ABINGTON TOWNSHIP

AUGUST 24, 2021

PLANNING COMMISSION MEETING

TOWNSHIP OF ABINGTON

PLANNING COMMISSION MEETING

A G E N D A
August 24, 2021
7:30 PM

There are three ways for the public to participate in the meeting: online, by phone, or an in-person viewing room. Residents can access the meeting online, by a computer, iPad, iPhone or Android at https://us06web.zoom.us/j/89650330481. 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 896-5033-0481 when prompted. Residents, who are unable to join online or by phone, can watch the meeting in a viewing room at the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. This will allow residents to see, hear, and participate in the meeting.

CALL TO ORDER

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

CONSIDER APPROVAL OF MINUTES

a. Consider Approving Planning Commission Minutes of July 27, 2021

PRESENTATION

UNFINISHED BUSINESS

NEW BUSINESS

a. Consider Approving the Minor Land Development for the Rydal Park Medial Center Patio located at 1515 The Fairway.

b. Consider the request of Penn State University (PSU) for Enactment of Zoning Map and Text Amendments.

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, July 27, 2021, at the Township Administration Building, Abington, PA, with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:33 p.m.

ROLL CALL: Present: BROWN, DiCELLO, GAUTHIER, ROSEN, COOPER, RUSSELL, BAKER, STRACKHOUSE
Absent: ROBINSON

Also Present: County Planner NARCOWICH
Township Engineer LEE
Administrative Manager WYRSTA

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF MINUTES:

Mr. DiCello made a MOTION, seconded by Mr. Rosen to approve the minutes of the May 25, 2021, Planning Commission Meeting.

MOTION was ADOPTED 8-0.

Ms. Gauthier made a MOTION, seconded by Mr. Rosen to approve the minutes of the June 3, 2021, Planning Commission Meeting.

MOTION was ADOPTED 8-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Consider the request by Penn State University (PSU) for enactment of zoning map and text amendments:

Dr. Margo DelliCarpini, Chancellor and Dean of Penn State Abington, said that we are working towards building a new academic building for the campus, which will be the first academic space built on campus since 1973. It will provide state-of-the-art and modern learning space for existing students and provide working space that meets today's professional expectations. It will be a "green" building, LEED certified and will support current student enrollment.

Based on years of feedback, feasibility studies, working with Township staff and Penn State experts, we submitted a map/text amendment for consideration by the Board of Commissioners Committee of the Whole on July 8th and they referred request to consider our proposal to the Planning Commission for review. We are requesting a recommendation of approval to forward proposal to the Board of Commissioners to consider adoption of proposed map/text amendments.

The project began in 2014 with the completion of the campus Master Plan, and since then, Penn State conducted feasibility and traffic studies; held four Town Hall meetings where community feedback was received and their concerns were addressed, and we responded by adjusting the plans based on community feedback as well as from professionals.

An aerial view of the property was presented showing the campus site of three properties located in the R-1 Residential Zoning District that are proposed to be changed to CS-Community Service District, and that is the location for proposed new academic building.

Mr. Zachary Sivertsen, Attorney with Eastburn and Gray, representing Penn State University, said proposed is a zoning map amendment to change the three campus properties located on Cloverly Lane, School Lane and Woodland Road from existing R-1 Residential District to CS-Community Service District.

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

Ms. Gauthier questioned whether the three properties are used for residential.

Chancellor DelliCarpini replied they are not used at all as they need renovation, and once the zoning is changed, proposed is to use the bottom floor for offices and storage.

Mr. Sivertsen continued that in addition to proposed zoning map amendment is the proposed zoning text amendment that would change the requirements of the zoning ordinance to allow PSU to construct a new academic building.

Currently, the CS-Community Service District includes use E-14 - School or College that encompasses preschool and K-12 grades, so the text amendment keeps the E-14 use as being a school public/private and we created a new use E-18 – University Campus, which will specifically be applicable to universities and colleges located within the Township credited by the State Board of Education. In addition to creating the E-18 University Campus use, text amendment establishes various dimensional requirements and design criteria and procedures to be followed in PSU's efforts to construct the academic building, and the applicant requested a recommendation of approval of proposed map/text amendments by the Planning Commission.

Ms. Gauthier asked for an exhibit showing the map of the parcels including information such as the size of the property, etc.

Mr. Sivertsen replied we do not have an exhibit; but will provide one. Parcels are identified by tax numbers.

Mr. Rosen asked for renderings of the proposed academic building.

Ms. Stacy Thomas, KCBA Architects, representing PSU, presented conceptual renderings of the building showing the façade facing Cloverly Lane of two-stories with materials of natural stone and brick that will be in-keeping with surrounding existing buildings on campus as well as the neighborhood. Modifications were made from feedback of the community that includes a gable roof, scale of the windows and entrance door. Also, shown were existing street trees along Cloverly Lane that will be layered with landscape screening with a variety of plantings, and preliminary landscape plan showed locations of the plantings.

Mr. Rosen asked for the square footage of proposed academic building.

Ms. Thomas replied approximately 70,000 sq. ft.

Ms. Strackhouse questioned whether the Shade Tree Commission was consulted regarding the species of trees for the buffer.

Ms. Thomas replied she does not believe so.

Ms. Strackhouse noted that the STC has a list of preferred trees mostly native species.

Ms. Gauthier questioned whether the building could be constructed without the property being rezoned.

Ms. Thomas replied we would need to look at setback requirements.

Ms. Gauthier questioned whether the two homes across the street are owned by PSU.

Chancellor DelliCarpini replied yes; however, PSU is working on divesting from those properties.

Ms. Thomas continued that proposed is to expand the existing parking lot as well as install a new one.

Ms. Strackhouse noted there are proposed changes to the dimensional requirements of the CS District as compared to the existing such as impervious surface from 40% to 45% and green area from 62% to 55%.

Mr. Sivertsen replied that proposed dimensional requirements for use E-18 are to facilitate the development of the academic building and are more comprehensive than E-14.

Mr. Baker questioned whether this building could be constructed without changing the impervious surface?

Mr. Sivertsen replied what is listed in the text amendment is what is needed to construct the new building.

Ms. Gauthier asked for the baseline data of the existing campus.

Mr. Doug Waite, Project Manager with Gilmore & Associates, representing the applicant, replied that the baseline data for the existing campus has 7.2% building coverage, and by removal of a few structures and construction of the new building the net result will be 8.4% building coverage. Existing impervious surface coverage is 37% and proposed would be 40.2%, existing condition of green space is 63% and proposed would be 55%.

Ms. Gauthier commented that would be important information to submit to the Township.

Mr. Baker clarified that the 45% impervious surface ratio is only tied to the E-18 use. Is that correct?

Mr. Waite replied that is correct.

Mr. Narcowich said under Section 3 of proposed text amendment; he suggested deleting text that says, “a mixture of these uses, including retail, office, institutional, and residential may be located within the same building without being classified as a Use -J-1, Mixed Use Building,” because the regulations related to university/college envision accessory uses such as campus bookstore, dining facilities, etc.

Mr. Sivertsen said we want certainty in terms of uses in that if we want to add a bookstore or coffee shop in one of the buildings in the future, the language in the text will be clear.

Ms. Gauthier agreed that language is not needed.

Mr. Rosen clarified that the Dormitory Use is not envisioned in this plan. Is that correct?

Mr. Sivertsen replied that is correct.

Ms. Gauthier commented that Use E-18 mentions faculty housing, but nothing about students, so should that be specifically excluded?

Mr. Narcowich replied that Dormitory is Use E-5, which is a separate use.

Mr. Rosen commented that there are no plans for a dormitory in this location; however, he does not want there to be any ambiguity in the proposed text amendment.

Mr. Narcowich noted the CS-Community Service District does not permit dormitories, which is clearly stated in the Use Matrix.

Ms. Gauthier suggested creating a new paragraph for the language in Section 3 that says, "The following additional standards shall apply and shall supersede any conflicting requirements in the Zoning Ordinance."

Mr. Narcowich continued that proposed ordinance states that "trash, storage, tanks, and loading shall not occur within 100 feet of a street," and the existing Community Service District states that "trash needs to be within the building envelop," which essentially is in the building. There was concern expressed by Township staff as well as the ward Commissioner that 100 feet is not acceptable, and they prefer that the Community Service District provision of trash being located within the building is the requirement.

Chancellor DelliCarpini replied we will incorporate that into the design.

Mr. Narcowich continued that proposed ordinance indicate setbacks from residential uses for certain outdoor activities such as graduation ceremonies, camp activities and active recreational fields or structures of 100 feet and he suggested changing that to 300 feet and clarify that it does not apply to buildings or indoor activities, only outdoor activities.

Mr. Rosen questioned whether this issue has been vetted with the neighbors.

Chancellor DelliCarpini replied that the change to 300 ft. setback was just recently suggested, and that requirement would be challenging for events such as commencement ceremonies.

Ms. Strackhouse said setback requirements will need further discussion.

Mr. Narcowich continued that regarding steep slopes; the applicant's ordinance says, "Excavation in or disturbance of a steep slope area shall be permitted if the development within the area includes engineered slope stabilization, retaining walls, and/or foundation walls, and provided approval is obtained from the Township Engineer, the landowner shall submit an erosion and sedimentation control plan during land development," and Township staff recommends that should be deleted from proposed text amendment because the applicant needs to meet existing ordinance regulations. Also, Ms. Allison Lee, Township Engineer, wrote a memo clarifying her position.

Ms. Gauthier agreed with Township Engineer's recommendation in not allowing an exception to existing regulation.

Mr. Sivertsen replied that the language of the ordinance was a result of numerous meetings with staff and Township officials so that the applicant will have an expedited process for constructing the proposed academic building, and without this language in the ordinance, it puts the entire project at risk of not moving forward.

Ms. Allison Lee, Township Engineer, commented that after review of the steep slope regulations, the applicant should meet existing requirements and add to the language of proposed text amendment – "Should the disturbance area be located within the steep slope conservation overlay district, the landowner shall comply with the provisions of Article XVI – Steep Slope Conservation District of the Zoning Ordinance." The definition says, "it would be considered a steep slope conservation district if an area spans five contiguous, 10-foot contour intervals."

Mr. Waite replied based on our exhibit, the parking lot of proposed new building falls within the steep slope area and Section 1604 limits certain uses within the conservation area, so it would require a variance, and to avoid variance requirements, we proposed this text amendment.

Ms. Gauthier commented that the steep slope ordinance does permit some encroachment if the rest is preserved, and the applicant should meet the existing steep slope ordinance requirement or obtain a variance from it.

Mr. Narcowich said steeper slopes create greater velocity of runoff and greater volumes at certain times making it more difficult to manage stormwater as well as impacts vegetation and stream quality. In the Township, PSU has some of the steepest slopes on one property, so this is a significant area of steep slopes remaining that has not been graded.

Mr. Sivertsen commented that any stormwater runoff needs to be controlled and we will engineer ways to address it.

Mr. Narcowich read from the Intent Section of the Steep Slope Ordinance that says, "The purpose is to reduce sedimentation degradation water quality and other damage to streams and wetlands that result from construction, erosion and stormwater runoff on steep slopes and to preserve the natural topography, drainage patterns and vegetative cover, wildlife, habitats and scenic views of those areas."

