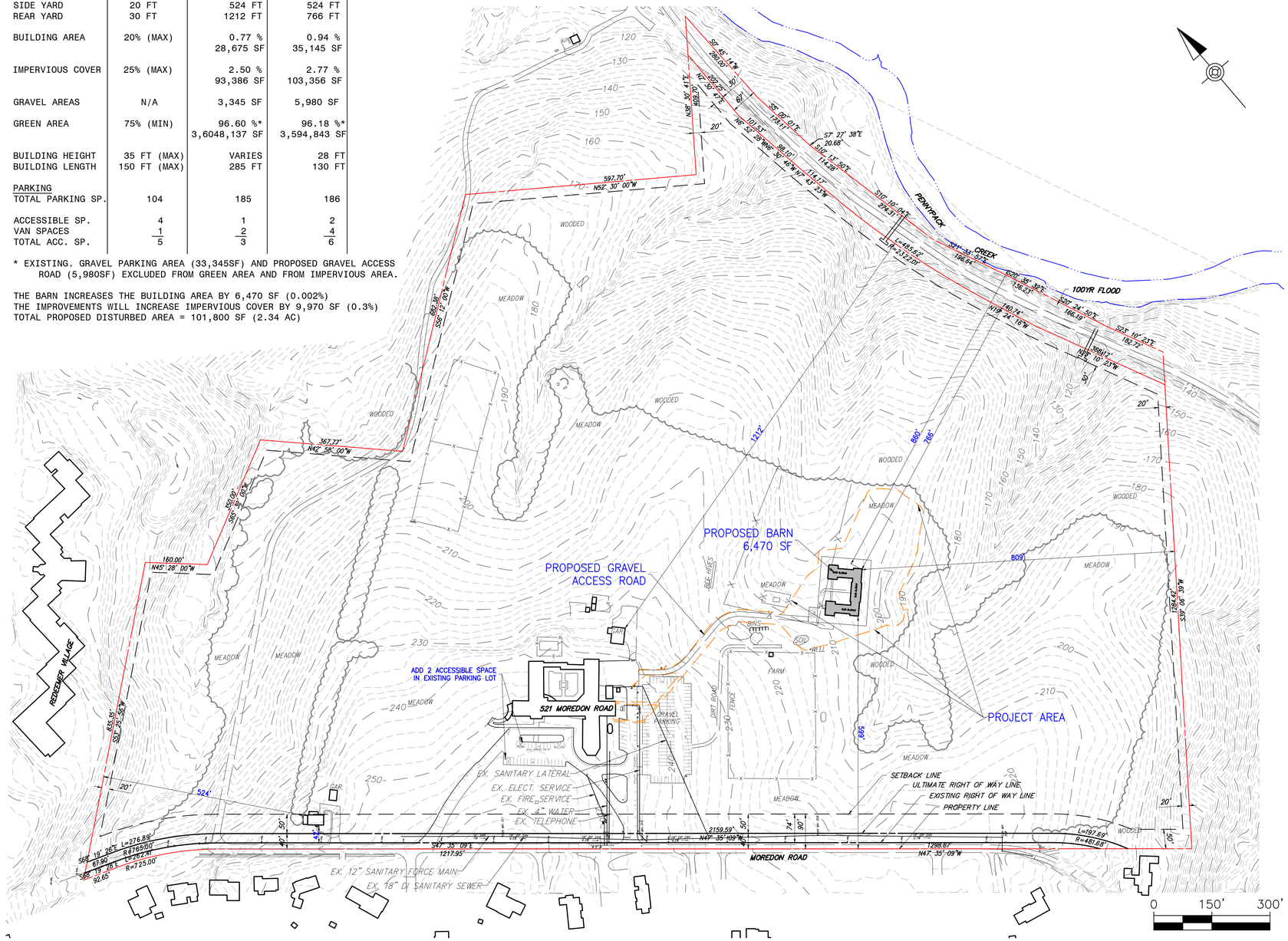
DIMENSION	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 AC	85.66446 AC 3,731,544 SF	NO CHANGE
LOT WIDTH	200 FT	2,702 FT	NO CHANGE
LOT DEPTH	100 FT	2,149 FT	NO CHANGE
FRONT YARD	50 FT	42 FT	42 FT
SIDE YARD	20 FT	524 FT	524 FT
REAR YARD	30 FT	1212 FT	766 FT
BUILDING AREA	20% (MAX)	0.77 % 28,675 SF	0.94 % 35,145 SF
IMPERVIOUS COVER	25% (MAX)	2.50 % 93,386 SF	2.77 % 103,356 SF
GRAVEL AREAS	N/A	3,345 SF	5,980 SF
GREEN AREA	75% (MIN)	96.60 %* 3,6048,137 SF	96.18 %* 3,594,843 SF
BUILDING HEIGHT	35 FT (MAX)	VARIES	28 FT
BUILDING LENGTH	150 FT (MAX)	285 FT	130 FT
PARKING			
TOTAL PARKING SP.	104	185	186
ACCESSIBLE SP.	4	1	2
VAN SPACES	1	2	4
TOTAL ACC. SP.	5	3	6

* EXISTING. GRAVEL PARKING AREA (33,345SF) AND PROPOSED GRAVEL ACCESS ROAD (5,980SF) EXCLUDED FROM GREEN AREA AND FROM IMPERVIOUS AREA.

THE BARN INCREASES THE BUILDING AREA BY 6,470 SF (0.002%)
THE IMPROVEMENTS WILL INCREASE IMPERVIOUS COVER BY 9,970 SF (0.3%)
TOTAL PROPOSED DISTURBED AREA = 101,800 SF (2.34 AC)

SHEET LIST

DESCRIPTION	SHEET
C1.1 PROPERTY PLAN	1
C1.2 EXISTING SITE PLAN	2
C2.1 PROPOSED SITE & GRADING PLAN	3
C3.1 UTILITY PLAN	4



File: Barn_C1.1_Existing_Site.dwg Plotted: 1/29/21 at 1:22pm By: tfboles

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA ONE CALL SYSTEM, INC.
SERIAL NUMBERS: 2020__
LOCATION:
CALL DATES:
CALL 1-800-242-1776 CALL TYPE: DESIGN

No	Date	Description	REVISIONS

ENGINEER:
Boles, Smyth Associates Inc.
Consulting Civil Engineers
2400 Chestnut Street - Philadelphia PA, 19103
215-561-2644 (P) - 215-561-0501 (F)

OWNER/DEVELOPER:
Sisters of the Redeemer
1600 Huntingdon Pike
Meadowbrook, PA 19046

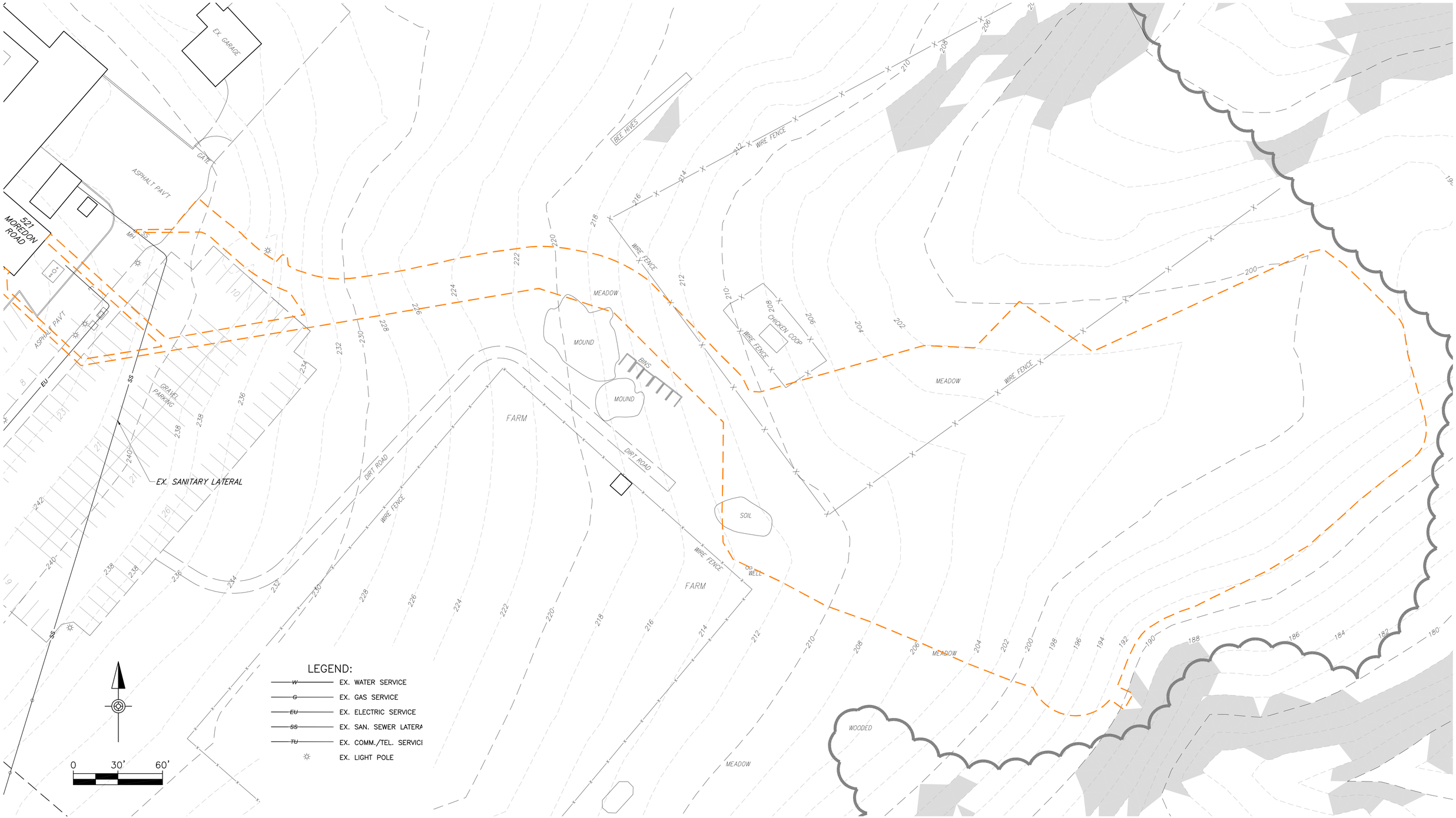
PROJECT:
BARN FOR REDEEMER VALLEY FARM

PROJECT ADDRESS:
521 Moredon Road
Huntingdon Valley, PA 19006

SHEET:
PROPERTY PLAN

Project No.: 78.02
Date: 01-29-2021 Scale: As Noted
Drawn by: CH Checked: TFB

Dwg No. C1.1



File: Barn_C1.1_Existing_Site.dwg Plotted: 1/29/21 at 1:22pm By: tfboles

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA ONE CALL SYSTEM, INC.
CALL 1-800-242-1776
SERIAL NUMBERS: 2020___
LOCATION:
CALL DATES:
CALL TYPE: DESIGN

No	Date	Description REVISIONS

ENGINEER:
Boles, Smyth Associates Inc.
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2400 Chestnut Street - Philadelphia PA, 19103
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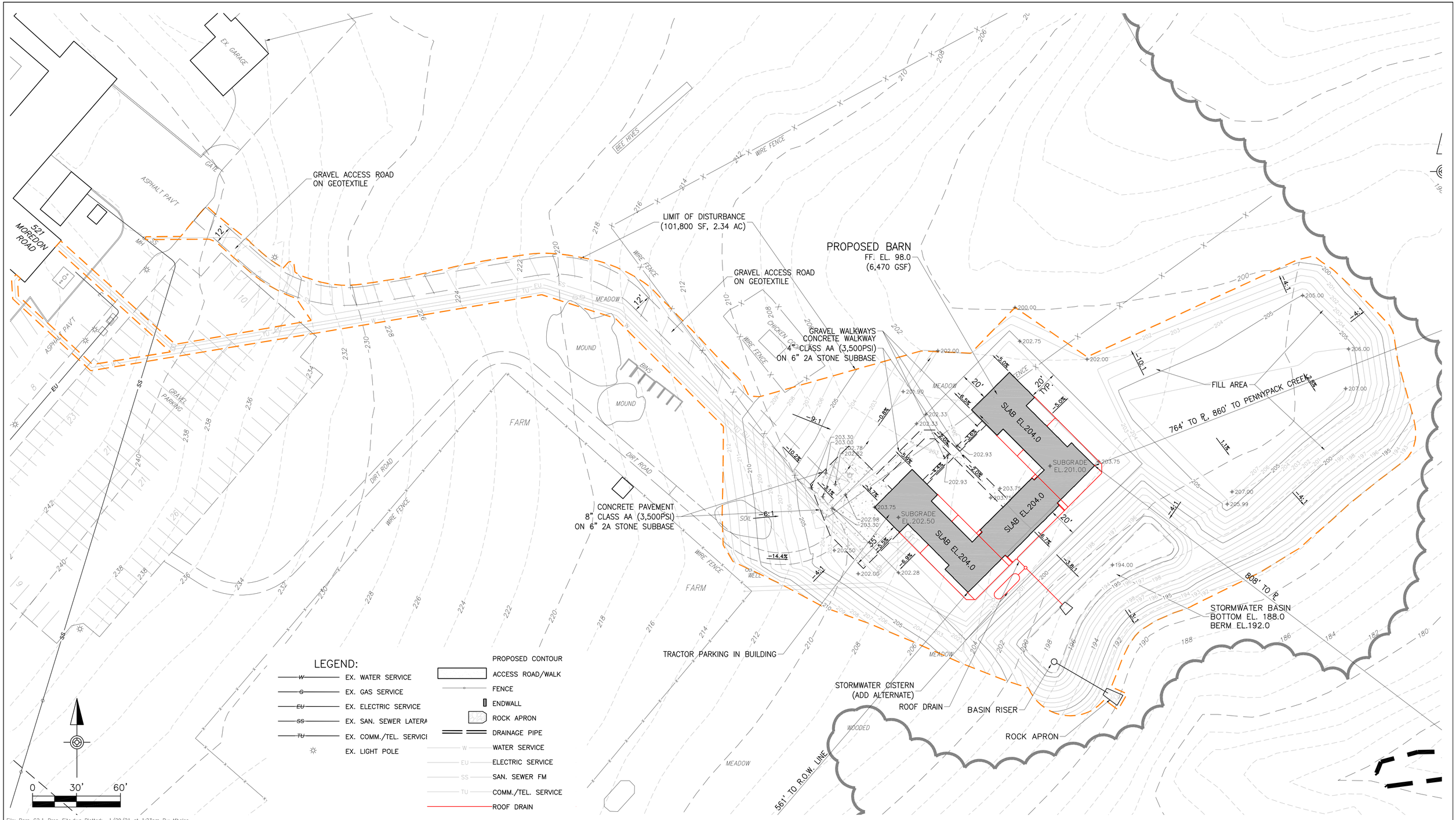
PROJECT:
BARN FOR REDEEMER
VALLEY FARM