Mr. Sivertsen said in obtaining a variance from the ZHB, there are five statutory requirements that will be difficult to meet. This ordinance is only applicable to the E-18 use and the request is for an expedited process to allow this project to go forward.

Mr. Baker agreed that the applicant should meet the existing steep slope requirement.

Mr. Sivertsen said we are proposing best practices in having the engineer review making sure there is a minimum amount of disturbance and the mechanism used is appropriate, but if the steep slope district applies, we cannot construct proposed building.

Ms. Gauthier asked for the existing setback requirement for parking lots in the CS District.

Mr. Narcowich replied 75 ft.

Mr. Sivertsen commented that Cloverly Lane has an existing 12-ft. setback from the road, and we propose to continue that as well as additional buffer screening.

Ms. Gauthier asked about a traffic study.

Mr. Pete Spisszak, Traffic Engineer with Traffic Planning & Design, Inc., representing the applicant, said PennDOT's requirements for a traffic study is that we identify the use and then review the IT Trip Generation Manual, and if it is over 3,000 trips per day, a traffic study would be required. For a university use, it is generated based on the number of students and the number is not proposed to be increased, so therefore, it would be a redistribution of existing trips and no additional.

Ms. Gauthier asked then why is there a need for more parking?

Mr. Spisszak replied for the convenience of the students to park at the new building.

Ms. Moira Baylson, representing Penn State, added that the Township's Zoning Ordinance requires adding parking spaces based on square footage and the usage of the new building and one of the issues on campus is not enough parking.

Mr. Brown clarified that the threshold for the applicant to submit a Master Plan is construction of two or more buildings. Is that correct?

Mr. Narcowich replied that is correct.

Ms. Strackhouse asked for any public comments.

Lora Lehmann, Meadowbrook, requested that residents be able to participate in public meetings by phone. Also, she expressed concern about steep slope disturbance and stormwater runoff on neighboring properties; and she asked how many other properties this ordinance could apply to?

Ms. Moira Baylson, representing PSU, replied that this is part of the master plan for the campus, and this is the only site where we plan to construct a new building.

Ms. Strackhouse commented that she attended one of the neighborhood meetings held in June and she did not hear any concerns about stormwater runoff during that meeting; also, the Chancellor noted that she does not plan on increasing current enrollment.

Mr. Baker commented that overall, it is a great project; however, we need to look at the bigger picture in terms of safety of the community making sure it is done properly, and he would like to see more detail.

Mr. Sivertsen replied this is just a concept plan with details to be provided in the land development process.

Ms. Gauthier suggested E-14 and E-18 be separate uses for college/universities versus elementary school, etc.

Ms. Strackhouse suggested bringing this back before the Planning Commission in August for further discussion.

Mr. Sivertsen agreed to come back in August to present additional information.

Ms. Gauthier clarified that the outstanding issues on the proposed text/map amendments to be discussed further are as follows:

1. Maximum impervious surface change from 40% to 45%.
2. The green area reduction from 62% to 55%.
3. The Board of Commissioners should be provided with existing baseline data for the entire site including the three parcels proposed to be rezoned, so the maximum impervious surface and green area can be compared.
4. Section 3 regarding the J-1 use, decide whether it should be deleted, or the language changed, or specifically exclude use E-5 – Dormitory.
5. In Section A-6 - add the parenthesis at the end of "2 acres."
6. Section A-7 - there was discussion regarding 100 ft. setback from the property line rather than making it the standard 300 ft. setback for outdoor events such as graduations, etc.
7. Item B – Excavation - the Township's Engineer language should be included in this section, and more discussion is needed.
8. Parking setbacks still need to be clarified regarding the12 ft. buffer for existing parking versus proposed parking.
9. Identify other parcels within the Township that the proposed text amendment could be applied to.
10. Regarding the map amendment, the acreage should be included for the parcels proposed to be rezoned such as a clear parcel map included as an exhibit.

Mr. Rosen made a MOTION, seconded by Mr. Russell to suspend this meeting, and reconvene on August 24, 2021, to address the issues as listed.

MOTION was ADOPTED 8-0. Ms. Robinson was absent.

ADJOURNMENT: 9:30 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

PLANNING COMMISSION MEETING

AGENDA ITEM

August 24, 2021

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Rydal Park Medical Center Patio

EXECUTIVE SUMMARY:

The Applicant is proposing to remove approximately 650sf of an existing concrete sidewalk and construct a 2,600sf patio and a water feature for a net new impervious area of 2,071sf. As part of the construction of the patio and water feature, the Applicant is also proposing outdoor seating, a pergola structure over the patio, and outdoor grill/kitchen island. In addition, the Applicant is proposing stormwater management bmps in the form of drain basins with water quality inserts and landscaping. The subject parcel is surrounded by Meadowbrook and The Fairway and Rydal Road to the South; Susquehanna Road to the North and East; and commercial properties to the West. Access to/from the site will by by way of two (2) existing driveway entrances with one intersecting; The Fairway and one intersecting Susquehanna Road. The project is located within the AO-Apartment-Office Zoning District, Ward 7; and is operating as a Life Care Facility (Continuous Care).

PREVIOUS BOARD ACTIONS:

None

RECOMMENDED BOARD ACTIONS:

Consider Approving the Minor Land Development for the Rydal Park Medial Center Patio located at 1515 The Fairway.

Township of Abington

Engineering & Code Department

John L Spiegelman, President
Thomas Hecker, Vice President

Richard J. Manfredi, Manager

SD/LD Review Tracking Application # LD-21-06

Project Name: Rydal Park Medical Center Patio

File Date: 7/15/21 Date Complete _____ 90 Day Clock _____

	Sub. #	Date Sent:	Review Ltr. Recv'd:	Comments (Y/N)
[ ] Reviewing Engr.		7/19/21		
[ ] Traffic Engineer				
[ ] MCPC				
[ ] Fire Marshal				
[ ] Traffic Safety				
[ ] Wastewater/DEP				
[ ] Shade Tree				
[ ] EAC				
[ ] Planning Commission				
[ ] ZHB				
[ ] Solicitor				
[ ] Other:				

1176 Old York Road, Abington PA 19001 | www.abington.org | 267-536-1000 | TTY/TTD: 9-1-1 | Fax 215-884-8271

FAX: (215) 576-7791 PHONE: (215) 887-2165

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

TRANSMITTAL

Date: **July 14, 2021**

TO: **Shaun Littlefield, Zoning Officer**

Address: **Abington Township**

Attention:

FROM: **Richard A. Stoneback, PE**

PROJECT: 24220 L Rydal Park
Abington Township, Montgomery Co., PA

☒ We are sending you ☒ Attached ☐ Via FEDEX ☐ Via US Mail ☒ Hand Delivered

☒ the following items ☒ Plans ☐ Legal Description ☐ Originals ☒ Other

Copies	Plan No.	Description
10		Rydal Park - Medical Center Patio Plans
1		Application - Land Development
1		Reduced Set of Plans
1		Zoning Hearing Board Decision dated April 21, 2021
1		Memory Stick with Digital copies of all submitted Documents
1		Application Fee - Check #0000502337 for $1,000
1		Escrow Fee - Check #0000502294 for $10,000
2		Stormwater Report

☒ For your use ☐ As Requested ☐ For review & comment

Remarks:

CC:
Terry Castorina, Executive Assistant
Timothy G. Clark, Director of Engineering
Khaled R. Hassan, PE, Township Engineer
CES #24220 L

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: Rydal Park Medical Center Patio

APPLICANT NAME: Humangood Pennsylvania

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: LD-21-06
Project Title: Rydal Park Medical Center Patio
File Date: 7/15/21

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

Humangood Pennsylvania, t/a Presby's Inspired Life c/o Jennifer S. Kappen, VP Finance and Risk Management
Name

2000 Joshua Road, Lafayette Hill, PA 19444
Address

610-260-1335 _____
Phone Fax

jkappen@prebyinspiredlife.org
Email Address

Property Owners Information (if different than applicant)

HumanGood Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., t/a Presby's Inspired Life c/o Jennifer S. Kappen, VP Finance and Risk Management
Name

2000 Joshua Road, Lafayette Hill, PA 19444
Address

610-260-1135 _____
Phone Fax

jennifer.kappen@humangood.org
Email Address

Architect/ Planner

Catherine Ann Farnen, LLC
Name

Hatboro, PA
Address

267-304-1674 _____
Phone Fax

catharine@cafla.net
Email Address

Engineer/ Surveyor

Charles E. Shoemaker, Inc.
Name

110 Keystone Drive, Montgomeryville, PA 18936
Address

Engineer/ Surveyor Cont'd

215-887-2165
Phone

Fax

rstoneback@ceshoemaker.com
Email Address

Attorney

High Swartz, LLP c/o William Kerr, Esp.
Name

40 East Airy Street, Norristown, PA 19404
Address

610-275-0700
Phone

Fax

wkerr@highswartz.com
Email Address

II. PROJECT INFORMATION

Application Type:

_____Minor Subdivision	_X_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: 1515 The Fairway, Jenkintown, PA 19048

Tax Parcel No.: 30-00-66648-003 County Deed Book No.: 5532 Page No.: 02303

Description of Proposed Work: Following the removal of an existing concrete sidewalk, improvements will include a new concrete patio are with extensive landscaping and aesthetic enhancements. Stormwater runoff will be managed by a small area drain system that will enter the existing onsite conveyance system.

Total Tract Acreage: 21.87 AC Project Acreage: 0.09 AC

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

Existing Sewer Flows: _____ Proposed Sewer Flows: No change from existing

Proposed Land Use:

_____Single Family Detached	_____Single Family Attached	_____Single Family Semi-Detached	
_____Multi-Family	_____Commercial	_____Office	_____Industrial
_X_Other (Describe): Life Care Facility - Medical Center Patio			

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
• Has this plan been submitted to, considered by, or received any formal action by the Planning Commission or Board of Commissioners in the past?	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 typically held the fourth Tuesday of each month at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature _____ Date 4/16/2021

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:
Section 146-11.k(4) & 146-11.B.(3)	IDENTIFICATION PLAN: Partial waiver from the requirement to provide tax parcel numbers, owner's names and approximate acreage information within 400 feet of the project site. Property owner, tax parcel numbers and approximate acreage of all parcels abutting subject property has been provided
Section 146-11.B.(7)	EXISTING FEATURES PLAN: Partial waiver from the requirement to show all public and private utilities within 400 feet of the project site. An aerial photo exhibit has been provided showing surrounding features within 400 feet of the subject property.
Section 146-11.J.	RECREATIONAL FACILITIES: From the requirement to provide recreational facilities.
Section 146-11.K. & 146-11.M.(1)(a)	PLANNING MODULES: From the requirement to provide sewage facilities planning. The existing structure and use is currently served by the Abington Township Wastewater Department. The proposed improvements are not anticipated to increase use of the facility.
Section 146-11.M.(1)(b)	WATER AVAILIBILITY: From the requirement to provide a letter certifying the availability of a central water supply. The property is currently supplied with public water by AQUA PA.
Section 146-33.C.	DRAINAGE LOCATION: Waiver to permit storm drainage pipes on-site to have a protective cover of less than 24 inches. Roof drainage pipes have less than the required cover in non-traffic areas under walkways or landscaped areas.
Section 146-33.D.	DRAINAGE SIZE, GRADE AND TYPE: Waiver to permit PVC storm pipes with less than 15 inch diameter and with grades less than 0.5 percent.
Section 146-39.A.(1)	STREET SHADE TREES: From the requirement to provide street trees

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"

n/a Two (2) sets of tentative architectural plans for all applications proposing construction or land development

n/a 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

n/a Two (2) copies of Sewage Facilities Planning Module Applications

n/a Letter of Water availability from AQUA PA

X 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: 6/16/2021

Signature of Property Owner (if different than applicant) — Date: 6/16/2021

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

✓ Application Fee Amount: $ 1,000.00 Check No.: # 502337

✓ Review Escrow Fee Amount: $ 10,000.00 Check No.: # 502294

DECISION INFORMATION

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions: _____

_____

_____

_____

_____

PLANNING PROCESS EXTENSION AGREEMENT

FOR

Rydal Park Medical Center Patio
PROJECT NAME

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.

Signed: _____ Date: 6/16/2021
Applicant

Received: _____ Date: 7/15/21
Township

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: 6/16/2021
Applicant

KUHLS LAW PLLC

Joseph C. Kuhls
Attorney at Law

April 21, 2021

Philadelphia Presbytery Homes, Inc.
c/o HumanGood East
2000 Joshua Road
Lafayette Hill, PA 19444

William F. Kerr, Jr. Esquire
High Swartz LLP
40 East Airy Street
Norristown, PA 19401

Re: Abington Township Zoning Hearing Board Application 21-03

Bill,

As you know, this firm serves as Solicitor to the Abington Township Zoning Hearing Board. This will confirm that the Board, at its Public Meeting last evening, voted unanimously to approve the above-named Application of Philadelphia Presbytery Homes for variances from Abington Township Zoning Ordinance §§1503.A.1; 1503.B.1; 1504.A; 1504.G; 1504.H; and 2103.A Use A-16.4 to permit a patio with pergola roof within the Riparian Corridor Conservation District, less than 15 feet from an existing building.

This approval is granted subject to the conditions: 1) that the Applicant work with the Township Engineer to provide wheelchair pull-overs at appropriate locations along proposed walkways and sidewalks; and 2) that development and use of the subject property shall be in substantial conformance with the evidence presented at the Hearing.

Any aggrieved party may file an appeal to the Court contesting this decision within thirty (30) days. Anyone taking action on this decision within that appeal period does so at their own risk. Please remember that this Zoning Approval does not relieve the Applicant of the obligation to obtain a building permit and/or other related approvals.

This correspondence constitutes the written decision of the Board to approve the uncontested Application, and no further findings, conclusions, or reasons will be issued.

JC Kuhls

Joseph C. Kuhls

PRELIMINARY / FINAL MINOR LAND DEVELOPMENT PLAN

RYDAL PARK MEDICAL CENTER PATIO

SITE ADDRESS

1515 THE FAIRWAY
JENKINTOWN, PA. 19048

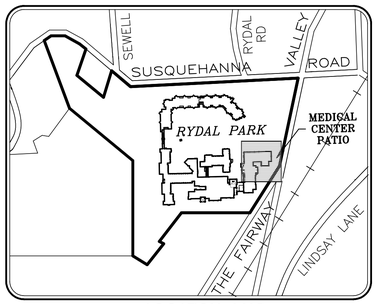
SITUATED IN:

ABINGTON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

OWNER / APPLICANT

PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444



LOCATION MAP
SCALE: 1" = 400'

CIVIL ENGINEERING

CHARLES E. SHOEMAKER, INC.
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA. 18936
215-887-2165

LANDSCAPE ARCHITECT

CATHERINE ANN FARNEN, LLC
HATBORO, PA.
267-304-1674

LIST OF DRAWINGS

SHEET No.	*CIVIL SITE PLANS*
1	*COVER SHEET*
2	*OVERALL SITE PLAN*
3	*ENLARGED EXISTING FEATURES PLAN*
4	*ENLARGED GRADING PLAN*
5	*ENLARGED EROSION CONTROL PLAN*
6	*AERIAL EXHIBIT*

SHEET No.	*LANDSCAPE PLANS*
LA1.1	*LANDSCAPE ARCHITECTURAL SITE PLAN*
LA1.2	*LANDSCAPE ARCHITECTURAL PLANTING PLAN*
LA2.1	*LANDSCAPE ARCHITECTURAL DETAIL SHEET*
LA2.2	*LANDSCAPE ARCHITECTURAL DETAIL SHEET*

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On this _____ day of _____, 2021, before me the undersigned, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared JENNIFER KAPPEN, who acknowledged herself to be the Vice President of Finance and Risk Management of HumanGood, Pennsylvania, f/k/a Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, being authorized to do so, she executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approval of the plan has been obtained and has been endorsed thereon and that said coporation desires that the foregoing plan may duly be recorded.

Witness my hand and notorial seal the day and year aforesaid.

_____
Notary Public

CERTIFICATION OF TRUE OWNERSHIP:

I, JENNIFER KAPPEN, Vice President of Finance and Risk Management of Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life, do hereby certify that the title of the property is in the name of PHILADELPHIA PRESBYTERY HOMES, INC. as recorded by the Recorder of Deeds Office.

_____ _____
JENNIFER KAPPEN, Vice President of Finance and Risk Management of Philadelphia Presbytery Homes, Inc., a Pennsylvania Non-Profit Corporation trading as Presby's Inspired Life — Attest: Secretary

REVIEWED BY THE TOWNSHIP ENGINEER, ABINGTON TOWNSHIP:

This land development plan was reviewed by _____, the appointed Township Engineer for Abington Township on this _____ day of _____, 2021.

_____
Township Engineer

REVIEWED BY THE ABINGTON TOWNSHIP PLANNING COMMISSION:

This land development plan was reviewed by the Abington Township Planning Commission on this _____ day of _____, 2021.

ATTEST: _____ Secretary _____ Chairman

APPROVAL OF THE TOWNSHIP OF ABINGTON BOARD OF COMMISSIONERS:

This land development plan was approved by resolution of the Board of Commissioners of the Township of Abington this ____ day of _____, 2021.

ATTEST: _____ Secretary _____ President

MCPC No. _____

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director

Montgomery County Planning Commission

MONTGOMERY COUNTY RECORDER OF DEEDS

Recorded this _____ day of _____, 2018, in the office for the recording of deeds, etc., in and for the County of Montgomery, in Norristown Pennsylvania in Plan Book No. _____, Page _____.

PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. 33144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1996 (or as subsequently adopted), field surveys were performed under my immediate supervision during November 2016, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.

_____
SIGNATURE: GARY A. TILFORD, P.L.S.
PROFESSIONAL LAND SURVEYOR

_____
DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. TILFORD — LAND SURVEYOR — SU-033144-E

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, Richard A. Stoneback, P.E., a registered professional engineer licensed in the Commonwealth of Pennsylvania, Engineer No. 24615-E, do hereby certify to the best of my knowledge, information and belief, that the information contained in the accompanying plans, specifications and reports, has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Zoning and Subdivision and Land Development Ordinances, and the Abington Township Stormwater Management Ordinance, as amended; all such subdivision and land development waivers and zoning variances granted, as listed on the record plan requirements; and building, water, sewer, and all other applicable ordinances and regulations of Abington Township, as last amended.

_____
SIGNATURE: RICHARD A. STONEBACK, P.E.
PROFESSIONAL ENGINEER

_____
DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RICHARD A. STONEBACK — ENGINEER — PE-024615-E

PRELIMINARY - NOT TO BE RECORDED

COUNTY PARCEL NO.
SEE SHEET 2
BLOCK – UNIT
SEE SHEET 2
SITE ADDRESS
OLD YORK ROAD
RYDAL PARK MEDICAL CIRCLE
RYDAL, MONTGOMERY, PA.
DEED BOOK – PAGE
5698-01888

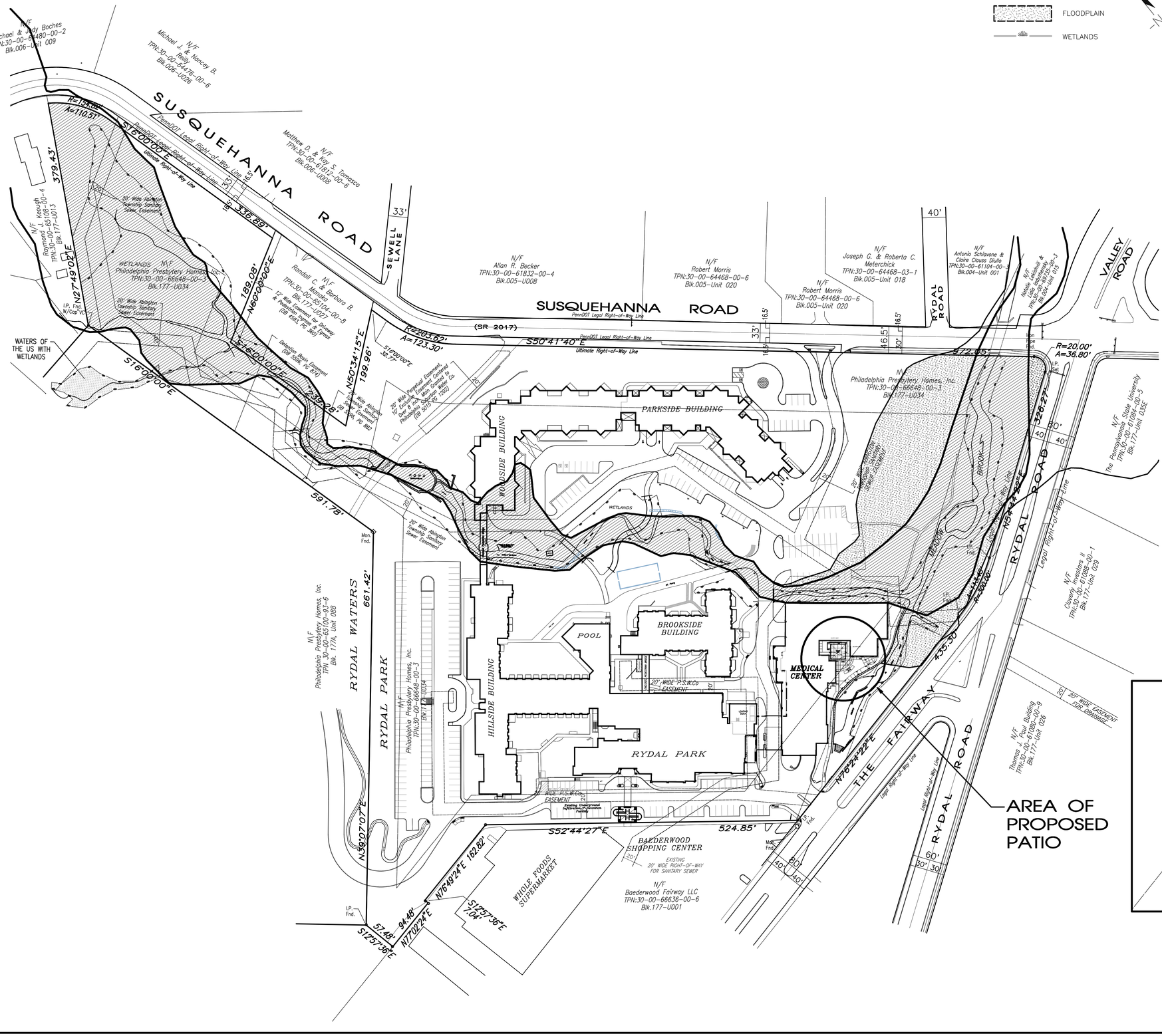
RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