PROJECT ADDRESS:
521 Moredon Road
Huntingdon Valley, PA 19006

SHEET:
EXISTING SITE PLAN

Project No.: 78.02
Date: 01-29-2021 Scale: As Noted
Drawn by: CH Checked: TFB

Dwg No.
C1.2



File: Barn_C2.1_Prop_Site.dwg Plotted: 1/29/21 at 1:23pm By: tfboles

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA ONE CALL SYSTEM, INC.
CALL 1-800-242-1776
SERIAL NUMBERS: 2020___
LOCATION:
CALL DATES:
CALL TYPE: DESIGN

No	Date	Description
		REVISIONS

ENGINEER:
Boles, Smyth Associates Inc.
Consulting Civil Engineers
2400 Chestnut Street - Philadelphia PA, 19103
215-561-2644 (P) - 215-561-0501 (F)

OWNER/DEVELOPER:
Sisters of the Redeemer
1600 Huntingdon Pike
Meadowbrook, PA 19046

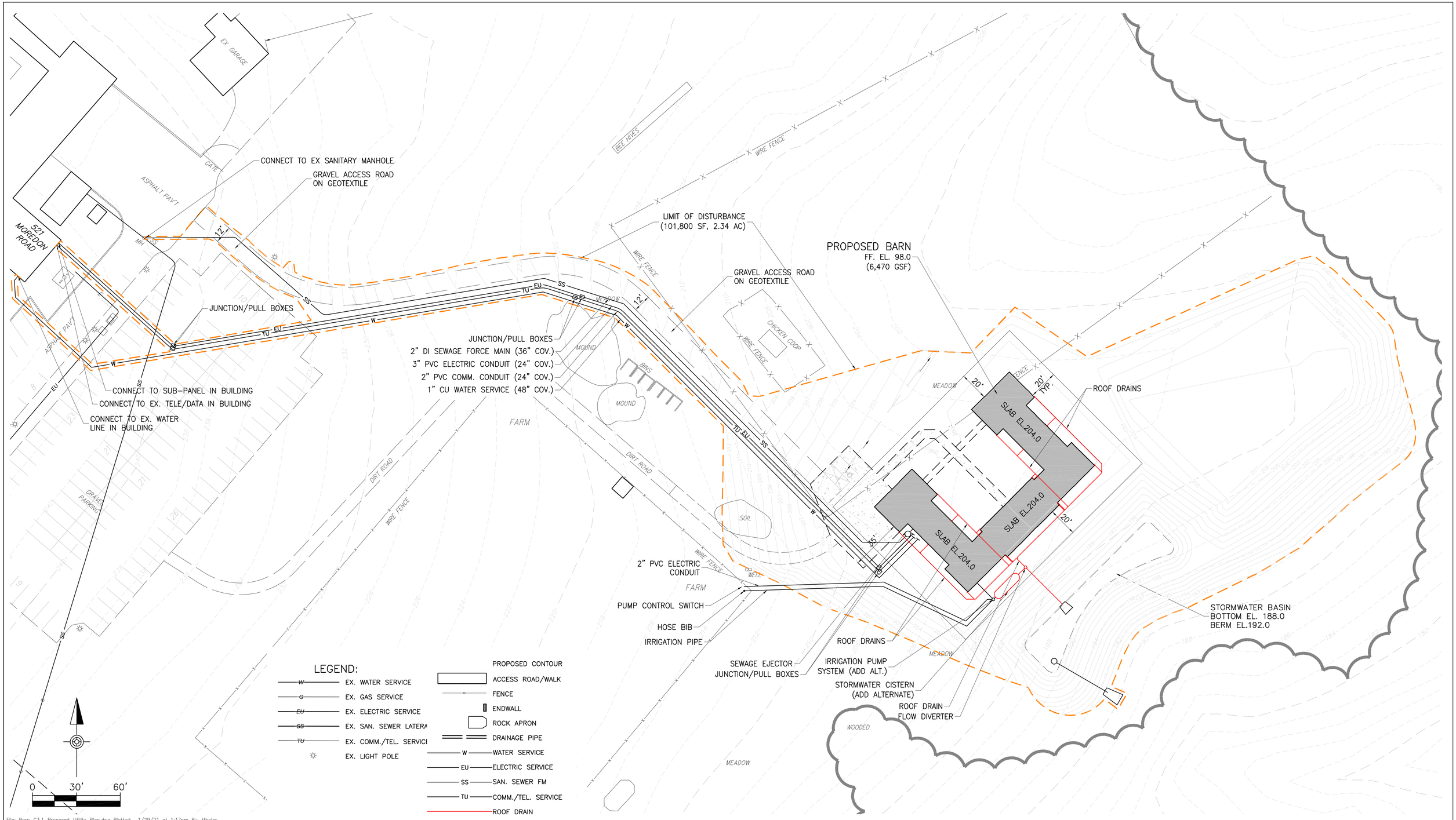
PROJECT:
BARN FOR REDEEMER
VALLEY FARM

PROJECT ADDRESS:
521 Moredon Road
Huntingdon Valley, PA 19006

SHEET:
PROPOSED SITE & GRADING PLAN

Project No.: 78.02
Date: 01-29-2021
Scale: As Noted
Drawn by: CH
Checked: TFB

Dwg No.
C2.1



File: Barn_C3.1_Proposed_Utility_Plan.dwg Plotted: 1/29/21 at 1:17pm By: tfboles

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA ONE CALL SYSTEM, INC.
SERIAL NUMBERS: 2020___
LOCATION:
CALL DATES:
CALL TYPE: DESIGN
CALL 1-800-242-1776

No	Date	Description	REVISIONS

ENGINEER:
Boles, Smyth Associates Inc.
Consulting Civil Engineers
2400 Chestnut Street - Philadelphia PA, 19103
215-561-2644 (P) - 215-561-0501 (F)

OWNER/DEVELOPER:
Sisters of the Redeemer
1600 Huntingdon Pike
Meadowbrook, PA 19046

PROJECT:
BARN FOR REDEEMER
VALLEY FARM

PROJECT ADDRESS:
521 Moredon Road
Huntingdon Valley, PA 19006

SHEET:
UTILITY PLAN

Project No.: 78.02
Date: 01-29-2021 Scale: As Noted
Drawn by: CH Checked: TFB

Dwg No.
C3.1

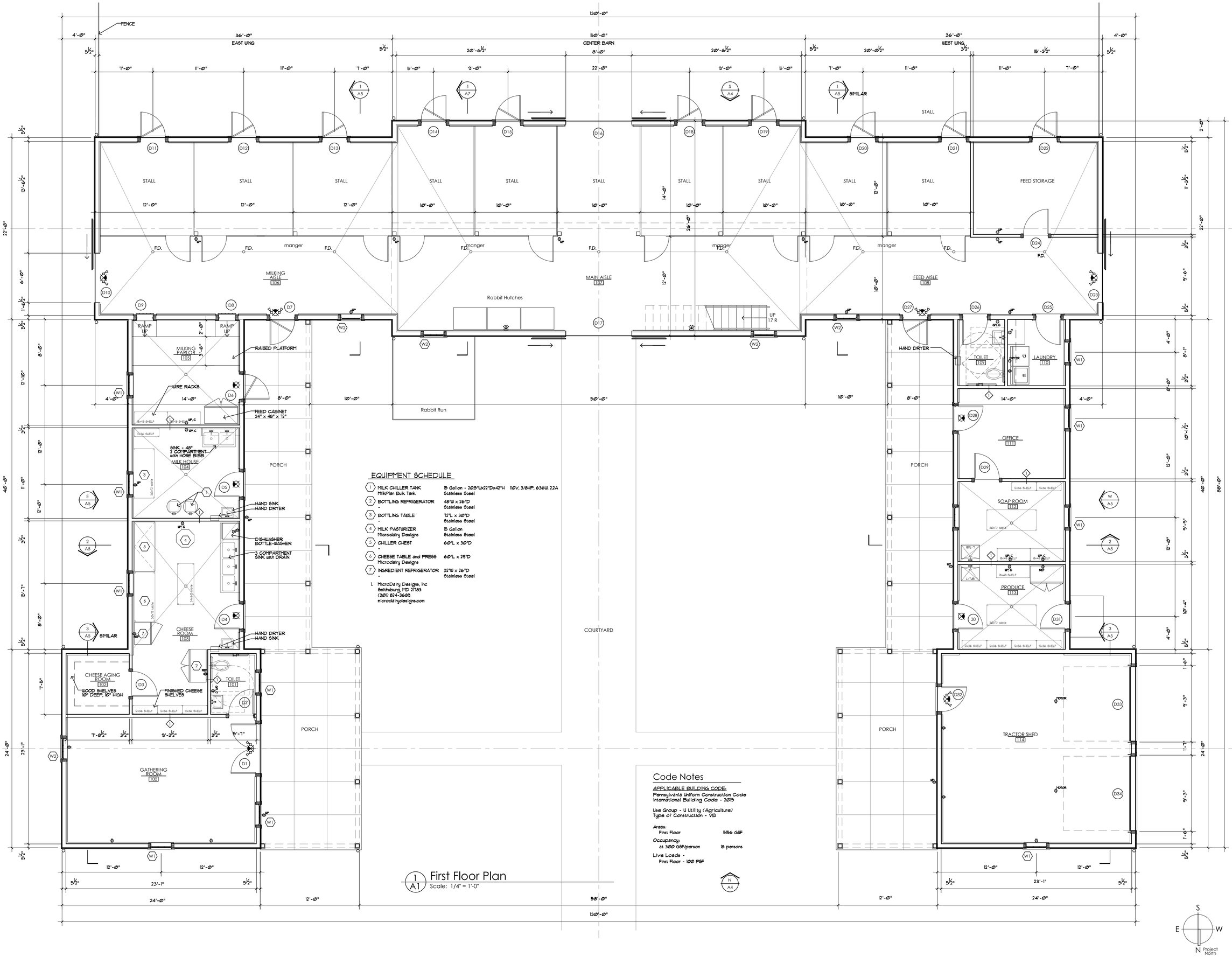
Pickell Architecture, LLC
115 Main Street
Flemington, New Jersey 08822
Phone: 908 788 0048
pickellarchitecture.com

Christopher Pickell, AIA
NJ: AI 10409
NY: 027694-1
PA: RA 015382-B

Redeemer Valley Farm Barn
Sisters of the Redeemer

521 Maredon Raod
Huntingdon Valley, Pennsylvania 19006

Block: - -
Lot: - -



EQUIPMENT SCHEDULE

1	MILK CHILLER TANK MilkPlan Bulk Tank	15 Gallon - 205"W x 22"D x 42"H Stainless Steel	110V, 3/8HP, 636W, 22A
2	BOTTLING REFRIGERATOR -	48"W x 26"D Stainless Steel	
3	BOTTLING TABLE -	72"L x 30"D Stainless Steel	
4	MILK PASTURIZER Microdairy Designs	15 Gallon Stainless Steel	
5	CHILLER CHEST -	60"L x 30"D	
6	CHEESE TABLE and PRESS Microdairy Designs	60"L x 29"D	
7	INGREDIENT REFRIGERATOR -	32"W x 26"D Stainless Steel	

1. MicroDairy Designs, Inc
Smithsburg, MD 21783
(301) 824-3689
microdairydesigns.com

Code Notes

APPLICABLE BUILDING CODE:
Pennsylvania Uniform Construction Code
International Building Code - 2015

Use Group - U Utility (Agriculture)
Type of Construction - VB

Areas:
First Floor 5156 GSF

Occupancy:
at 300 GSF/person 18 persons

Live Loads -
First Floor - 100 PSF

1 A1 First Floor Plan
Scale: 1/4" = 1'-0"

Issues & Revisions:
Issued for Review 8/20/20
- -

Copyright 2019
Pickell Architecture LLC

Floor Plan

A1

August 20, 2020
Sheet 1 of 8

Structural Specifications - Outline Form

Note: Certain Sections below may not be used in this particular project:

EXCAVATION & BACKFILL - SECTION Ø2100

1. If no soils testing/geotechnical report is available to the Architect, then the Architect assumes no responsibility for any site/soils/water related problems - such as, but not limited to - surface water, subsurface water, rock, ledge, bearing capacity, backfill materials, etc.
2. Footings are designed to bear on undisturbed soil having a minimum safe bearing capacity of 15 tons per square foot. Confirm in field prior to placing footings.
3. Finish all footing excavations by hand. No footings shall be placed in water or on frozen ground. Protect footings from frost after they are placed.
4. Fill and backfill material - Clean run-of-bank material, free of deleterious organic material. Conform to the following graduation: 100% smaller than 4" sieve, max. 15% smaller than #200 sieve.
5. Do not place fill or backfill unless foundation walls are adequately braced.

CAST-IN-PLACE CONCRETE - SECTION Ø3300

1. Concrete shall attain the following compressive strengths at 28 days:

Basement walls and foundations not exposed to weather -	2500 psi
Basement slabs and interior slabs-on-grade -	2500 psi
Basement walls, foundation & other walls exposed to weather -	3000 psi
Porches, slabs and steps exposed to weather and garage floors -	3500 psi

2. Concrete exposed to the weather shall be air-entrained, 5% to 7% by volume.
3. Reinforce all slabs-on-grade with 6x6 W1.4 x W1.4 WWF, minimum.
4. Concrete work shall be designed, reinforced, placed and cured in conformance with the latest edition of the ACI Building Code.

CONCRETE MASONRY - SECTION Ø4200

1. Concrete masonry units (CMU) shall be lightweight aggregate, and shall conform to ASTM C-90.
2. Provide all masonry work in accordance with IBC or IRC and other applicable codes.
3. Mortar shall be ASTM C 270, Type M for below grade and Type M or S for above grade work.
4. Horizontal reinforcing - No. 9 gauge truss-type "Dur-O-Wall" or equal, spaced @ 16" o.c. vertically and above all lintels.
5. Provide fabricated corner sections at all corners and intersections.
6. Solid grout at cells as indicated - Type M mortar or 2500 PSI concrete in accordance with ASTM C 476, install in accordance with ACI-531 for high or low lift procedures.

STEEL FABRICATIONS - SECTION Ø5500

1. Provide structural steel shapes, tubes, pipes, bars and/or rods conforming to ASTM A-36.
2. Fabricate and erect structural steel in accordance with the latest specifications of the AISC.
3. Galvanize all structural steel exposed to the weather, shop prime all interior steel.
4. Steel pipe columns (where indicated) - 4" diameter schedule 40 steel pipe with 8"x8"x¼" steel base plate, fastened with (2) ¾" @ anchor bolts & a 6½"x10"x¾" cap plate with (4) ¾" @ lag bolts.

ROUGH CARPENTRY - SECTION Ø6100

FRAMING LUMBER (CONVENTIONAL)

1. Structural framing lumber - S4S Douglas Fir or Southern Pine No. 2 or better, as graded by WCLIB or WWPA. Fb = 1200 PSI minimum, E = 1500,000 minimum, 19 % moisture content at time of dressing.
2. Light framing members - S4S construction grade Douglas Fir or Southern Pine or better, as graded by WCLIB or WWPA, 19 % moisture content at time of dressing.
3. Boards - construction grade minimum, or as noted.
4. Comply with the recommendations of the NFoPA Manual for House Framing, NFoPA Recommended Nailing Schedule, and National Design Specification for Wood Construction.

STRUCTURAL SHEATHING

1. Provide panels rated for span, use and exposure. Comply with the recommendations of the APA Design & Construction Guide - Residential & Commercial.
2. Floor sheathing - APA sheathing, 3/4" thick T & G 48/24 span rating, APA "Sturd-I-Floor" or equal. Glue and screw sheathing to floor joists (glue and nail to I-joists).
3. Wall sheathing - APA sheathing CDX Exposure I, or OSB structural panels - 1/2" thick.
4. Roof sheathing - APA sheathing, C-D Exterior, 5/8" thick. Fasten with 8d galvanized nails.

ENGINEERED WOOD PRODUCTS

1. Wood I-Joists - Provide engineered wood I-Joists, sizes and series as shown, as manufactured by Georgia-Pacific, Trus-Joist, Boise-Cascade, or approved equal. Install in strict compliance with the manufacturer's standard recommendations and details, including construction bracing, minimum bearing lengths, web stiffeners, squash blocks, blocking, knockouts and holes, etc.
2. Rim boards - Provide continuous 1¼" thick rim boards, "Timberstrand LSL" as manufactured by Trus-Joist, or approved equal. Install in compliance with the manufacturer's recommendations at the perimeter of all floor platforms.
3. Engineered beams - Provide engineered beams, sizes as shown, "Microlam" LVL or "Parallam" PSL as manufactured by Trus-Joist, or approved equal. Install in strict compliance with the manufacturer's standard recommendations and details.

FASTENING

1. Fastening Schedule - Comply with the most restrictive of either the manufacturer's recommended fastening schedules, or with the most current IRC or IBC fastening schedules.
2. Provide metal fastening components where indicated, as manufactured by Simpson Strong-Tie, or approved fasteners with equivalent structural loading capacities.
3. Provide G90 min. galvanized steel fasteners at all preservative treated wood.

PRESERVATIVE TREATED WOOD

1. Provide preservative treated lumber at all sill plates, at all lumber in contact with concrete or masonry, and at all exterior decks or as otherwise noted.
2. Provide arsenic- and chromium-free treatments, produced in accordance with ACQ Preserve Standard ACQ-'04 and AWPA Standards C1, C2, C9 & C18.

Wood Header Schedule

ROUGH OPENING WIDTH:	HEADER: For 2x4 stud wall:	For 2x6 stud wall:	
Up to 3'-0" W	(2) 2x6	(3) 2x6	(1) jack stud each end
3'-1" W - 4'-0" W	(2) 2x8	(3) 2x8	(1) jack stud each end
4'-1" W - 6'-0" W	(2) 2x10	(3) 2x10	(2) jack studs each end
6'-1" W - 8'-0" W	(2) 2x12	(3) 2x12	(2) jack studs each end
Over 8'-1" W	SEE PLAN	SEE PLAN	

Floor Loading Schedule

DEAD LOAD:		
HARDWOOD ¾" /TILE FLOORING	3.0	PSF
PLYWOOD SUBFLOOR - ¾"	2.5	PSF
FLOOR JOISTS - 2x10 @ 16" oc	2.4	PSF
GYPSUM BOARD - ½"	2.0	PSF
BATT INSULATION	1.0	PSF
MISCELLANEOUS	0.5	PSF
TOTAL DEAD LOAD	12. 0	PSF
LIVE LOAD:		
SLEEPING ROOMS	30. 0	PSF
ALL OTHER ROOMS	40. 0	PSF

LATERAL LIVE LOAD:

PARTITIONS	5. 0	PSF

WIND EXPOSURE CATEGORY (IRC 2015 - R301.2.A)
EXPOSURE B - URBAN & SUBURBAN, WOODED
BASIC WIND SPEED (IRC 2015 - FIGURE R301.2(4.A)
115 MPH, 3 sec PEAK GUST

Roof Loading Schedule

DEAD LOAD:		
ROOFING SHINGLES	2.5	PSF
PLYWOOD SHEATHING - ⅝"	2.0	PSF
ROOF RAFTERS - 2x10 @ 16"	2.4	PSF
MECH/ELEC.	1.0	PSF
MISCELLANEOUS	1.0	PSF
TOTAL DEAD LOAD	10. 0	PSF
LIVE LOAD:		
DESIGN LOAD	30. 0	PSF
GROUND SNOW LOAD	30. 0	PSF

Timber Frame Work

TIMBER FRAME WORK - SECTION Ø6130

1. All timber framing shall be performed under the supervision of qualified carpenters, with a minimum of 5 years of experience with traditional timber framing tools, materials and techniques.
2. Timber frame work shall follow generally accepted practices and publications, such as "Historic American Timber Joinery" by Jack A. Sobon and the "Timber Frame Joinery & Design Workbook", both published by the Timber Framers Guild.
3. Replace missing members with sound, rough saun wood of the same species and size as the original.
4. Repair damaged or deteriorated existing hand haun timber frame members with sound rough saun wood of the same species and dimensions as the original.
5. Provide multiple carriage bolts to connect new wood to original wood.
6. Provide epoxy adhesive and filler as required, take care to minimize the amount and location of epoxy repairs exposed to the interior.

TRUSS NOTES:

1. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED BY THE TRUSS MANUFACTURER.
2. DESIGN TRUSSES PER LATEST CODE LOADING FOR THIS LOCATION AND EXPOSURE:
   LIVE LOADS:
   DESIGN LOAD 30 P.S.F.
   GROUND SNOW LOAD (Pg) 30 P.S.F.
   Ce=1.0, I=1.0, Ct=1.0
   Pf = 0.7 x Ce x I x Ct x Pg = 21 P.S.F.
3. PRIOR TO TRUSS FABRICATION OR ERECTION, SUBMIT SHOP DRAWINGS and CALCULATIONS for REVIEW, SIGNED AND SEALED by A NEW JERSEY LICENSED P.E.
4. INSTALL TRUSSES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. BRACE ALL TRUSSES DURING ERECTION PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS.

Foundation Plan Notes

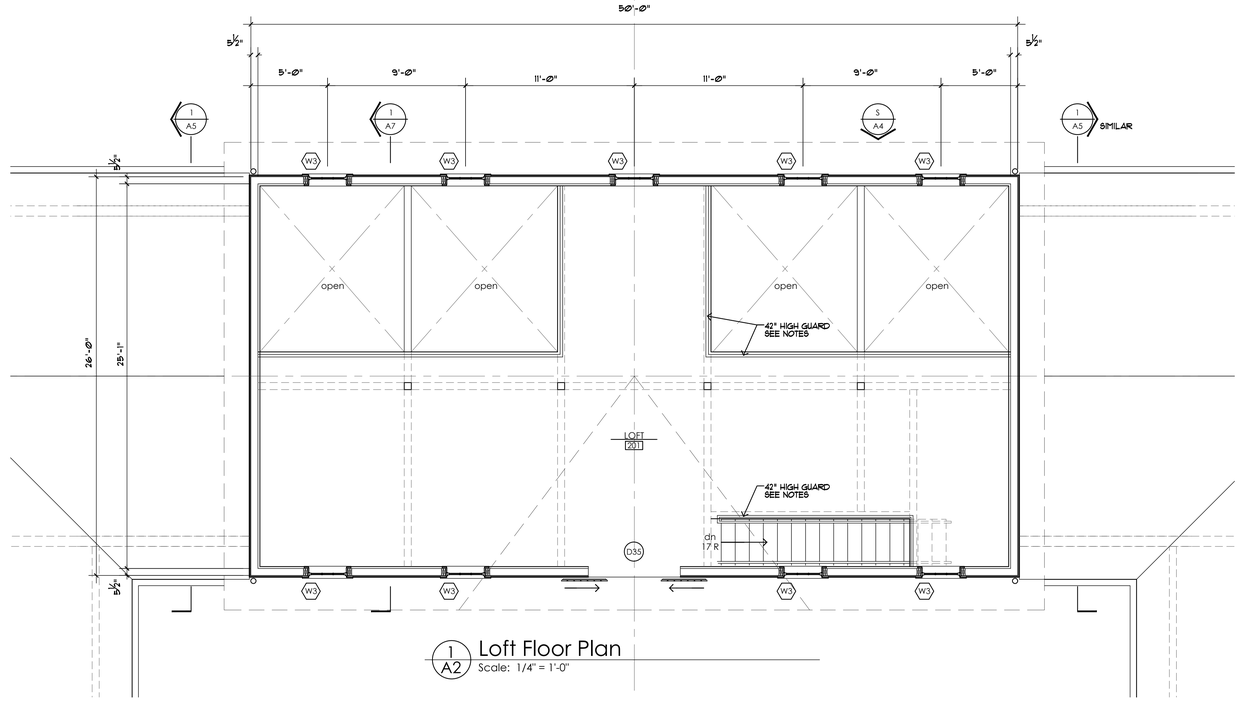
1. Site grading shall direct surface water away from the foundation wall, taking settlement into account.
2. Elevation to the bottom of all concrete footings shall be a minimum of 3'-0" below finished grade.
3. Depths of footings are shown as minimums, additional depth may be required to reach good bearing.
4. Reinforce all concrete & concrete masonry foundation and/or retaining walls (Soil more than 4'-0" higher one side than the other) as shown on the drawings. Grout masonry cores solid at reinforcing.
5. Provide horizontal joint reinforcing (9 gauge Duro-Wall) in concrete masonry walls at 1'-4" o.c. vertically minimum, and above all lintels.
6. Coordinate concrete & masonry work with the requirements of other trades, utilities and with all built-in items.
7. Provide solid concrete masonry units or grout cells solid at bearing points for all beams or point loads.
8. Provide temporary bracing of all foundation walls during back filling and compaction, unless permanent restraints, such as floor joists, are in place.
9. Anchor sill plates to the foundations with anchor bolts. Provide ½" diameter anchor bolts with 7" min. embedment in the masonry or concrete foundation wall. Grout concrete masonry cells solid at anchor bolts. Locate anchor bolts at 6'-0" on center maximum, and within 1'-0" of the ends of each plate section.

Framing Plan Notes

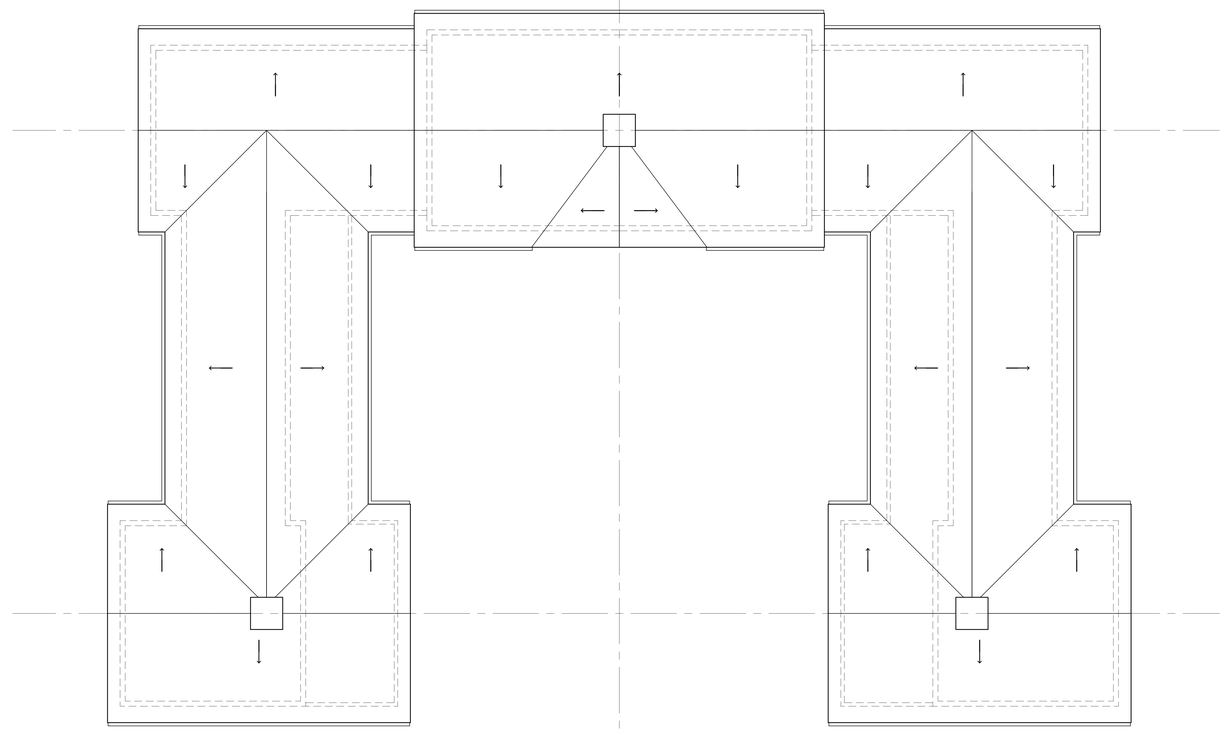
1. Refer to Basement/Foundation Details for sill plate and anchor bolt sizes and locations.
2. All conventional lumber posts shall be 6x6 solid wood or (4) 2x6's gang-nailed, unless otherwise noted.
3. Provide additional joists below all parallel partitions.
4. Provide doubled joists below all bathtubs.
5. Provide solid wood firestops at all connections between vertical and horizontal spaces, such as soffits, dropped ceilings, kneewalls etc.
6. Provide structural headers over all door and window openings per the Header Schedule.
7. Notches in 2x & 3x solid lumber joists, rafters and beams shall not exceed one-sixth the depth of the member, shall be no more than one-third the length of the member, and shall not be located in the middle third of the span. Notches at the ends of members shall not exceed one-fourth the depth of the member. The diameter of holes bored into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2" to the top or bottom, or to any other hole in the member.
8. Comply with the latest edition of the AFPA "National Design Specification for Wood Construction."