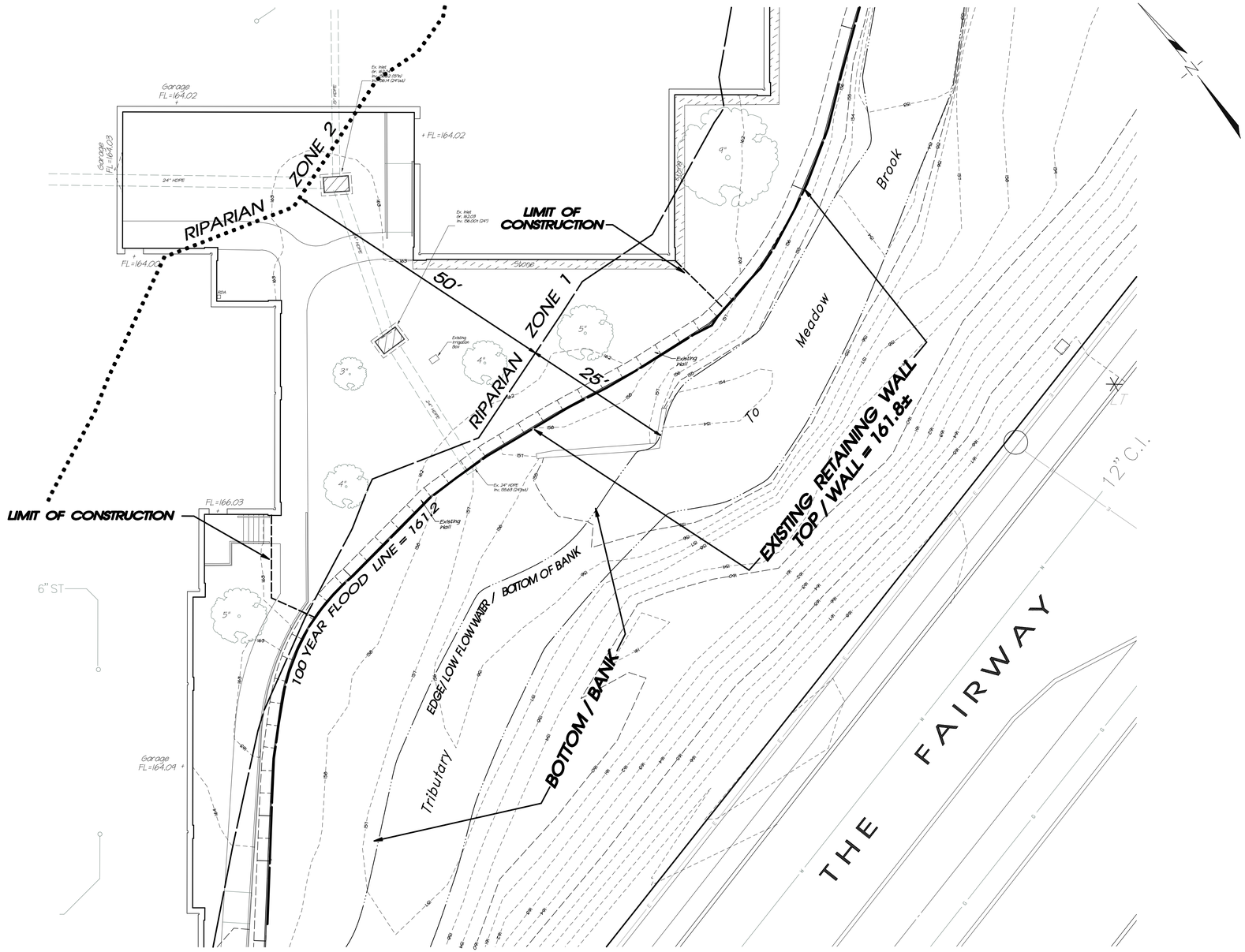
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

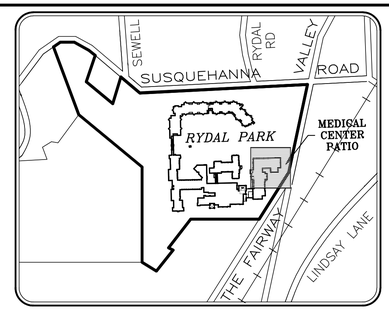
DATE	NO	REVISION	BY

COVER SHEET
RYDAL PARK MEDICAL CENTER PATIO
PREPARED FOR
HUMANGOOD, PA.
ABINGTONM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 10, 2021
DWG NO.: A-10-797
JOB NO.: 24220L
SHEET NO. 1 OF 6


LEGEND
FLOODWAY
FLOODPLAIN
WETLANDS
SUSQUEHANNA ROAD
(SR 2017)
Penn DOT Legal Right-of-Way Line
Ultimate Right-of-Way Line
SEWELL LANE
RYDAL ROAD
VALLEY ROAD
THE FAIRWAY
RYDAL PARK
PARKSIDE BUILDING
WOODSIDE BUILDING
BROOKSIDE BUILDING
HILLSIDE BUILDING
POOL
MEDICAL CENTER
BAEDERWOOD SHOPPING CENTER
WHOLE FOODS SUPERMARKET
RYDAL WATERS
WATERS OF THE US WITH WETLANDS
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-00-3 Blk.177-U034
N/F Michael & Kristy Baches TPN:30-00-61480-00-2 Blk.006-Unit 009
N/F Michael J. & Nancey B. Reilly TPN:30-00-64476-00-6 Blk.006-U006
N/F Matthew D. & Kay S. Tomasco TPN:30-00-61812-00-6 Blk.006-U008
N/F Raymond J. Keough TPN:30-00-65108-00-4 Blk.177-U013
N/F Randall C. & Monica Barbara B. Monroe TPN:30-00-65104-00-8 Blk.177-U027
N/F Allan R. Becker TPN:30-00-61832-00-4 Blk.005-U008
N/F Robert Morris TPN:30-00-64468-00-6 Blk.005-Unit 020
N/F Joseph C. & Roberta C. Meterchick TPN:30-00-64468-03-1 Blk.005-Unit 018
N/F Antonio Schiavone & Claire Clauss Diullo TPN:30-00-61104-00-3 Blk.004-Unit 001
N/F Louise Jablonski & Thomas Jablonski TPN:30-00-61150-00-3 Blk.004-Unit 010
N/F Philadelphia Presbytery Homes, Inc. TPN:30-00-66648-00-3 Blk.177-U034
N/F The Pennsylvania State University TPN:30-00-61104-00-5 Blk.177-Unit 030E
N/F Clowery Investors II TPN:30-00-61080-00-1 Blk.177-Unit 029
N/F Thomas J. Paul Building TPN:30-00-61080-00-9 Blk.177-Unit 026
N/F Baederwood Fairway LLC TPN:30-00-66636-00-6 Blk.177-U001
R=158.99'
A=110.51'
S16°00'00"E
379.43'
N27°49'00"E
336.88'
N62°09'00"E
189.08'
N50°34'15"E
199.96'
S16°00'00"E
239.28'
S16°00'00"E
591.78'
N30°07'07"E
661.42'
S50°41'40"E
R=2263.62'
A=123.30'
S16°20'00"E
32.77'
S52°44'27"E
524.85'
N76°49'24"E
162.82'
S12°57'36"E
70.4'
N77°02'24"E
94.48'
S12°57'36"E
57.48'
N76°24'22"E
455.30'
N52°44'27"W
300.00'
N76°24'22"E
272.05'
R=20.00'
A=36.80'
N52°44'27"W
326.27'
N52°44'27"W
N76°24'22"E
N76°24'22"E
N52°44'27"W





LOCATION MAP
SCALE: 1" = 400'

LEGEND

EXISTING

- 294 — CONTOUR LINE
- + 285.35 — SPOT ELEVATION
- TREE/SHRUB
- TREE LINE
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- STORM SEWER LINE
- SANITARY SEWER LINE
- SANITARY LATERAL
- RIPARIAN CORRIDOR ZONE 1
- RIPARIAN CORRIDOR ZONE 2
- 100 YEAR FLOOD LINE

NOTES:

1. Boundary information shown taken from deeds and plans of record, Pennsylvania Department of Transportation plans, and field surveys by Charles E. Shoemaker, Inc. during November 1998, June 2000 and September 2008.
2. Topographical information from field surveys performed by Charles E. Shoemaker, Inc. during October 2021.
   U.S.G.S. Benchmark: Square cut on top of northeast corner of downstream bridge wall on most upstream Valley Road bridge over Meadow Brook.
   Elevation = 158.25
   Conversion from U.S.G.S. Vertical Datum (1988) to Abington Township Sewer Datum is by subtracting 3.13 feet from the elvations shown.
3. Floodway & Floodplain shown were taken from Flood Insurance Rate Map of Montgomery County, Community Panel Nos. 42091C0401G revised March 2, 2016.
4. Soils on-site were plotted from the National Resources Conservation Service, Web Soil Surey 2.1, National Cooperative Soil Survey Soil Map-Montgomery County, Pennsylvania.
5. This site has access to public water from Aqua Pennsylvania, Inc. and public sewage disposal by Abington Township.
6. Wetland boundaries shown were taken from "WETLAND/SOILS MAP" No's C-10, C-11 & C-12 prepared by O'Donnell & Naccarato, Inc. for The Klett Organization Architects, dated November 12, 1990 and last revised June 25, 1991.
7. Deed restrictions and Easements of Record were provided in various Title Committments prepared for Philadelphia Presbytery Homes, Inc. by the Title Insurance Corporation, Policy No's 972927 dated June 23, 1983, No. 415990-M dated May 5, 1983, No. 417611-M dated October 6, 1983, and No. 978701 dated January 17, 1984.
8. The entire property is Zoned 'AO' Apartment / Office District operating as a Life Care Facility.
9. All internal roadways are maintained by the property owner and shall remain private.
10. Limits of 100 YearFlood Plane and location of Ripiarian Zones in the area of patio construction confirmed by Township Engineer and Zoning Officer via email dated November 10, 2020.

COUNTY PARCEL NO.
30-00-66648-003
BLOCK - UNIT
30-177-034
SITE ADDRESS
1515 THE FAIRWAY
JENKINTOWN, PA 19046
DEED BOOK - PAGE
5532/02303

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a
PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 5'
0' 5' 10' 20'

NO	REVISION	DATE	BY

PRELIMINARY - NOT TO BE RECORDED

EXISTING FEATURES PLAN
RYDAL PARK MEDICAL CENTER PATIO
PREPARED FOR
HUMANGOOD, PA.
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 10, 2021
DWG NO.: A-10-799
JOB NO.: 24220L
SHEET NO. 3 OF 6

REMOVE EXISTING WALL & FENCE

Garage FL=164.02

Garage FL=164.03

FL=164.00

Ex. Inlet Gr. 162.62 Inv. 156.62 (15"in) Inv. 156.14 (24"out)
CONVERT EXISTING INLET TO MANHOLE MAINTAIN GEOTEXTILE FABRIC FILTER DURING CONSTRUCTION

15" HDPE

G A R A G E

PROPOSED 2' HIGH FREE-STANDING SITTING WALL

PROPOSED WATER QUALITY DRAIN BASIN GR. 163.00 INV. 160.83

DB1

3 LF - 8" PVC @ 2.0%

PROPOSED PERGOLA

PROPOSED WATER QUALITY DRAIN BASIN GR. 162.92 INV. 160.57

DB2

3LF-8"PVC @2.0% MIN. INSERTA TEE

24" HDPE

Existing Conc. Pad

Existing Conc. Ramp

Existing Handrail

Existing Conc. Ramp

Existing Handrail

+ FL=164.02

G A R A G E

Ex. Inlet Gr. 162.03 Inv. 156.03 (24") CONVERT EXISTING INLET TO MANHOLE MAINTAIN GEOTEXTILE FABRIC FILTER DURING CONSTRUCTION

M E D I C A L C E N T E R

M E D I C A L C E N T E R

RIPARIAN ZONE 2

RIDA

OUTDOOR GRILL & REFRIGERATOR

PROPOSED WATER QUALITY DRAIN BASIN GR. 162.30 INV. 160.13

DB5

Existing Irrigation Box

PROPOSED WATER QUALITY DRAIN BASIN GR. 162.75 INV. 160.58

DB3

1LF-8"PVC @2.0% MIN. INSERTA TEE

PROPOSED WATER FEATURE

15 LF - 8" PVC @ 2.0% MIN.

24" HDPE

17 LF - 8" PVC @ 2.0% MIN.

INSERTA TEE

DB4

PROPOSED WATER QUALITY DRAIN BASIN GR. 162.20 INV. 160.03

4"

5"

PROPOSED HANDRAIL

RIPARIAN ZONE 1

Existing Wall

Ex. 24" HDPE Inv. 155.63 (24"out)

TW:161.84 BW:158.25

TW:161.84 BW:158.74

TW:157.96

TW:161.84 BW:156.6

BW:154.4

TW:161.86 BW:158.2

TW:161.91 BW:159.1 TW:163.22

TW:163.31 BW:159.1

TW:155.99

155.0

EXISTING WALKWAY TO THE FAIRWAY TO BE WIDENED TO PROVIDE WHEELCHAIR PULL-OVER AREAS AT APPROPRIATE LOCATIONS AS AGREED UPON BY TOWNSHIP ENGINEER (ZONING HEARING BOARD DECISION)

FL=166.03

TOTAL NEW IMPERVIOUS AREA = 2,071 SF

TOTAL AREA TO BE DISTURBED = 4,000 SF

SITE DRAINS TO THE PENNYPACK CREEK CHAPTER 93 STORMWATER CLASSIFICATION - TSF, MF

STORMWATER MANAGEMENT CALCULATIONS:

FOR NEW IMPERVIOUS AREAS, ABINGTON TOWNSHIP REQUIRES THAT 2" OF RUNOFF BE TREATED FOR WATER QUALITY WITH THE FIRST 1" BEING REMOVED FROM SURFACE WATERS VIA INFILTRATION.

Total new impervious area considered is 2,071 SF

IMPERVIOUS AREA BASED ON PROPOSED PLAN AND LIMIT OF DISTURBANCE:

TOTAL NEW IMPERVIOUS AREA: 2,071 SF (TOTAL PROJECT NEW IMPERVIOUS)

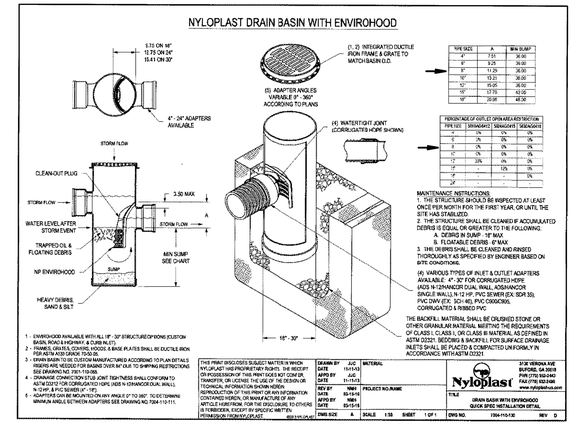
2" x 2,071 SF = 345 CF << MIN. RECHARGE/WATER QUALITY REQUIREMENT(SEE NOTE #3)

V = 0 CF << TOTAL POSSIBLE VOLUME REDUCTION (SEE NOTE #1)

STORMWATER MANAGEMENT NOTES:

1. Infiltration testing was performed by VW Consultants on November 2, 2020. While an infiltration rate of 0.25"/hr was obtained in the testing, the area is all fill and is very inconsistent. Due to the shallow depth of infiltration test with poor results, the condition of the existing soils, and the scope of the project, infiltration is considered not to be feasible.
2. Section 142-106.A(1) of the Abington Township Stormwater Management Ordinance for the Pennypack Creek watershed requires groundwater recharge and water quality requirements to be met, but since this project proposes less than 5,000 SF of disturbance and less than 5,000 SF of new impervious, this project is exempt from peak rate control. Additionally, as mentioned above in note #1, infiltration is not feasible.
3. Section 142-106.A(3)(c) of the Abington Township Stormwater Management Ordinance for the Pennypack Creek watershed defines an additional exemption from groundwater recharge requirements should infiltration be infeasible. This section requires other BMP's be used to achieve the water quality requirements. Please refer to Water Quality Compliance Table provided.

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD



TYPE SIZE	A	MIN SUMP
4"	7.51	36.00
6"	9.25	36.00
8"	11.25	36.00
10"	13.21	36.00
12"	15.00	36.00
15"	17.75	42.00
18"	20.91	48.00

PERCENTAGE OF OUTLET OPEN AREA RESTRICTION		
PIPE SIZE	STANDARD	SEDIGUARD
4"	12%	0%
6"	3%	0%
8"	0%	0%
10"	0%	0%
12"	33%	0%
15"	-	0%
18"	-	0%
24"	-	0%

MAINTENANCE INSTRUCTIONS:
1. THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
2. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
A. DEBRIS IN SUMP - 18" MAX.
B. FLOATABLE DEBRIS - 6" MAX.
3. THE DEBRIS SHALL BE CLEANED AND RINSED THOROUGHLY AS SPECIFIED BY ENGINEER BASED ON SITE CONDITIONS.

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE. 4" - 30" FOR CORRUGATED HDPE (ADS N-12/ADVANCED DUAL WALL, ADSNAVCOR SINGLE WALL) N-12 HP, PVC SEWER (DR 35/PS 35), PVC DWV (EX. SCH 40), PVC C900/R900, CORRUGATED & RIBBED PVC.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS I, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UN FORMLY IN ACCORDANCE WITH ASTM D2321

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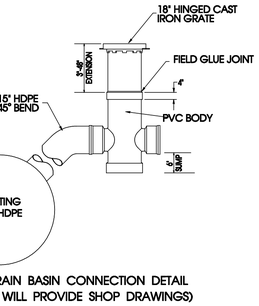
DRAWING BY	JJC	MATERIAL
DATE	10/11/13	
APPD BY	JJC	
DATE	11/11/13	
REV BY	NMH	PROJECT NO./NAME
DATE	02/13/14	
APPD BY	NMH	
DATE	02/13/14	
DWG SIZE	A	SCALE 1:32 SHEET 1 OF 1

Nyloplast 3128 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2460 FAX (770) 932-2464 www.nyloplastinc.com

TITLE: DRAIN BASIN WITH ENVIROHOOD QUICK DRIVE INSTALLATION DETAIL

DWG NO. 7304-110-130 REV 0

WATER QUALITY DRAIN BASIN



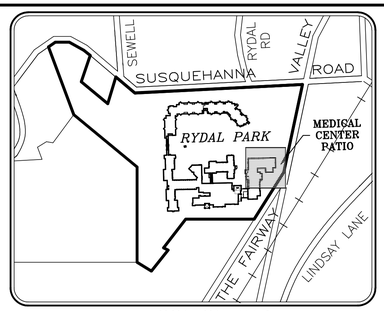
18" NYOPLAST DRAIN BASIN CONNECTION DETAIL (MANUFACTURER WILL PROVIDE SHOP DRAWINGS)

N.T.S.

WATER QUALITY COMPLANCE TABLE

SECTIONS OF THE PA STORMWATER BMP MANUAL ARE REFERENCED BELOW

WATER QUALITY EFFECTIVENESS	SECTION	BMP	DESCRIPTION
TSS: PREVENTATIVE TP: PREVENTATIVE NO3: PREVENTATIVE	NON STRUCTURAL BMP 5.4.1	PROTECT SENSITIVE AND SPECIAL VALUE FEATURES	THIS PROJECT AREA HAS ALREADY BEEN IMPROVED AND IS DIRECTLY ADJACENT TO A SMALL TRIBUTARY STREAM AND IS WITHIN 100' OF NATIVE EXISTING TREE CANOPY AND WOODLAND AND WILL REMAIN UNDISTURBED. THIS WILL PROVIDE NATURAL VOLUME REDUCTION AND ENHANCE THERMAL WATER QUALITY BY PROVIDING SHADE TO THE PROPOSED IMPERVIOUS AREA.
TSS: PREVENTATIVE TP: PREVENTATIVE NO3: PREVENTATIVE	NON STRUCTURAL BMP 5.4.2	PROTECT/CONSERVE/ENHANCE RIPARIAN AREAS	
TSS: 40% TP: 0% NO3: 0%	NON STRUCTURAL BMP 5.6.1	MINIMIZE TOTAL DISTURBED AREA - GRADING	PROJECT AREA WILL BE LIMITED TO PROPOSED PATIO AREA AND AREAS IMMDIATELY ADJACENT TO IT. STREAM AND WOODLANDS ADJACENT TO PROJECT AREA ARE TO BE LEFT UNDISTURBED.
TSS: 85% TP: 85% NO3: 50%	NON STRUCTURAL BMP 5.9.1	STREET SWEEPING	PROJECT AREA WILL BE A LOW TRAFFIC PEDESTRIAN AREA CLOSED TO MOTOR VEHICLES WITH MINIMAL POLLUTANT LOADS. PATIO AREA SHOULD BE FREQUENTLY SWEPT TO REMOVE LITTER, LEAF DEBRIS, SEDIMENT, EXCESS SALT, ETC.