Guard & Handrail Notes - IBC:

1. Provide 42 inch high guards at open-sided walking surfaces, stairs & ramps which are located more than 30 inches above the floor or grade below, where indicated on the plans.
   a. Open guards shall have balusters or ornamental patterns such that a 4 inch diameter sphere cannot pass through any opening up to a height of 34 inches.
   b. From a height of 34 inches to 42 inches above the adjacent walking surfaces, a sphere 4-3/8 inches in diameter shall not pass.
   c. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches in diameter cannot pass through the opening.
2. Provide continuous handrails on each side of each stairway and ramp, as follows:
   a. Handrail height, measured above stair tread nosings or ramp shall be uniform, not less than 34 inches and not more than 38 inches.
   b. Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches.
   c. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. At stairways where the handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
   d. The clearance between a handrail and a wall or other surface shall be a minimum of 1.5 inches.



1 A2 Loft Floor Plan
Scale: 1/4" = 1'-0"



R A2 Roof Plan
Scale: 1/8" = 1'-0"

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Sisters of the Redeemer
521 Moredon Raod
Huntingdon Valley, Pennsylvania 19006

Block: - -
Lot: - -

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Loft Plan
Roof Plan
and Notes

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Sheet 2 of 8

S E W N Project North

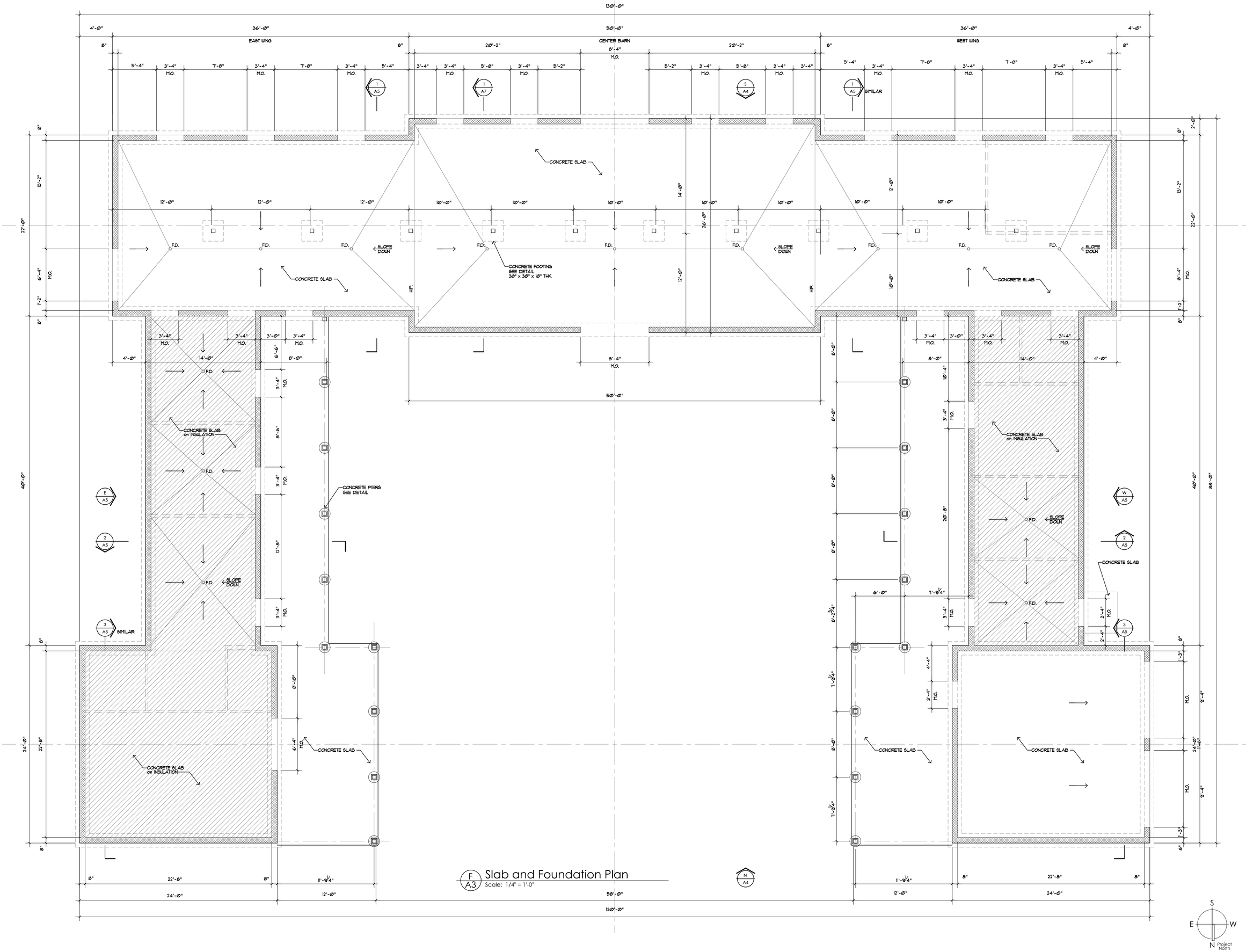
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Sisters of the Redeemer

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Block: - -
Lot: - -



F A3 Slab and Foundation Plan
Scale: 1/4" = 1'-0"

N A4

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Slab and Foundation Plan

A3

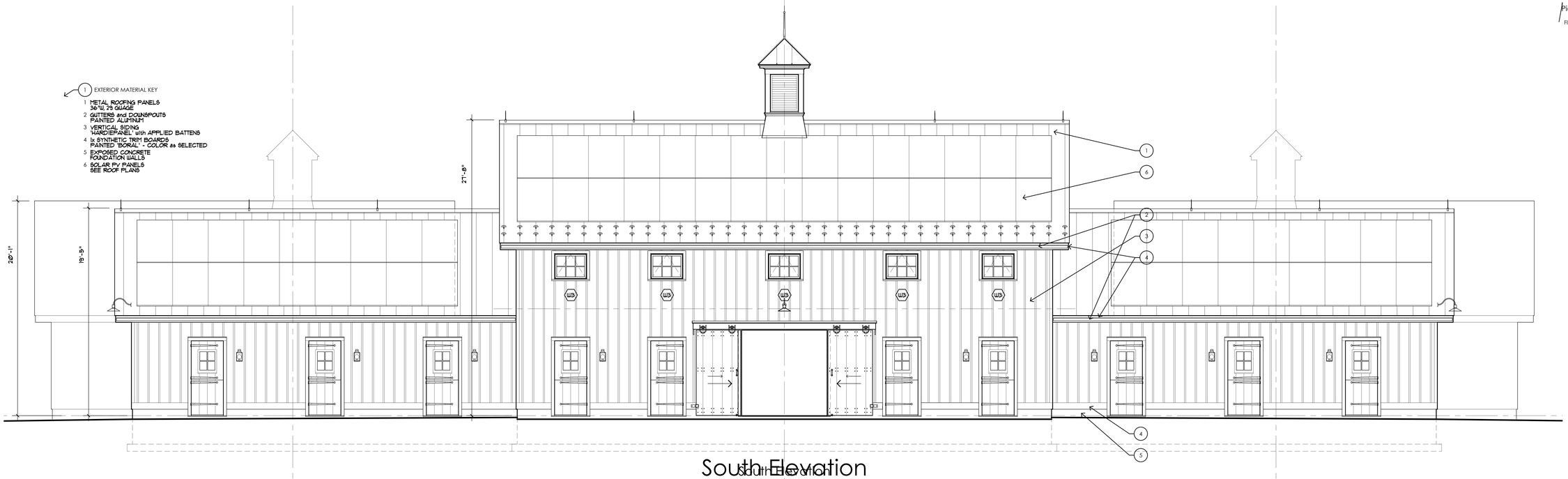
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1 EXTERIOR MATERIAL KEY

1 METAL ROOFING PANELS
36"W, 29 GUAGE
2 GUTTERS and DOWNSPOUTS
PAINTED ALUMINUM
3 VERTICAL SIDING
'HARDIEPANEL' with APPLIED BATTENS
4 1x SYNTHETIC TRIM BOARDS
PAINTED 'BORAL' - COLOR as SELECTED
5 EXPOSED CONCRETE
FOUNDATION WALLS
6 SOLAR PV PANELS
SEE ROOF PLANS

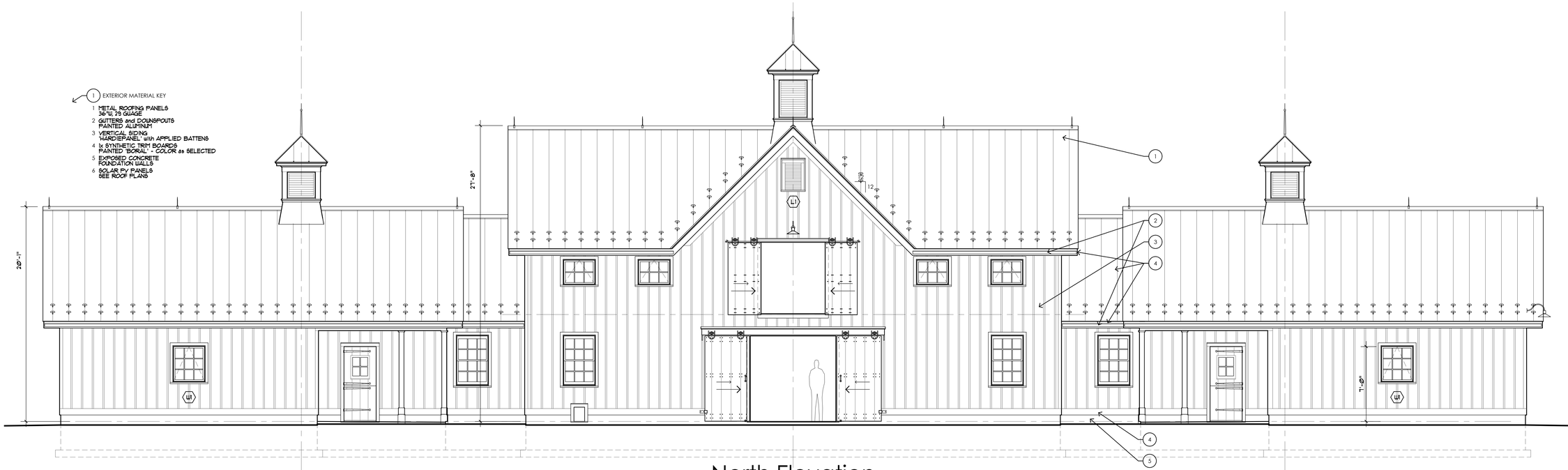


South Elevation

S A4 South Elevation
Scale: 1/4" = 1'-0"

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36"W, 29 GUAGE
2 GUTTERS and DOWNSPOUTS
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'HARDIEPANEL' with APPLIED BATTENS
4 1x SYNTHETIC TRIM BOARDS
PAINTED 'BORAL' - COLOR as SELECTED
5 EXPOSED CONCRETE
FOUNDATION WALLS
6 SOLAR PV PANELS
SEE ROOF PLANS



North Elevation

N A4 North Elevation - Looking into Courtyard
Scale: 1/4" = 1'-0"

Redeemer Valley Farm Barn
Sisters of the Redeemer

521 Maredon Road
Huntingdon Valley, Pennsylvania 19006

Block: - -
Lot: - -

Issues & Revisions:

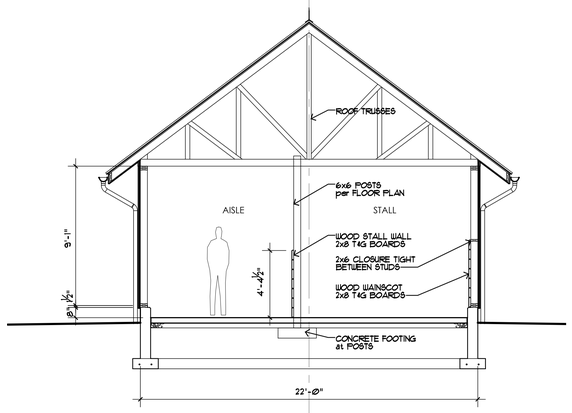
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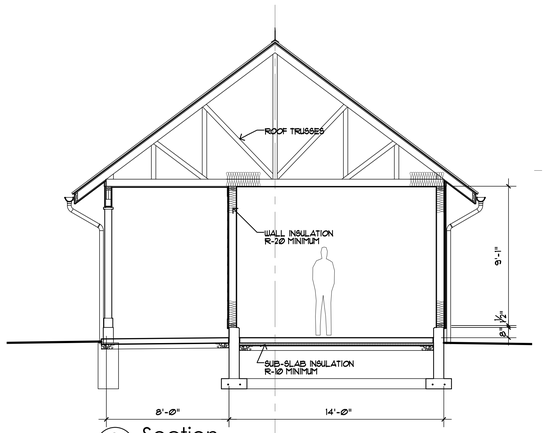
North & South Elevations