LOCATION MAP

SCALE: 1" = 400'

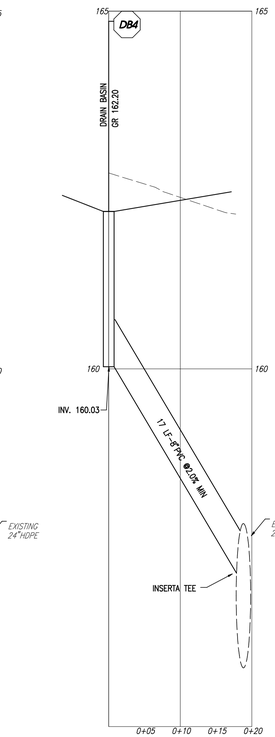
LEGEND

EXISTING

- 294 — CONTOUR LINE
- + 285.35 — SPOT ELEVATION
- TREE/SHRUB
- TREE LINE
- OVERHEAD WIRE
- E — ELECTRIC CONDUIT
- G — GAS MAIN
- W — WATER MAIN
- T — TELEPHONE CONDUIT
- COM — COMMUNICATION CONDUIT
- SD — STORM SEWER LINE
- SS — SANITARY SEWER LINE
- LAT — SANITARY LATERAL

PROPOSED

- + 162.50 — SPOT ELEVATION
- DRAIN BASIN & PIPE

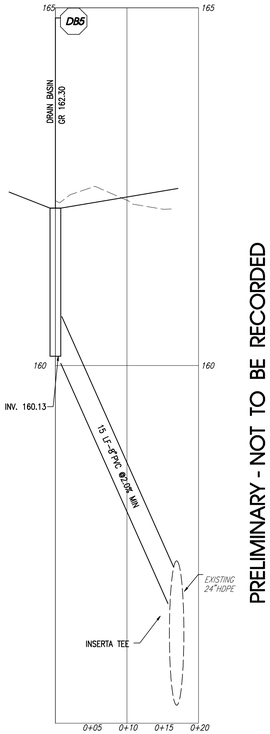


DRAIN BASIN 1 TO DRAIN BASIN 2

SCALE: H-1"=10', V-1"=1'

DRAIN BASIN 4 TO EXISTING 24" HDPE

SCALE: H-1"=10', V-1"=1'



DRAIN BASIN 5 TO EXISTING 24" HDPE

SCALE: H-1"=10', V-1"=1'

COUNTY PARCEL NO. 30-00-66648-003
BLOCK - UNIT 30-177-034
SITE ADDRESS 1515 THE FAIRWAY JENKINTOWN, PA 19046
DEED BOOK - PAGE 5532/02303

RECORD OWNER
PHILADELPHIA PRESBYTERY HOMES, INC.
t/a
PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesheomaker.com

SCALE 1" = 5'

0' 5' 10' 20'

DATE	NO	REVISION	BY

PRELIMINARY - NOT TO BE RECORDED

GRADING & DRAINAGE PLAN

RYDAL PARK MEDICAL CENTER PATIO

PREPARED FOR

HUMANGOOD, PA.

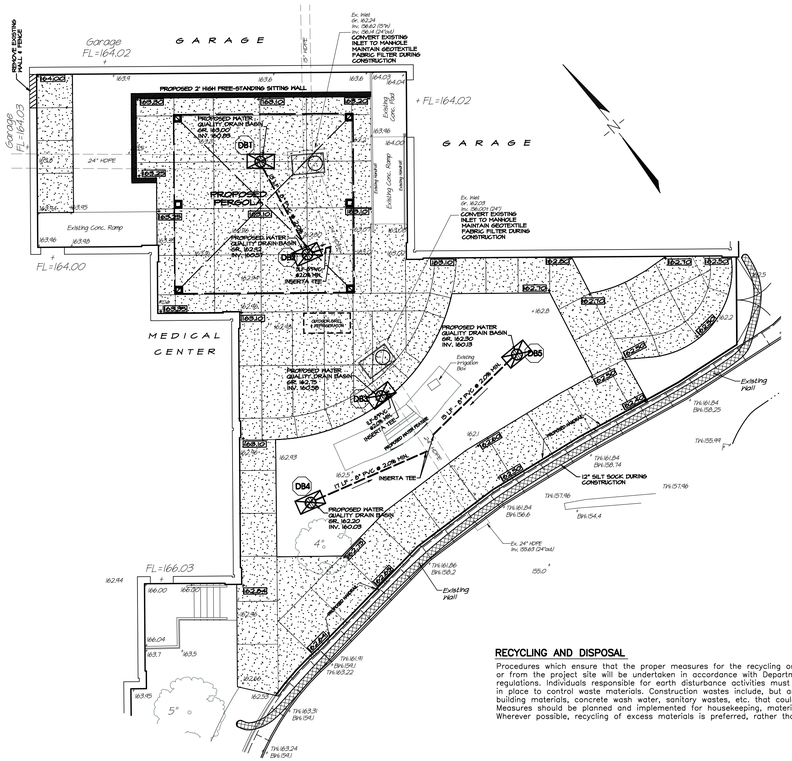
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: JUNE 10, 2021

DWG NO.: A-10-800

JOB NO.: 24220L

SHEET NO. 4 OF 6


GARAGE
FL=164.02
GARAGE
FL=164.03
GARAGE
+ FL=164.02
FL=164.00
MEDICAL CENTER
FL=166.03
REMOVE EXISTING WALL & FENCE
PROPOSED 2' HIGH FREE-STANDING SITTING WALL
PROPOSED PERGOLA
PROPOSED WATER QUALITY DRAIN BASIN DR. 161.00 INV. 160.20
PROPOSED WATER QUALITY DRAIN BASIN DR. 162.00 INV. 160.20
PROPOSED WATER QUALITY DRAIN BASIN DR. 162.20 INV. 160.20
PROPOSED WATER QUALITY DRAIN BASIN DR. 162.20 INV. 160.20
DB1
DB2
DB3
DB4
DB5
24" HDPE
4" HDPE
6" HDPE
Ex. Inlet Dr. 160.28 Inv. 156.62 (12"N) Inv. 156.14 (24"SW)
CONVERT EXISTING INLET TO MANHOLE MAINTAIN GEOTEXTILE FABRIC FILTER DURING CONSTRUCTION
Ex. Inlet Dr. 160.08 Inv. 156.07 (24")
CONVERT EXISTING INLET TO MANHOLE MAINTAIN GEOTEXTILE FABRIC FILTER DURING CONSTRUCTION
Existing Conc. Ramp
Existing Conc. Ramp
Existing Retaining Wall
Existing Retaining Wall
Existing Irrigation Box
Existing Irrigation Box
Existing Inlet
Existing Inlet
Existing Pole
Existing Pole
Existing Tree
Existing Tree
Existing Tree



Landscape Architectural Site Plan

JOB NO.
DATE 1.26.21
SCALE 1/8" = 1'-0"
DWN. BY caf

SHEET NO. LA1.1

SHEET TITLE

PJ
DATABASE
DWG. NAME

6/11/2021 11:40:11 AM

E:\catalpro\Rydal Park\Rydal Park 2020\revit\rydalpark_mcpablo_2022.rvt

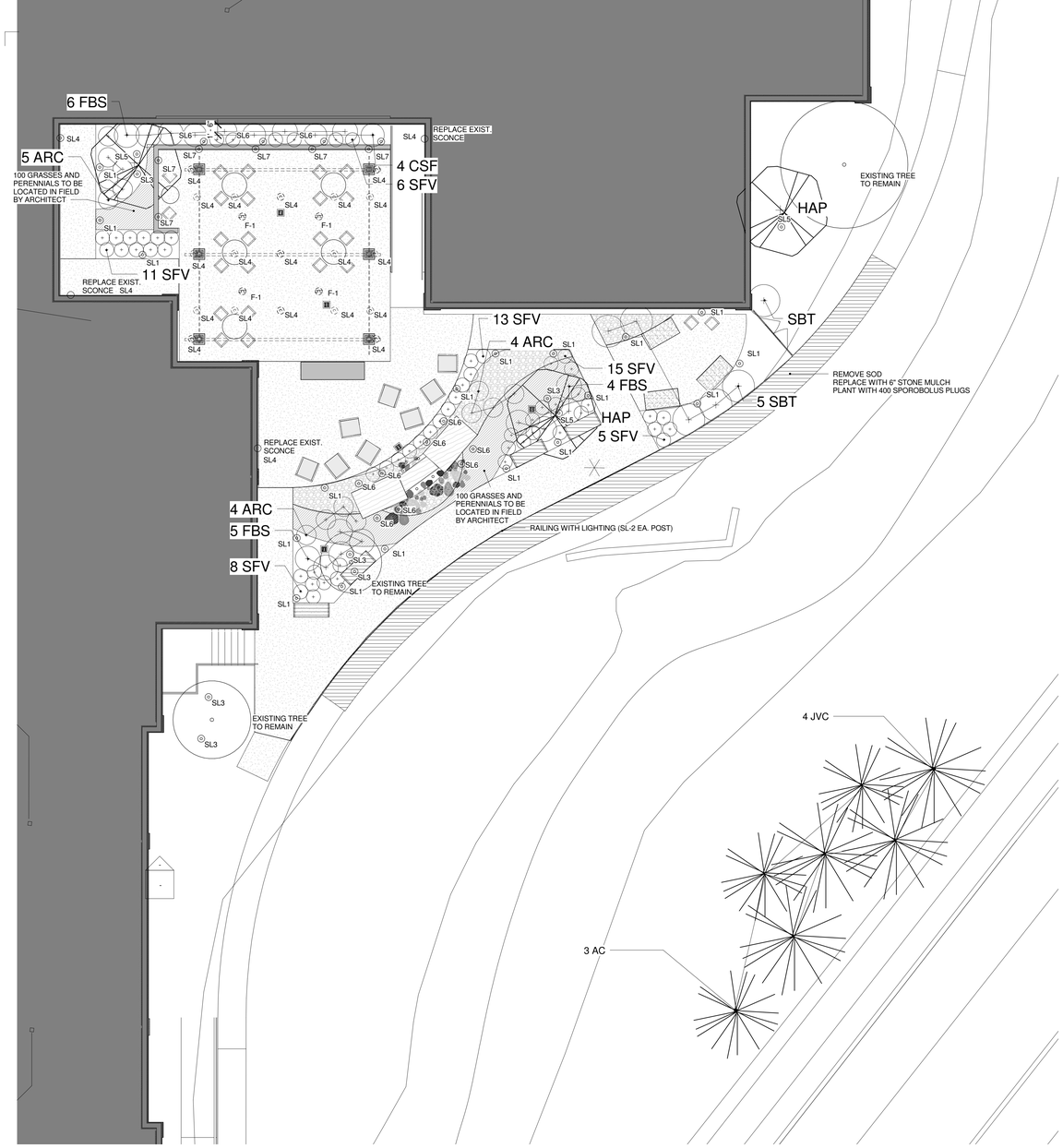
REVISIONS

MARK	DATE	DESCRIPTION
	06.10.21	LD Submission

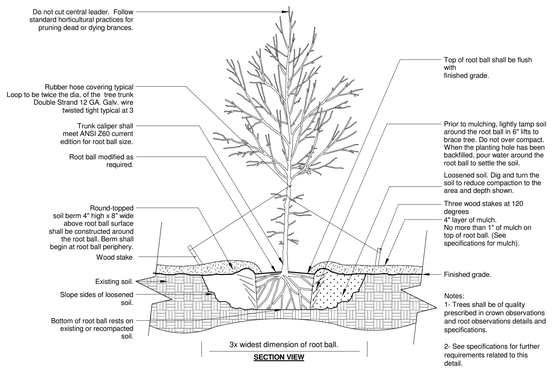
Rydal Park Medical Center Patio Improvements
FOR
Presby's Inspired Life
Jenkintown, Pennsylvania

CONSULTANTS

Catherine Ann Farren, LLC
landscape architecture
(267 304 3574 catherine@cafla.net
www.CAFLA.net



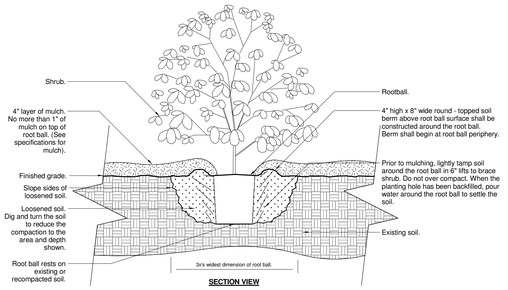
Planting Schedule						
Key	Botanical Name	Common Name	Size	Root	Quantity	Remarks
BGV	Abelia 'Rose Creek'	Rose Creek Abelia	24"-30"	Cont.	14	Full Branching
AC	Abies Concolor	Concolor Fir	8'-10' ht.	B&B	3	Full Branching
CAS	Camellia 'Snow Flurry'	Snow Flurry Camellia	10 gal.	Cont.	4	Full Branching
FBS	Fothergilla 'Blue Shadow'	Blue Shadow Fothergilla	30-36"	Cont.	15	Full Branching
HAP	Hamamelis x intermedia 'Arnold's Promise'	Arnold's Promise Witchhazel	7'-8' ht.	B&B	3	Balanced Canopy
JBA	Juncus inflexus 'Blue Arrows'	Blue Arrows Rush	1 gal.	Cont.	1	2 year perennial
JVC	Juniperus virginiana 'Corcorcor'	Emerald Centinel Red Cedar	8'-10' ht.	B&B	20	Symmetrical Branching
MCV	Molinia caerulea 'Variegata'	Varigated PurpleMoor Grass	1 gal.	Cont.	1	deep root plug
PLS	Pervoskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	Cont.	5	2 year perennial
SWP	Salvia nemorosa White Profusion'	White Profusion Sage	1 gal.	Cont.	20	2 year perennial
SFV	Sarcoccoca hookeriana var. humilis 'Fragrant Valley'	Fragrant Valley Sarcoccoca	24"-30"	Cont.	20	Full Branching
SA	Sesleria autumnalis	Autumn Moor Grass	24"-30"	Cont.	1	2 year perennial
ST	Sporobolus heterolepsis 'Tara'	Tara Prairie Dropseed	1 gal.	Cont.	60	2 year perennial
ST	Syringa 'Tinkerbelle'	Tinkerbelle Lilac	30-36"	Cont.	400	Full Branching



1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

1/2" = 1'-0"

URBAN TREE FOUNDATION. © 2014 OPEN SOURCE FREE TO USE



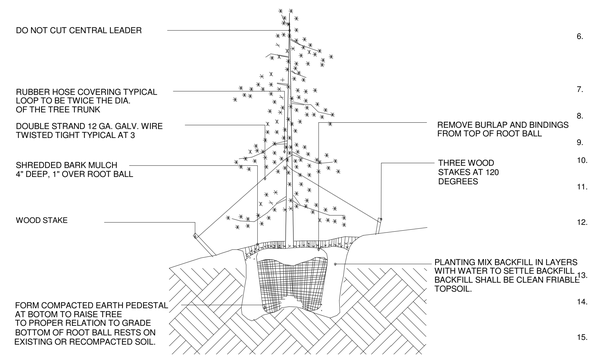
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

2 SHRUB - UNMODIFIED SOIL

1/2" = 1'-0"

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3 EVERGREEN TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

1.1 12 Month Maintenance

A. Trees and Shrubs:

1. Watering
   a. Trees and shrubs should be monitored for signs of drought stress. (wilting, leaf drop, etc.)
   b. If trees and shrubs show signs of drought stress they should be watered until drought or summer conditions end (This includes watering through fall and winter drought conditions.)
   c. Trees can be hand watered or watered by 'Gator' device. Shrubs should be hand watered.
   d. Hand watering should be done twice a week. The trees should be deep watered at slow rates for long periods. (5 gallons/caliper inch over a 2 hour period.) This should be done with probes to reduce surface water run-off.
   e. If 'Gator' devices are used they must be checked 2 times per week. They should be topped off. The bark under the 'Gator' should be inspected for insect and/or disease damage. If the bark is damaged the 'Gator' shall be removed and the tree shall be hand watered. There is a type of Gator which lies on the mulch as opposed to attaching to the tree trunk, this is a preferable device.
2. Weeding
   a. All tree rings and shrub beds shall be kept weed free. Line trimmers shall not be used within the tree rings or planting beds.
   b. Pre-emergent and non-selective herbicides shall not be used in beds with stoloniferous plants.
3. Pruning
   a. Trees and shrubs shall be cleaned of dead wood following spring bud break.
4. Fertilizing
   a. Trees and shrubs shall be fertilized with a 1-3-1 slow release fertilizer with micro-nutrients in the spring following planting and spring until substantial completion.
   b. The fertilizer shall be applied at a rate of 1 lb./caliper inch up to 3 inches and at a rate of 3 lbs./caliper inch for trees over 3 inch caliper.
   c. Shrubs shall be fertilized at a rate of 6 oz./foot of spread up to three feet and 1 lb./foot of spread for plants greater than 3'.
   d. The fertilizer shall be applied before re-mulching, after re-edging to the dripline.
   e. The fertilizer shall be applied evenly from the root flair to the dripline.
   f. No fertilizer shall be applied during a drought condition.
5. Mulching and Edging
   a. All tree rings and mulch beds shall be re-edged in the spring.
   b. The tree rings shall be extended to the dripline.
   c. They shall be re-mulched so that there are 2-3 inches of mulch.
6. After one year from the date of planting all staking and guying materials shall be removed.
7. Disease and Pest Control
   a. All disease and pest problems should be approached using integrated pest management and industry BMP.

B. Plant Health;

The replacement of dead plants is the responsibility of the contractor until 12 Months after substantial completion If plants are contunually dying due to cultural conditions, this should be brought to the attention of the Architect.

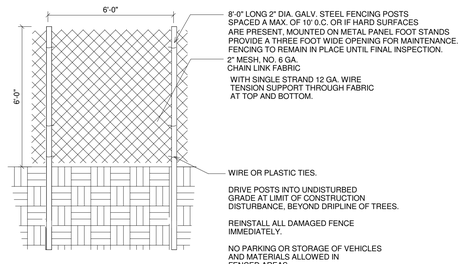
PLANTING MIXTURE

FURNISH SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND SILT AND CLAY CONTENT, CATION EXCHANGE CAPACITY, SODIUM ABSORPTION RATIO, DELETERIOUS MATERIAL, pH, AND MINERAL AND PLANT NUTRIENT CONTENT OF TOPSOIL.

REPORT SUITABILITY OF TOPSOIL FOR LAWN AND PLANTING BEDS. STATE RECOMMENTDED QUANTITIES OF NITROGEN, PHOSPHORUS AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL AND PLANTING SOIL MIX.

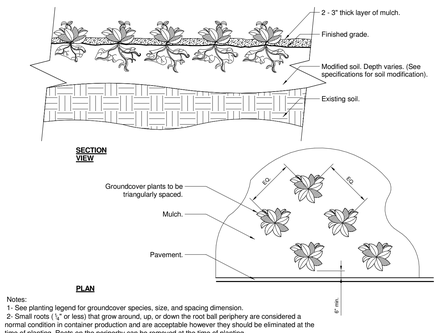
PLANTING NOTES

1. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF QUANTITIES , SIZES AND OTHER REQUIREMENTS IS SHOWN ON THE PLANT SCHEDULE. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE PLANT QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
2. ANY PLANT SCHEDULE MODIFICATIONS SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PRECONSTRUCTION MEETING. REQUESTS TO BE MADE IN WRITING TO AUTHORITY.
3. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE FREE FROM DEFECTS, DISFIGURING KNOTS, ABRAISIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFECTIONS. ALL PLANT MATERIAL SHALL BE THOROUGHLY WETTED WITH AN ANTI-TRANSPARANT UPON DELIVERY OF MATERIAL TO THE SITE. ALL EVERGREEN MATERIAL SHALL BE RESPAYED PRIOR TO THE FIRST WINTER BY THE OWNER.
4. SIZE AND GRADING STANDARDS SHALL CONFORM TO ANSI #1, OR BETTER AND SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS AFTER ACCEPTANCE BY THE OWNER. AS REQUIRED BY ORDINANCE, 'ALL PLANT MATERIAL NOT SURVIVING FOR A PERIOD OF TWO (2) YEARS SHALL BE REPLACED WITH THE EQUIVALENT SIZE AND SPECIES.'
5. ALL PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY AND DEHYDRATION. EACH SHIPMENT SHALL BE CERTIFIED TO BE FREE FROM DISEASES AND INFESTATION. ANY INSPECTION CERTIFICATES REQUIRED BY LAW TO THIS EFFECT SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER OF STOCK ON ARRIVAL.
6. NO PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR UNTIL IT IS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR THEIR AGENT AT THE SITE. THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
7. SHADE AND EVERGREEN PLANTS SHALL BE FIELD ADJUSTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM ANY SEWER MAIN OR STORM SEWER.
8. SHADE AND EVERGREEN TREES SHALL BE PLANTED AT LEAST TWO (2) FEET FROM ANY CURBING, PAVING OR SIDEWALK. WHENEVER POSSIBLE THIS DIMENSION SHOULD BE INCREASED TO FOUR (4) FEET.
9. PLANTING MIXTURE - SEE SOIL NOTES FOR TESTING AND AMENDING TOPSOIL.
10. CONTRACTOR SHALL SCALE PLANT LOCATIONS FROM PLANS AND STAKE LOCATIONS ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE.
11. ALL SEEDED AREAS THAT DO NOT SHOW A PROMPT UNIFORM GERMINATION SHALL BE RESEEDED BY THE LANDSCAPE CONTRACTOR AT INTERVALS OF 45-60 DAYS, UNTIL GOOD GROWTH IS ESTABLISHED OVER THE ENTIRE LAWN AREA.
12. ALL PLANT BEDS SHALL BE MULCHED WITH THREE (3) INCHES OF SHREDDED HARDWOOD MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF THIS MULCH FOR TREES SHALL BE THE AREA OF THE PIT AND FOR SHRUBS AND BEDS, THE ENTIRE SHRUB BED AREAS AS INDICATED ON THE PLAN. DO NOT CREATE MULCH PYRAMIDS, SEE PLANTING DETAIL FOR MULCH APPLICATION.
13. ALL PLANTING BEDS SHALL BE ROTOTILLED TO A DEPTH OF TEN (10) INCHES PRIOR TO ANY PLANTING. ALL STONES, WIRE, CONCRETE AND UNSUITABLE MATERIALS SHALL BE REMOVED.
14. PLANTING BEDS SHALL BE THOROUGHLY EXCAVATED, AND BACK FILLED WITH THE PLANT MIXTURE DESCRIBED ABOVE. ALL PAVEMENT SUBBASE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM ISLAND PLANTING BEDS UNTIL VIRGIN SOIL IS REVEALED.
15. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREAS BEYOND THE GUARANTEE PERIOD COMMENCING WITH THE DATE OF INITIAL ACCEPTANCE.
16. THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE EXCAVATING.