A4

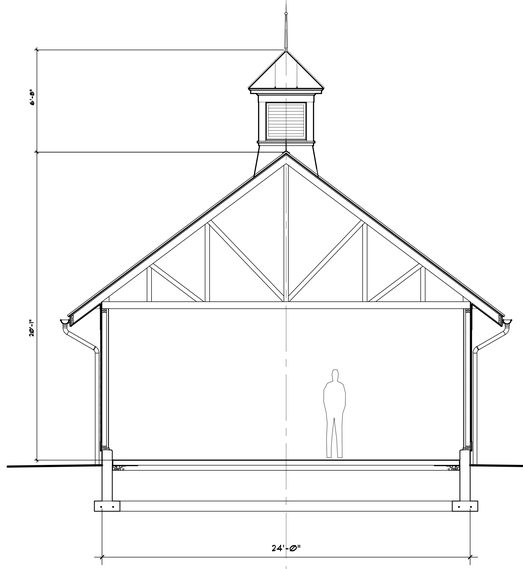
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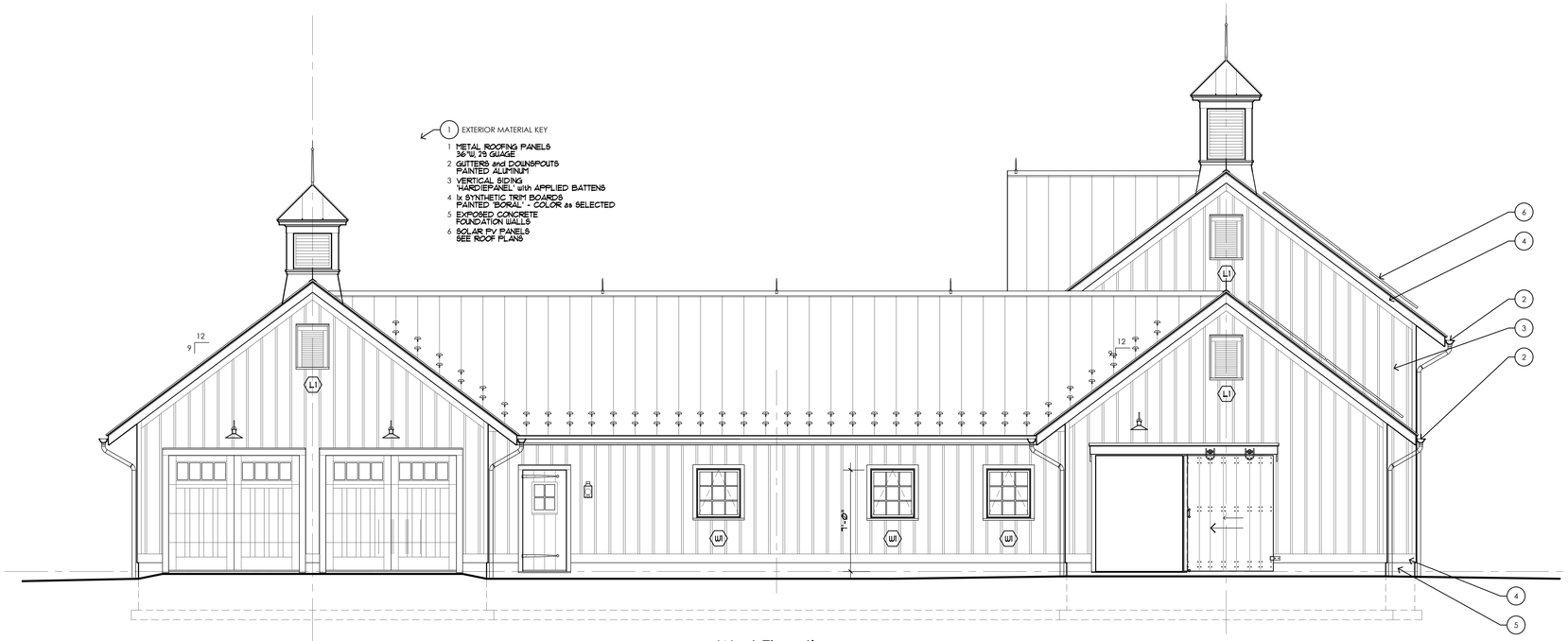
1 A5 Section
Scale: 1/4" = 1'-0"



2 A5 Section
Scale: 1/4" = 1'-0"

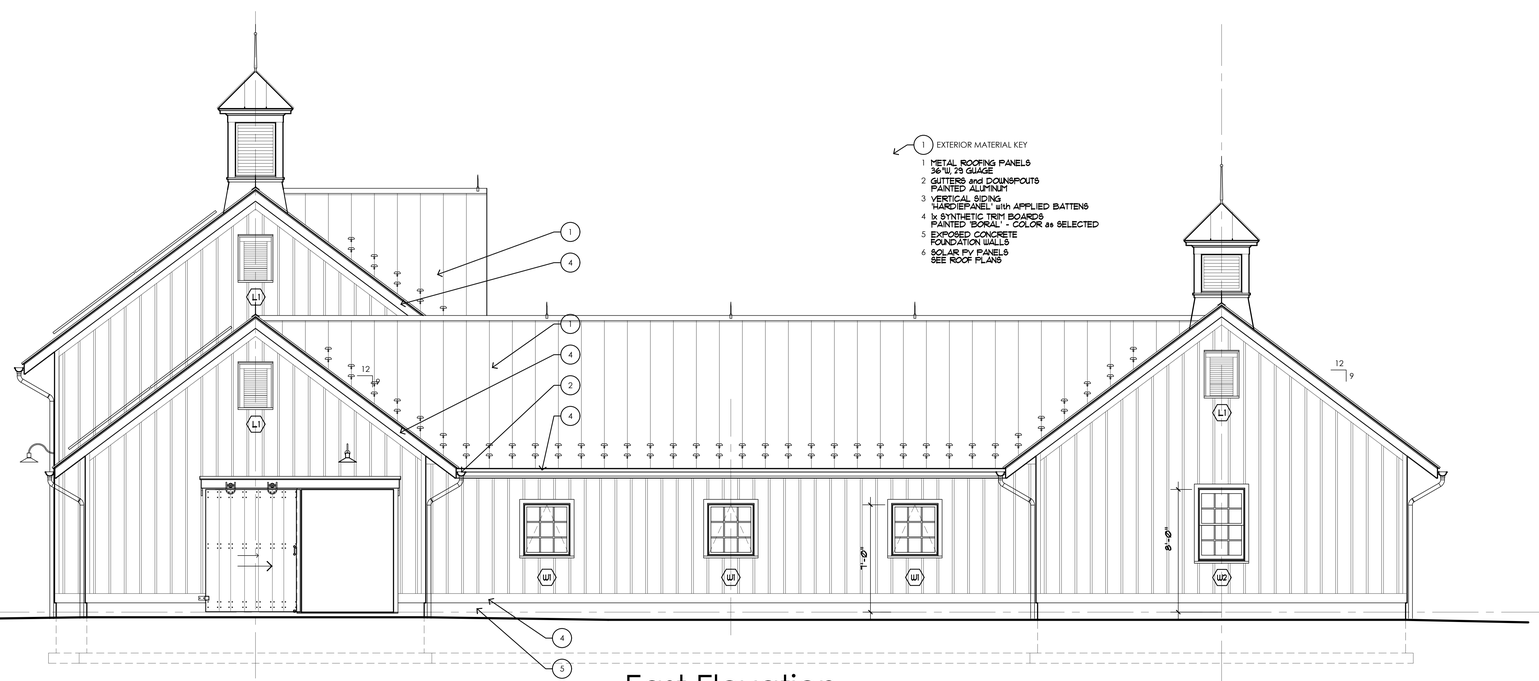


3 A5 Section
Scale: 1/4" = 1'-0"



West Elevation

W A5 West Elevation
Scale: 1/4" = 1'-0"



East Elevation

E A5 East Elevation
Scale: 1/4" = 1'-0"

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Sisters of the Redeemer

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Block: - -
Lot: - -

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East & West Elevations

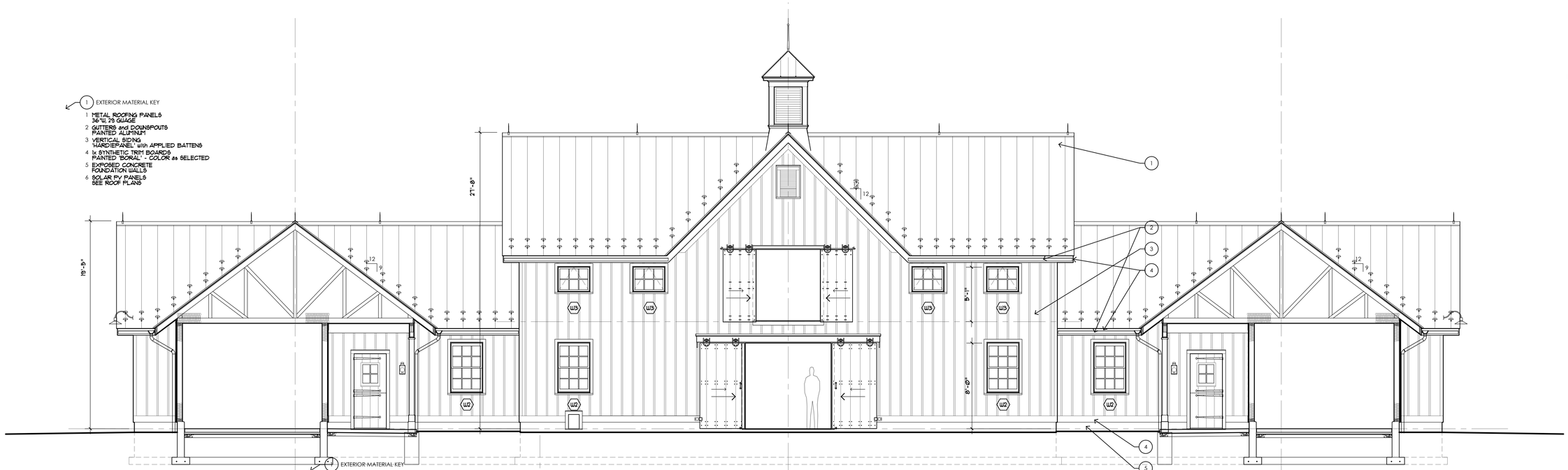
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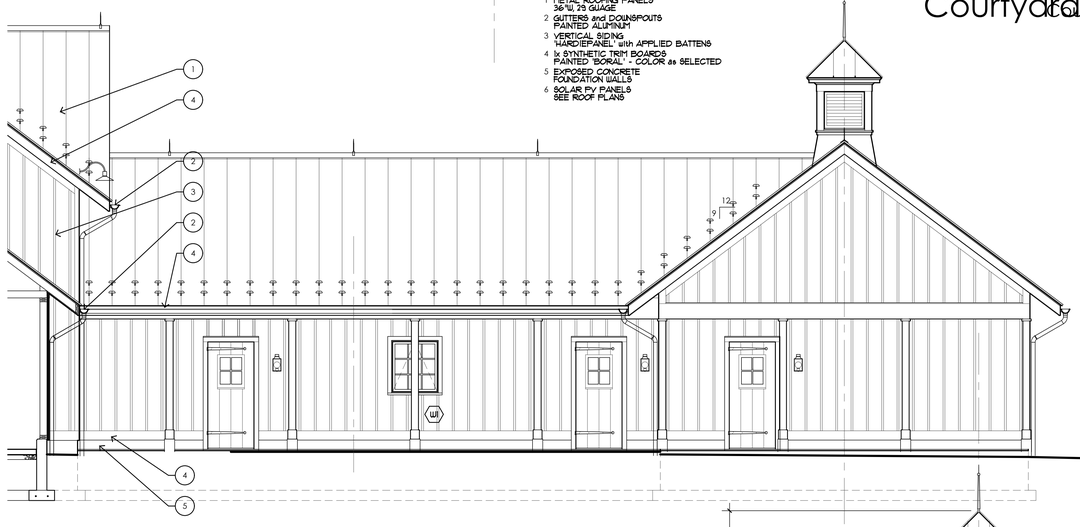
1 EXTERIOR MATERIAL KEY
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3 VERTICAL SIDING 'HARDIEPANEL' with APPLIED BATTENS
4 1x SYNTHETIC TRIM BOARDS PAINTED 'BORAL' - COLOR as SELECTED
5 EXPOSED CONCRETE FOUNDATION WALLS
6 SOLAR PV PANELS SEE ROOF PLANS



Courtyard Elevation - Looking South

C1 / A6 Courtyard Elevation - Looking South
Scale: 1/4" = 1'-0"

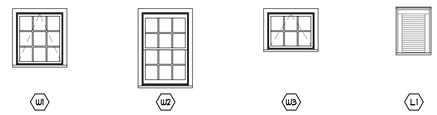
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C3 / A6 Courtyard Elevation - Looking West
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW and EXTERIOR DOOR SCHEDULE NOTES:
1. Provide standard and custom windows and doors as manufactured by Andersen Windows, Ekagort Minnesota, or Approved Equal.
2. Provide clad wood windows and doors, factory-primed and field painted.
3. Provide awning, casement and double-hung windows as scheduled.
4. Provide manufacturer's Simulated Divided Light with Exterior and Interior grilles, double-glazed window with Low E II coating and Argon.
5. Provide manufacturer's standard 7/8" wide vertical and horizontal muntins, in custom equal light patterns as shown.
6. Provide manufacturer's standard window hardware, in White finish.
7. Provide manufacturer's standard window insect screens, with white metal surrounds.
8. Provide extension jambs, coordinate depth of extension jambs with wall thicknesses.
9. Provide exterior 5/4 x 'Azek' head and jamb casings as detailed.
10. Provide custom 2" thick 'Azek' sill, extend sill horns to align with jamb casings. No exterior apron trim below sills.
11. Provide interior wood head and jamb casings as detailed.
12. Provide interior window stool and apron as detailed.
13. 'T' designates Tempered glass.
14. GC to submit window supplier's order to Architect for review prior to finalizing the window order.



Q = 11
ANDERSEN '400-SERIES' AWNING
A333
3'-0⅛" W x 3'-5¼" H r.o.
9 Equal Lights

Q = 5
ANDERSEN '400-SERIES' TILT-WASH DOUBLE HUNG
TW21046
3'-0⅛" W x 4'-8⅜" H r.o.
6 over 6 Lights

Q = 9
ANDERSEN '400-SERIES' AWNING
AW31
3'-0⅛" W x 2'-0⅜" H r.o.
6 Equal Lights

Q = 7
Louvers with Insect Screen
Painted Cedar
-
1'-6" W x 2'-6" H ±

1 EXTERIOR MATERIAL KEY
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2. GUTTERS and DOWNSPOUTS PAINTED ALUMINUM
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5. EXPOSED CONCRETE FOUNDATION WALLS
6. SOLAR PV PANELS SEE ROOF PLANS



C2 / A6 Courtyard Elevation - Looking East
Scale: 1/4" = 1'-0"

Courtyard Elevation - Looking East
Looking West - Opposite Hand

Redeemer Valley Farm Barn
Sisters of the Redeemer
521 Moredon Road
Huntingdon Valley, Pennsylvania 19006

Block: -
Lot: -

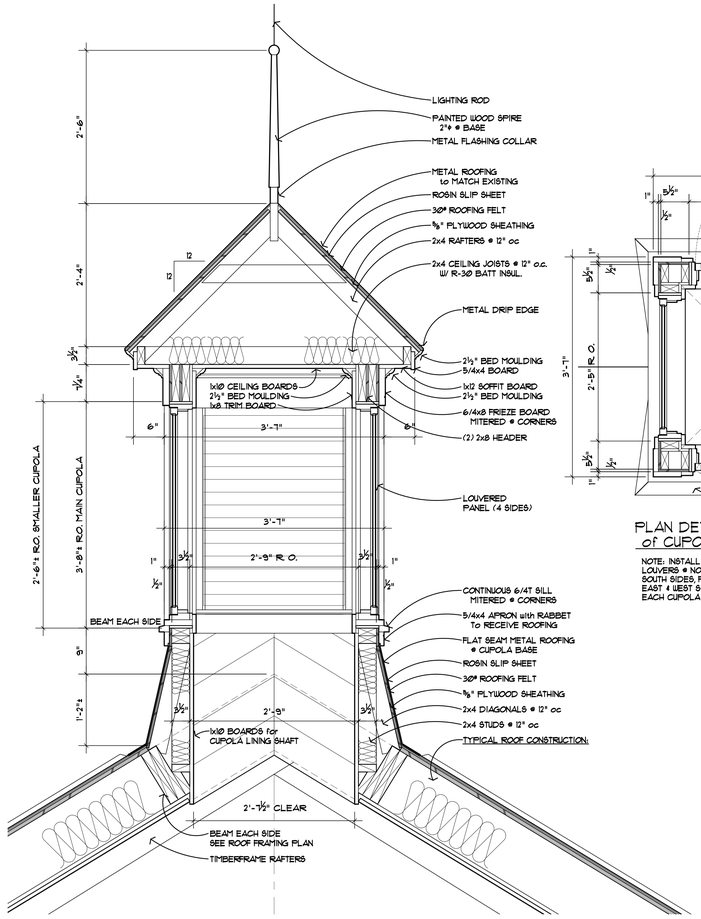
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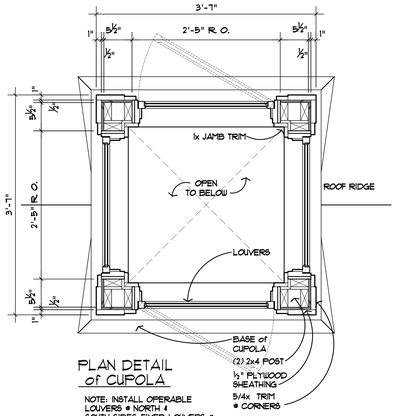
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Courtyard Elevations

A6

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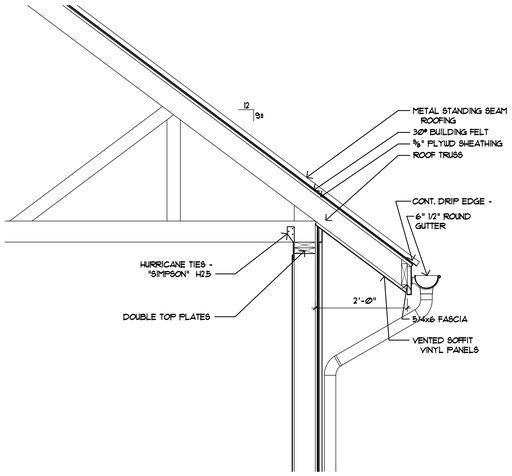




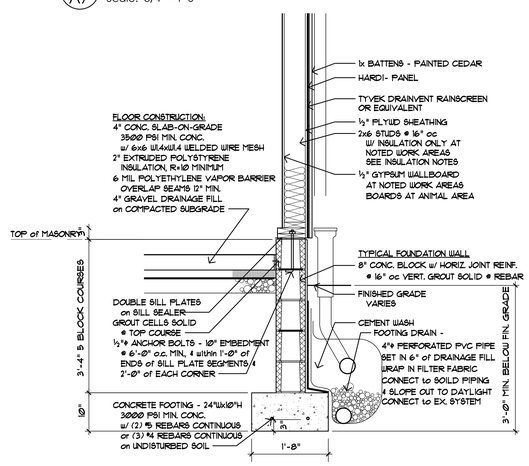
PLAN DETAIL of CUPOLA

NOTE: INSTALL OPERABLE LOUVERS @ NORTH & SOUTH SIDES, FIXED LOUVERS @ EAST & WEST SIDES OF EACH CUPOLA

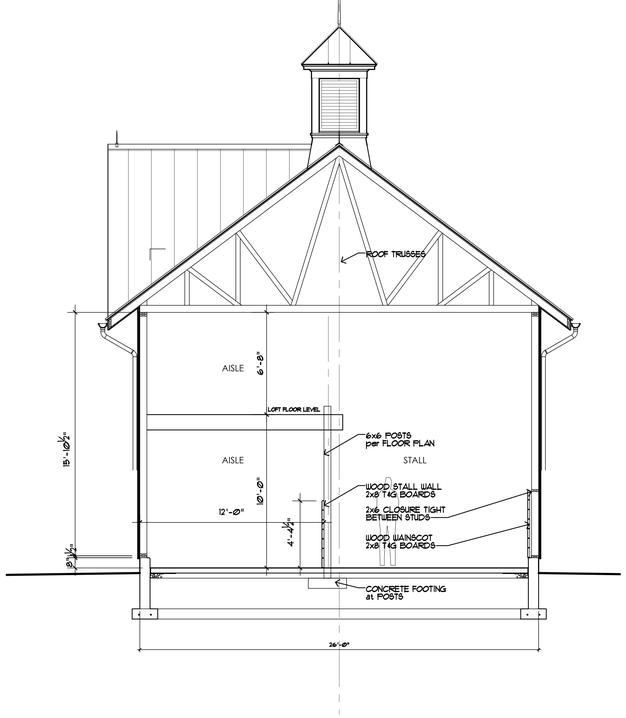
7 / A7 Cupola Detail
Scale: 1/8" = 1'-0"



6 / A7 Typical Eave Detail
Scale: 3/4" = 1'-0"



5 / A7 Typical Foundation Detail
Scale: 3/4" = 1'-0"



1 / A7 Section at Loft
Scale: 1/2" = 1'-0"

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115 Main Street
Flemington, New Jersey 08822
Phone: 908 788 0048
pickellarchitecture.com

Christopher Pickell, AIA
NJ: AI 10409
NY: 027694-1
PA: RA 015382-8

Redeemer Valley Farm Barn
Sisters of the Redeemer
521 Maredon Road
Huntingdon Valley, Pennsylvania 19006

Block: - -
Lot: - -

Issues & Revisions:

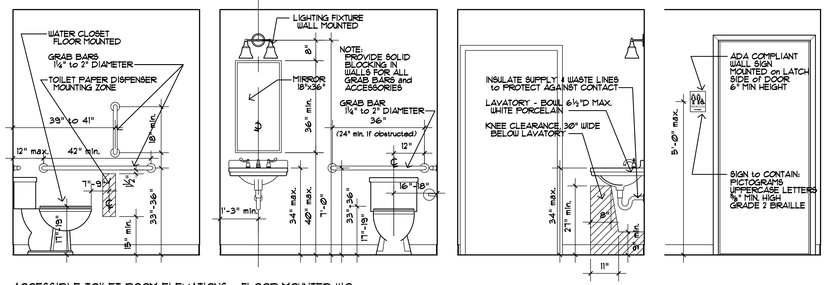
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Pickell Architecture LLC

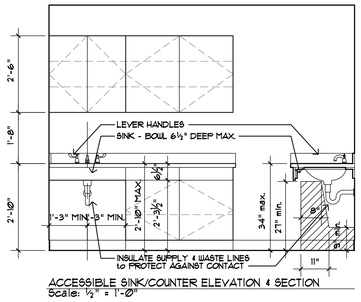
Sections and Details

A7

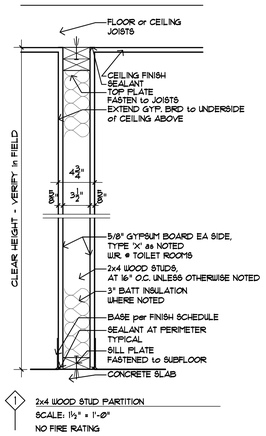
August 20, 2020
Sheet 7 of 8



ACCESSIBLE TOILET ROOM ELEVATIONS - FLOOR MOUNTED W.C.
Scale: ½" = 1'-0"



ACCESSIBLE SINK/COUNTER ELEVATION & SECTION
Scale: ½" = 1'-0"



1 2x4 WOOD STUD PARTITION
SCALE: 1½" = 1'-0"
NO FIRE RATING

ROOM FINISH SCHEDULE

ROOM NO.	NAME	FLOOR MATERIAL	FLOOR BASE	WALLS MATERIAL	CEILING FINISH (FOR HEIGHT SEE REFL.CLG.PLAN)	REMARKS
Ø00	GATHERING ROOM	LVT	R	PTD GWB	PTD GWB	-
Ø01	TOILET ROOM	LVT	R	PTD GWB	PTD GWB	SOUND BATTS
Ø02	CHEESE AGING ROOM	EPOXY	R	SAN FIN	SAN FIN	-
Ø03	CHEESE ROOM	EPOXY	R	SAN FIN	SAN FIN	-
Ø04	MILK HOUSE	EPOXY	R	SAN FIN	SAN FIN	-
Ø05	MILKING PARLOR	EPOXY	R	SAN FIN	SAN FIN	
Ø06	EAST WING	CONC	CONC	EXP STRUCT	EXP STRUCT	WOOD WAINSCOT
Ø07	MAIN ISLE	CONC	CONC	EXP STRUCT	EXP STRUCT	WOOD WAINSCOT
Ø08	WEST WING	CONC	CONC	EXP STRUCT	EXP STRUCT	WOOD WAINSCOT
Ø09	LAUNDRY	LVT	R	PTD GWB	PTD GWB	-
Ø10	TOILET ROOM	LVT	R	PTD GWB	PTD GWB	SOUND BATTS
111	OFFICE	LVT	R	PTD GWB	PTD GWB	-
112	SOAP ROOM	CONC	R	PTD GWB	PTD GWB	-
113	PRODUCE	CONC	R	SAN FIN	SAN FIN	-
114	TRACTOR SHED	CONC	MAS	EXP STRUCT	EXP STRUCT	-
201	LOFT	FLY WD	-	EXP STRUCT	EXP STRUCT	-

FINISH SCHEDULE NOTES:

1. ACP = SUSPENDED ACOUSTICAL CEILING PANELS
   CPT = CARPET TILE
   CMU = CONCRETE MASONRY UNIT
   CONC = CONCRETE FLOOR
   GWB = GYPSUM WALLBOARD
   EX = EXISTING
   EXP = EXPOSED
   FIN = FINISH, FINISHED
   LVT = LUXURY VINYL TILE
   MAS = MASONRY
   PRTD = PRIMED
   PTD = PAINTED
   R = RESILIENT BASE - 4" HIGH
   SAN = SANITARY - 'ACROLYN' or SIMILAR
   STRUCT = STRUCTURE
   VCT = VINYL COMPOSITION TILE - 12"x12"
   WD = WOOD
2. CLOSETS RECEIVE THE SAME FINISHES AS THE ROOM.
3. ALL COLORS AS SELECTED BY OWNER/ARCHITECT.
4. PROVIDE CODE REQUIRED SIGNAGE at ALL TOILET ROOMS.
5. INTERIOR FINISH REQUIREMENTS - IBC TABLE 803.9

Use Group:	Exits:	Corridors:	Rooms:
B	Class B	Class C	Class C

Class A - Flame spread Ø-25, Smoke developed Ø-450
Class B - Flame spread 26-75, Smoke developed Ø-450
Class C - Flame spread 76-200, Smoke developed Ø-450

INTERIOR FLOOR FINISHES - IBC Section 804:

Use Group:	Exits & Corridors:	Rooms:
A, B, I-4	Class II or DOC FF-1 "Pill Test"	Class II

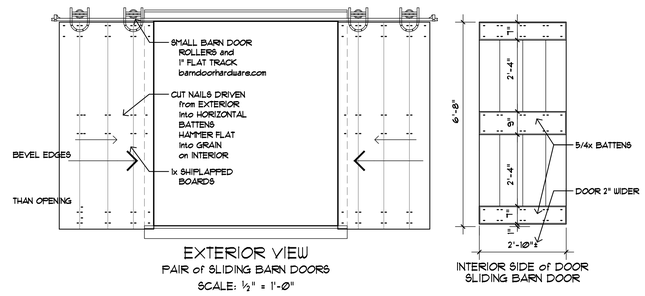
DOOR SCHEDULE

OPNG NO.	W x H x T	DOOR TYPE	DOOR MAT'L	FRAME TYPE	FRAME MAT'L	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	LABEL (HOURS)	HOUR SET	REMARKS
D1	6'-Ø"x1'-Ø"x1¾"	2A	WD	F2	WD	-	-	-	Ø	-	EXTERIOR
D2	3'-Ø"x1'-Ø"x1¾"	C	WD	F1	WD	-	-	-	Ø	-	-
D3	3'-Ø"x1'-Ø"x1¾"	C	WD	F1	WD	-	-	-	Ø	-	-
D4	3'-Ø"x1'-Ø"x1¾"	A	WD	F1	WD	-	-	-	Ø	-	EXTERIOR
D5	3'-Ø"x1'-Ø"x1¾"	A	WD	F1	WD	-	-	-	Ø	-	EXTERIOR
D6	3'-Ø"x1'-Ø"x1¾"	A	WD	F1	WD	-	-	-	Ø	-	EXTERIOR
D7	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D8	2'-Ø"x4'-Ø"x1¾"	H	WD	F3	WD	-	-	-	Ø	-	UPWARD ACTING
D9	2'-Ø"x4'-Ø"x1¾"	H	WD	F3	WD	-	-	-	Ø	-	UPWARD ACTING
D10	6'-Ø"x1'-Ø"x1¾"	F	WD	F1	WD	-	-	-	Ø	-	SINGLE SLIDING BARN DOOR
D11	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D12	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D13	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D14	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D15	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D16	8'-Ø"x1'-Ø"x1¾"	D	WD	F1	WD	-	-	-	Ø	-	DOUBLE SLIDING BARN DOOR
D17	8'-Ø"x1'-Ø"x1¾"	D	WD	F1	WD	-	-	-	Ø	-	DOUBLE SLIDING BARN DOOR
D18	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D19	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D20	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D21	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D22	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR / DUTCH
D23	6'-Ø"x1'-Ø"x1¾"	F	WD	F1	WD	-	-	-	Ø	-	SINGLE SLIDING BARN DOOR
D24	3'-Ø"x1'-Ø"x1¾"	C	WD	F1	WD	-	-	-	Ø	-	-
D25	3'-Ø"x1'-Ø"x1¾"	C	WD	F1	WD	-	-	-	Ø	-	-
D26	3'-Ø"x1'-Ø"x1¾"	C	WD	F1	WD	-	-	-	Ø	-	-
D27	3'-Ø"x1'-Ø"x1¾"	B	WD	F1	WD	-	-	-	Ø	-	EXTERIOR
D28	3'-Ø"x1'-Ø"x1¾"	A	WD	F1	WD	-	-	-	Ø	-	EXTERIOR
D29	3'-Ø"x1'-Ø"x1¾"	C	WD	F1	WD	-	-	-	Ø	-	
D30	3'-Ø"x1'-Ø"x1¾"	A	WD	F1	WD	-	-	-	Ø	-	EXTERIOR
D31	3'-Ø"x1'-Ø"x1¾"	A	WD	F1	WD	-	-	-	Ø	-	EXTERIOR
D32	3'-Ø"x1'-Ø"x1¾"	A	WD	F1	WD	-	-	-	Ø	-	EXTERIOR
D33	9'-3"x1'-Ø"x1¾"	G	WD	F1	WD	-	-	-	Ø	-	EXTERIOR OVERHEAD
D34	9'-3"x1'-Ø"x1¾"	G	WD	F1	WD	-	-	-	Ø	-	EXTERIOR OVERHEAD
D35	6'-Ø"x1'-Ø"x1¾"	E	WD	F1	WD	-	-	-	Ø	-	DOUBLE BARN DOOR

ABBREVIATIONS: HM = HOLLOW METAL
SC-WD = SOLID CORE FLUSH WOOD
SR-WD = STILE & RAIL WOOD
EXTR = EXTERIOR
X = PROVIDE ELECTRIC STRIKE

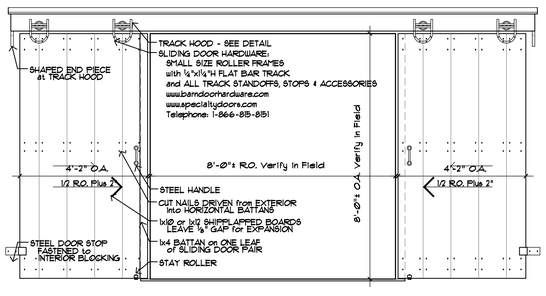
HARDWARE SETS:

1. STANDARD SINGLE DOORS
   1 LOCKSET
   1½ PAIR BUTT HINGES
   1 DOOR STOP
   SILENCERS
2. STANDARD DOOR PAIRS
   1 LOCKSET
   1 DUMMY LOCKSET
   3 PAIR BUTT HINGES
   2 DOOR STOPS
   SILENCERS
3. EXTERIOR DOOR PAIRS
   2 PANIC BAR
   AUTOMATIC DOOR OPENERS
   2 DOOR CLOSER
   3 PAIR BUTT HINGES
   2 DOOR STOP
   SILENCERS
4. CLOSET DOORS
   1 DOOR PULL
   1½ PAIR BUTT HINGES
   SILENCERS
5. TOILET ROOM DOORS
   1 PULL
   1 PUSH
   1 DOOR CLOSER
   1½ PAIR BUTT HINGES
   1 DOOR STOP
   SILENCERS
6. FIRE DOORS
   1 RATED LATCHSET
   1½ PAIR BUTT HINGES
   1 DOOR STOP
   SILENCERS
7. PASSAGE DOORS
   1 PASSAGE LATCHSET
   1½ PAIR BUTT HINGES
   1 DOOR STOP
   SILENCERS

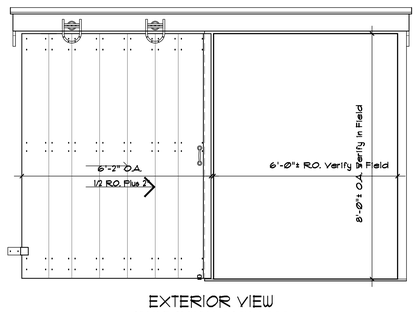


EXTERIOR VIEW
PAIR of SLIDING BARN DOORS
SCALE: ½" = 1'-Ø"
'E'

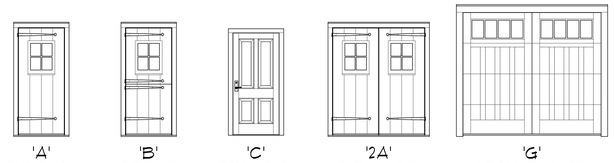
INTERIOR SIDE of DOOR
SLIDING BARN DOOR



EXTERIOR VIEW
PAIR of SLIDING BARN DOORS
SCALE: ½" = 1'-Ø"
'D'



EXTERIOR VIEW
SINGLE SLIDING BARN DOOR
SCALE: ½" = 1'-Ø"
'F'



'A' DOOR with LIGHT
'B' DOOR with LIGHT
'C' DOOR - 4 PANEL
'2A' DOORS with LIGHTS
'G' GARAGE DOORS with LIGHTS

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115 Main Street
Flemington, New Jersey 08822
Phone: 908 788 0048
pickellarchitecture.com

Christopher Pickell, AIA
NJ: AI 10409
NY: 027694-1
PA: RA 015382-B

Redeemer Valley Farm Barn
Sisters of the Redeemer
521 Moredon Raod
Huntingdon Valley, Pennsylvania 19006

Block:
Lot:

Issues & Revisions:
Issued for Review 8/20/20

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Pickell Architecture LLC

Schedules

A8

August 20, 2020
Sheet 8 of 8

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: Barn for Redeemer Valley Farm

APPLICANT NAME: Sisters of the Redeemer, c/o Jack Dempster VP Facilities/Constr.

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: _____ Date Complete: _____

Received By: _____ 90 Day Date: _____

File Date: _____ Ward No. _____

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Holy Redeemer Health System, Jack Dempster
Name

521 Moredon Road, Huntingdon Valley PA 19006
Address

215-938-2022 _____
Phone Fax

jdempster@holyredeemer.com
Email Address

Property Owners Information (if different than applicant)

Sisters of the Redeemer, (Sisters of the Holy Redeemer), c/o Sr. Ellen Marvel, CSR
Name

Office: 1600 Huntingdon Pike, Meadowbrook, PA 19046
Address Project Location: 521 Moredon Road, Huntingdon Valley PA 19006

215-914-4003 _____
Phone Fax

emarvel@holyredeemer.com
Email Address

Architect/ Planner

Christopher Pickell, AIA
Name

115 Main Street Flemington, New Jersey 08822
Address

908-788-0048 _____
Phone Fax

www.pickellarchitecture.com
Email Address

Engineer/ Surveyor

Boles, Smyth Associates Inc. - Tim Boles
Name

2400 Chestnut Street Philadelphia, PA 19103
Address

Engineer/ Surveyor Cont'd	215-561-2644 Phone Fax tfboles@bolessmyth.com Email Address
Attorney	Stradley Ronon Stevens & Young, LLP, Christopher E. Cummings Name 30 Valley Stream Parkway, Malvern, PA 19355-1481 Address 610.640.5812 Phone 610.640.1965 Fax CCummings@STRADLEY.COM Email Address

II. PROJECT INFORMATION

Application Type:

☐ Minor Subdivision	☑ Minor Land Develop.	☐ Preliminary Major SD & LD
☐ Preliminary Major Subdivision	☐ Prelim. Major Land Develop.	☐ Final Major SD & LD
☐ Final Major Subdivision	☐ Final Major Land Develop.	

Full street address of the property: 521 Moredon Road

Tax Parcel No.: 30-00-22412-00-4 County Deed Book No.: 5132 Page No.: 1511

Description of Proposed Work: Accessory building (BARN) to support existing farm operations that are currently performed in the existing building.

Total Tract Acreage: 90.41 Project Acreage: 2.34

Zoning District: R1 Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: Unknown Proposed Sewer Flows: No change

Proposed Land Use:

☐ Single Family Detached	☐ Single Family Attached	☐ Single Family Semi-Detached	
☐ Multi-Family	☐ Commercial	☐ Office	☐ Industrial
☑ Other (Describe): Barn to support existing farm operations			

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes (●) No ( )
- Are there known variances/any zoning relief necessary for this project?* Yes ( ) No (●)
- If YES, have you submitted an application to the Zoning Hearing Board? Yes ( ) No (●)
- Has this plan been heard by the Zoning Hearing Board? Yes ( ) No (●)

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Sister Ellen Marvel — 1/29/2021

Applicant signature — Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- [x] Application Form: completed and signed by the owner/applicant
- [ ] 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"
- [ ] One (1) reduced copy of the proposed plan, no larger than 11"x17"
- [ ] Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- [ ] One (1) copy of the Recreation Facilities Plan (if required by §146-40)
  N/A
- [ ] Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
  N/A no new sewer connections
- [ ] (2) copies of Sewage Facilities Planning Module Applications
  N/A, No new EDUs
- [ ] Letter of Water availability from AQUA PA
  N/A No new water services required.
- [ ] One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
  N/A
- [x] One (1) Digital copy of all submitted documents
- [ ] Application Fee: Check made payable to the Township of Abington
- [ ] Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Sister Ellen Marvel — Signature of Applicant

1/29/2021 — Date

Signature of Property Owner (if different than applicant)

Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

☐ Application Fee Amount: $_____ Check No.: #_____

☐ Review Escrow Fee Amount: $_____ Check No.: #_____

DECISION INFORMATION

Approval ☐ Denial ☐ Decision Date: _____

Comments/Conditions:

ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: Lester Eden Harvest Date: 1/29/2021
Applicant

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: January 29, 2021
Municipality: Abington Township

Proposal Name: Barn for Redeemer Valley Farm

Applicant Name: Sisters of the Redeemer
Address: 1600 Huntingdon Pike
City/State/Zip: Meadowbrook, PA 19046
Phone: 215-914-4003
Email: emarvel@holyredeemer.com

Applicant's Representative: Jack Dempster
Address: 521 Moredon Road
City/State/Zip: Huntingdon Valley PA 19006
Business Phone (required): 215-938-2022
Business Email (required): jdempster@holyredeemer.com

Type of Review Requested:

(Check All Appropriate Boxes)

- [x] Land Development Plan
- [ ] Subdivision Plan
- [ ] Residential Lot Line Change
- [ ] Nonresidential Lot Line Change
- [ ] Zoning Ordinance Amendment
- [ ] Zoning Map Amendment
- [ ] Subdivision Ordinance Amendment
- [ ] Curative Amendment
- [ ] Comprehensive / Other Plan
- [ ] Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- ○ Tentative (Sketch)
- ○ Preliminary / Final

Type of Submission:

- ◉ New Proposal
- ○ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: R1 low density residential
Special Exception Granted ○ Yes ◉ No
Variance Granted ○ Yes ◉ No For _____

Plan Information:

Tax Parcel Number(s) 30-00-22412-00-4

Location *(address or frontage)* _____
Nearest Cross Street Huntingdon Pike
Total Tract Area 85.66
Total Tract Area Impacted By Development 2.34

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family			☐	☐		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
Commercial						
Industrial						
Office						
Institutional	0					6,470
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: Construction of Barn to serve Farm operations on the site.

March 10, 2021

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: Review of Minor Land Development – Barn for Redeemer Valley Farm
521 Moredon Road, Meadowbrook, PA 19046
Plan Set Date: January 29, 2021
EAC Review Date: March 9, 2021

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced minor land development plan and offer the following comments:

Site Summary
Owner: Sisters of the Redeemer
Zone – R1- Low Density Residential
Tract Acreage: Site Area: 85.66 Acres **Project Area**: 2.34 Acres
Existing Use –Mixed Use – Farm operations and residential
Proposed Use – 6,470 sq ft. Barn Addition (Accessory Use) to support existing farm operations. Addition of a 5,980 s.f. gravel access road and stormwater management features.
Limit of Disturbance: 2.34 Acres
Watershed – Pennypack Creek

This proposal involves the construction of a new 6,470 sq. ft. barn of timber frame construction within the redeemer valley farm area. The proposed work also includes the addition of a gravel access road. An aerial view of the location, the proposed site plan and sample architectural elevation drawings are attached.

The proposed plans indicate several sustainable practices including a Cistern for water collection and stormwater detention basin feature for building runoff – It is unclear from the plans reviewed, what type of basin system is being proposed. The EAC supports and recommends construction of a naturalized basin to help slow and filter runoff from the new barn during both small and large rain events which will enhance water quality benefits and native habitat. In addition to the rainwater collection and stormwater control measures, the building will include a series of solar panels to be placed on the roof. The EAC members fully support and welcome these sustainable features.

Based on Abington Zoning Ordinance definition of paved area and green spaces, gravel roads should be included in the impervious cover calculations. We have reached out to the Zoning officer for clarification as it could impact stormwater calculations.[i]

Thank you for considering our questions and comments.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

cc:
Richard Manfredi
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

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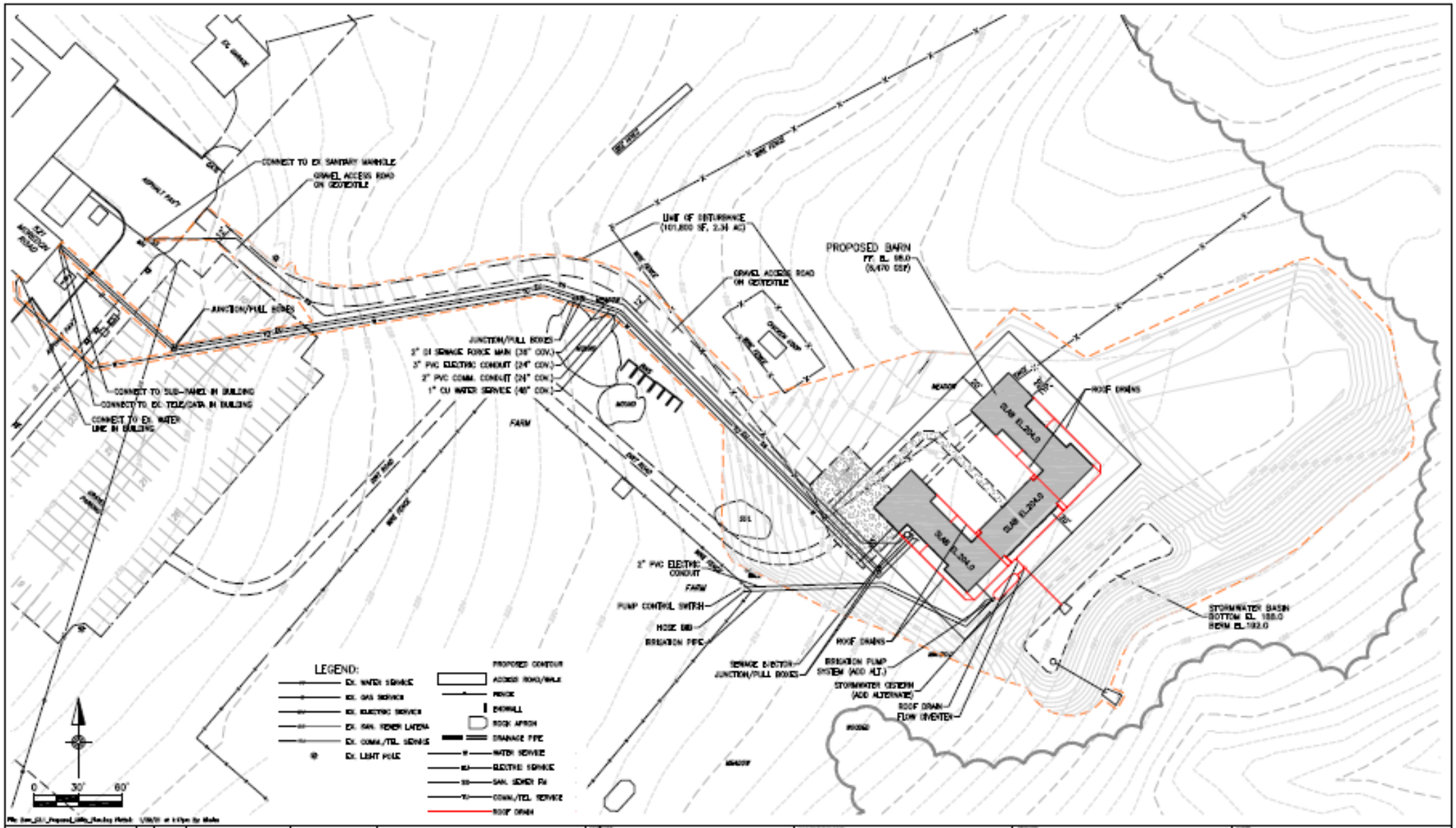
[i] Abington's Zoning Ordinance Article 2, Section 201: Specific Definitions
Green Area: The portion of a lot's surface covered **with grass or other vegetation**. Green area shall not include pervious or impervious paving, and shall be covered with vegetation on at least 80% of its surface.
Paved Area: All areas covered by **gravel and/or impervious surfaces**, other than buildings and concrete public sidewalks.

Existing Aerial View



Proposed Location





CALL BEFORE YOU DIG!

PA 1

Boles, Smyth Associates Inc.
Consulting Civil Engineers
2400 Chestnut Street - Philadelphia PA, 19103

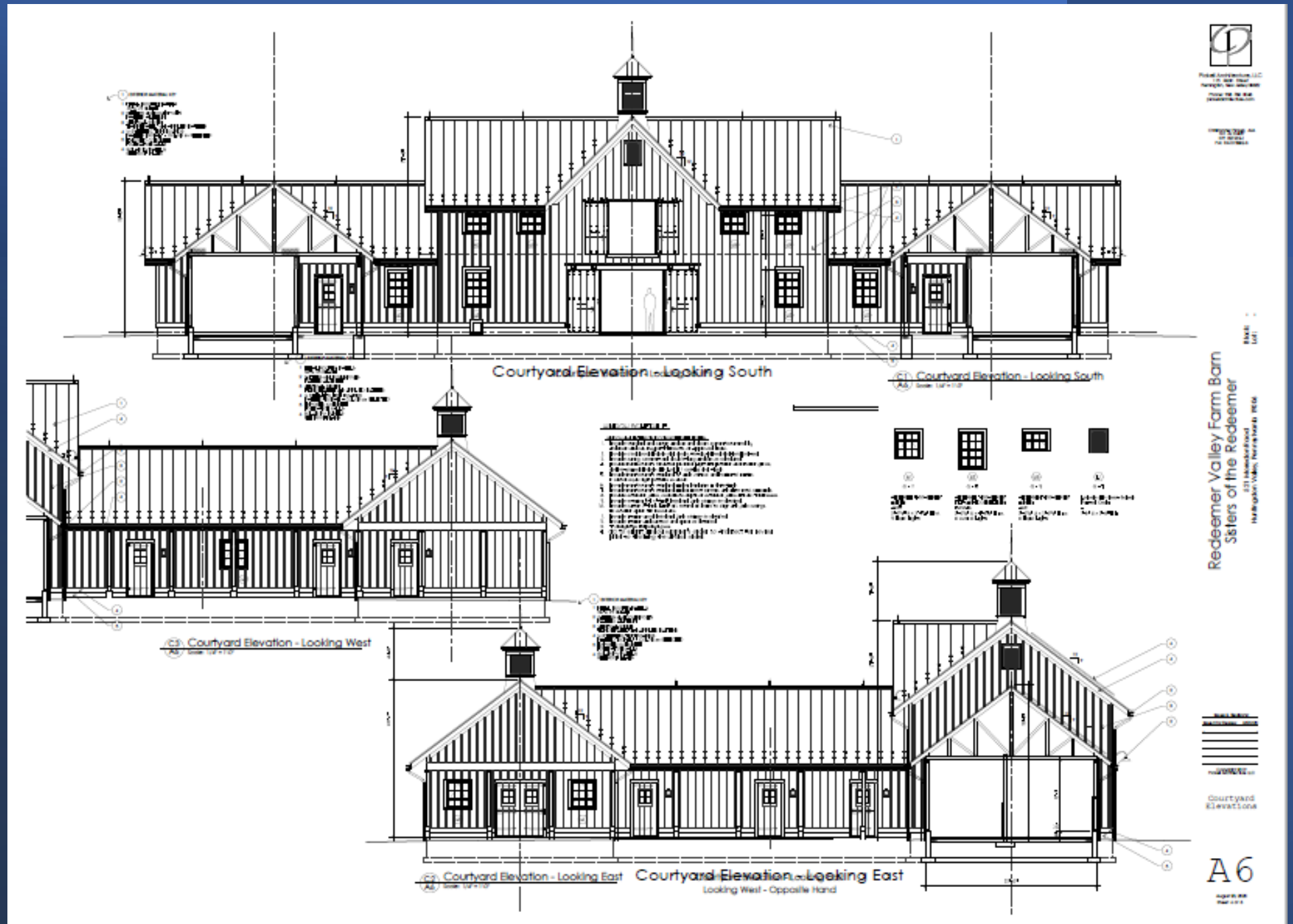
Sisters of the Redeemer
1600 Huntingdon Pike
Meadowbrook, PA 19046

BARN FOR REDEEMER
VALLEY FARM

521 Moredon Road
Huntingdon Valley, PA 19006

UTILITY PLAN

C3.1


Courtyard Elevation - Looking South
C1 Courtyard Elevation - Looking South
C3 Courtyard Elevation - Looking West
C2 Courtyard Elevation - Looking East
Courtyard Elevation - Looking East
Looking West - Opposite Hand
Redeemer Valley Farm Barn
Sisters of the Redeemer
Courtyard Elevations
A6

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MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 19, 2021

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: 21-0067-001
Barn for Redeemer Valley Farm
6,470 s.f. on a tract of 85.66 Acres
1600 Huntingdon Pike
Abington Township

Dear Mr. Manfredi:

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 February 24, 2021. We forward this letter as a report of our review.

BACKGROUND

Sisters of the Redeemer, the applicants, have submitted a land development plan that would construct a 6,470 square foot barn. The barn would be an accessory building used to support existing farm operations that are currently performed in the existing building. The site is located in the R1 Low Density Residential District, and would be served by public water and sewer. The applicants have submitted a preliminary (minor) plan, dated January 29, 2021.

CONSISTENCY WITH COMPREHENSIVE AND OTHER PLANS

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The comprehensive plan shows the subject property as located in the “Suburban Residential” future land use area. Institutional uses are designated as a primary use in this area. Nonresidential development in this area should be designed to limit the impacts of traffic, noise, and light; development in this area often makes use of extensive landscaping.

The plan's consistency with the Abington Master Bicycle Plan depends upon whether the second alternative to access the Pennypack Trail in the eastern quadrant of the township is pursued. See "Review Comments," below, for additional information.

The proposed improvements are generally consistent with the Abington Township Comprehensive Plan Update (2007).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Pedestrian Connections. There is a bus line on Huntingdon Pike that stops at Moredon Road. There is a continuous sidewalk on the south side of Moredon Road, between the bus stop and the applicant's property [§146-27]. We recommend the applicant construct a crosswalk over Moredon Road at the intersection with Londonderry Lane, and add signage alerting motorists to the crosswalk's location. We also suggest that a sidewalk or pathway be added to connect that crosswalk to the main building.

B. Driveway Through Meadow. The driveway in the northwestern portion of the tract perambulates, criscrossing the property line repeatedly. Does the applicant have an easement to use the portion of the driveway on the neighboring property?

C. Abington Master Bicycle Plan. The plan designates the property as the location for a potential bicycle access route to the Pennypack Trail (see p.52)[1]. We recommend the applicant consult with the township to determine if this is the access route that the township would like to see implemented.

> *Route #18 – Moredon Trail (Moredon Road to Pennypack Trail)*
>
> *This route, through a property owned by Sisters of the Holy Redeemer is recommended as a second alternative to access the Pennypack Trail in the eastern quadrant of the Township. This very large property contains an existing gravel road and a significant amount of open space that could accommodate a public trail without much disturbance to the property's existing activity. Further discussion with the Sisters of the Holy Redeemer as well as an easement or agreement is needed to implement this segment.*

[1] https://www.abingtonpa.gov/home/showpublisheddocument?id=2246

LANDSCAPING

A. Street Trees. We recommend that street trees be planted in the gaps along Moredon Road where none exist—including the area between the two ends of the main driveway, and the area to the northwest of the main driveway [§2402.B].

B. A Landscaping and Shade Tree Plan – is required by the SALDO [§146-11.H]. What trees and vegetation are proposed? (which types, sizes, and in which locations?)

C. Naturalized Basin – The plan shall show the proposed landscping for the stormwater basin [§146-11.F]. We recommend the basin be naturalized with a variety of trees, shrubs, and grasses appropriate for such a location.

DESIGN

A. What will the roof of the barn look like? There are roof design requirements in the Community Service zoning district [§903.C].

B. Where is the trash container located? [§2601.N]

OTHER PLAN INFORMATION

A. Zoning Boundary. Since the property appears to abut another zoning district, we recommend showing the boundary, as required by §146-11.A.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for institutional 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 (#21-0067-001) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Assistant Section Chief: Community Planning
610.278.5238 - mnarcowi@montcopa.org

c: Holy Redeemer Health System, Applicant
Jack Dempster, Vice President for Facilities and Construction, Holy Redeemer Health System, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: APPENDIX 1: Page from Abington Master Bicycle Plan
APPENDIX 2: Aerial Image, Project Site
APPENDIX 3: Aerial Image
APPENDIX 4: Plan

Page from Abington Master Bicycle Plan



74 - Abington Township Master Bicycle Plan

Aerial Image, Project Site



Barn for Redeemer Valley Farm
MCPC #210067001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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(p) 610.278.3722 - (f) 610.278.3941
www.montcopa.org/plancom
Aerial photography provided by NearMap

Applicant's Plan