5 TREE PROTECTION FENCING DETAIL

SCALE: NONE



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots ($\frac{1}{4}$" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting.
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER

1/2" = 1'-0"

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Catharine Ann Farnen, llc
landscape architecture
1.267.304.1074 catharine@fuller.net www.cafla.net

CONSULTANTS

Rydal Park Medical Center Patio Improvements

FOR

Presby's Inspired Life

Jenkintown, Pennsylvania

REVISIONS

MARK	DATE	DESCRIPTION

PJ

DATABASE

DWG. NAME

1/26/2021 1:53:40 PM

SHEET TITLE

PROGRESS SET

Landscape Architectural Planting Plan

JOB NO.

DATE 1.26.21

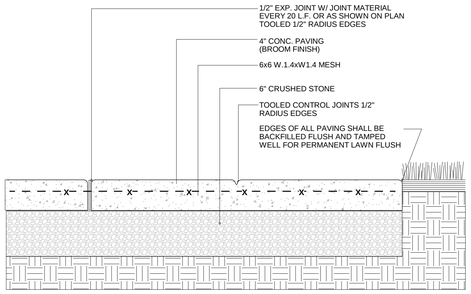
SCALE As indicated

DWN. BY Author

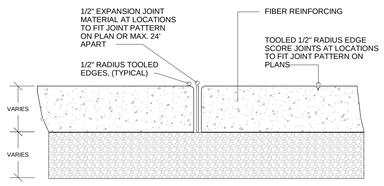
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LA1.2

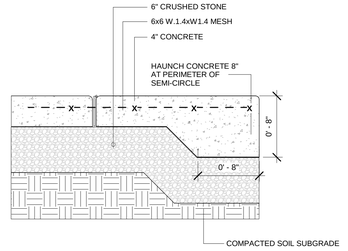
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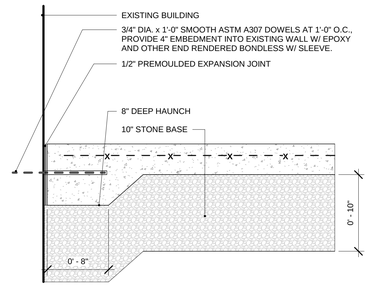
1 CONCRETE PAVING DETAIL
SCALE: 1 1/2" = 1'-0"



1A CONCRETE JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

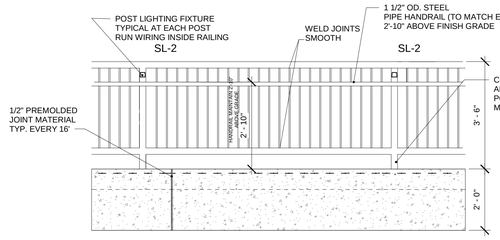


2 CONCRETE HAUNCH AT SITTING AREA
SCALE: 1 1/2" = 1'-0"

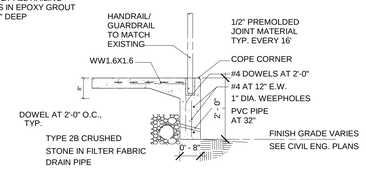


3 CONCRETE HAUNCH AT BUILDING ENTRANCE
SCALE: 1 1/2" = 1'-0"

4 NOT USED

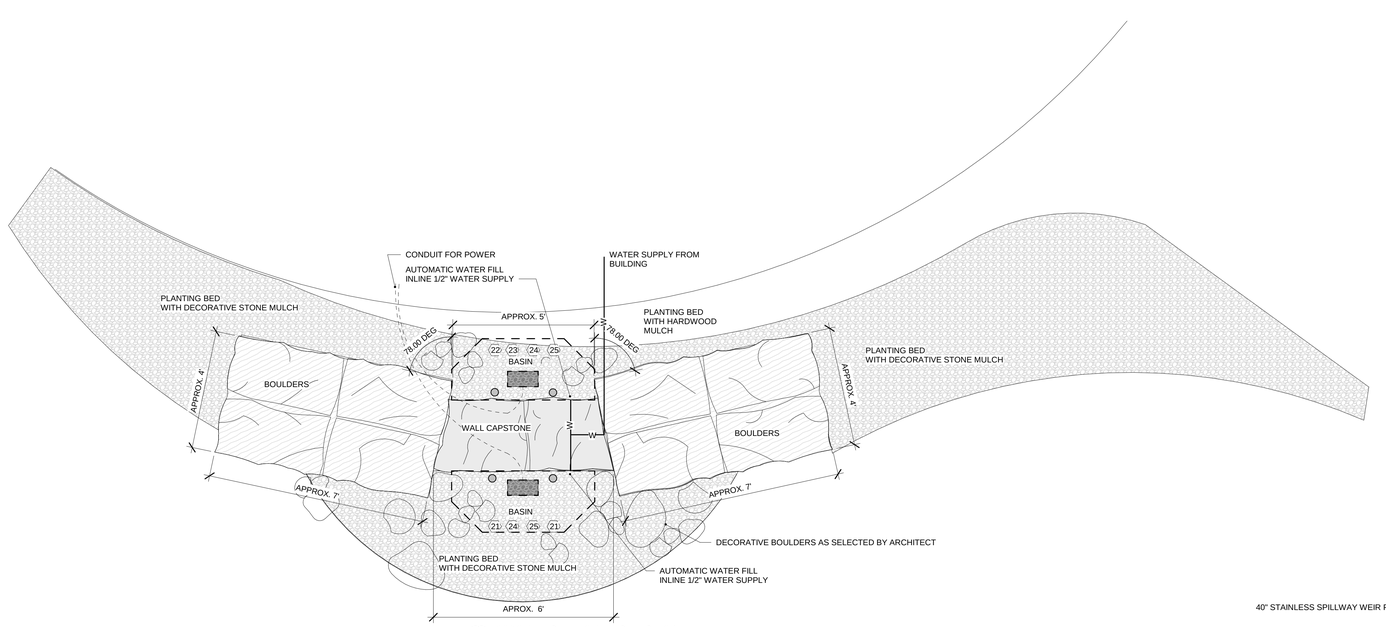


5 GUARDRAIL ELEVATION
1/2" = 1'-0"

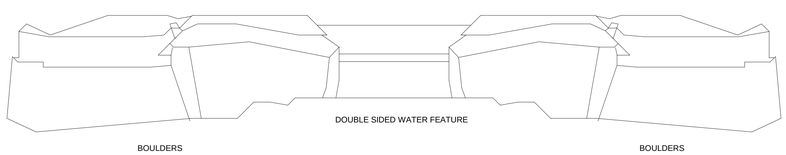


6 GUARDRAIL SECTION
1/2" = 1'-0"

BASIS OF DESIGN: MASTER HALCO INC.
DECORATIVE STEEL FENCE AND GATES
COLOR FINISH: TO MATCH EXISTING FENCE

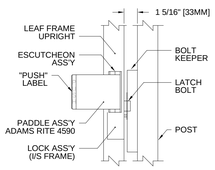


8 WATER FEATURE PLAN
SCALE: 1/2" =1'-0"



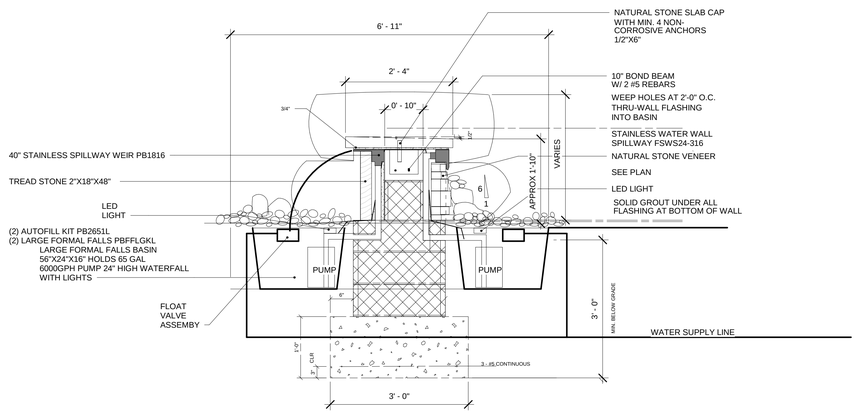
8A WATER FEATURE ELEVATION
SCALE: 1/2" =1'-0"

7 DOUBLE SWING GATE DETAIL
1/2" = 1'-0"



ADAMS RITE DEAD LATCH 4710
PADDLE EXITING DEVICE

1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
3. FOOTING WIDTH TO BE (4)X POST WIDTH. MINIMUM DEPTH 36" [914MM].
4. CUSTOM MEASUREMENTS AVAILABLE ON REQUEST.
5. KEY ENTRY OPTIONAL.
6. HINGE PIN MAY BE PEENED TO PREVENT REMOVAL.



9 WATER FEATURE SECTION
SCALE: 3/4" =1'-0"

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CONSULTANTS

Rydal Park Medical Center Patio Improvements
FOR
Presby's Inspired Life
Jenkintown, Pennsylvania

REVISIONS

MARK	DATE	DESCRIPTION
	06.10.21	LD Submission

PJ
DATABASE
DWG. NAME

SHEET TITLE

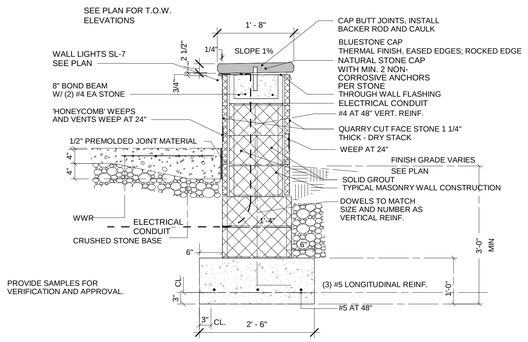
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JOB NO.
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SCALE As indicated
DWN. BY Author

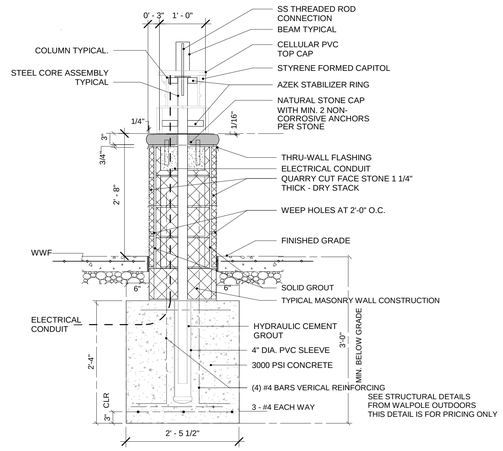
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LA2.1

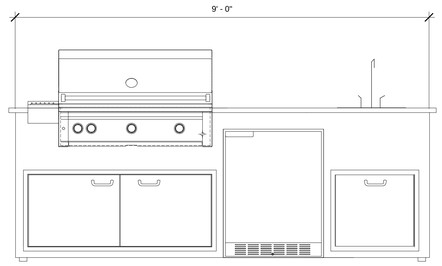
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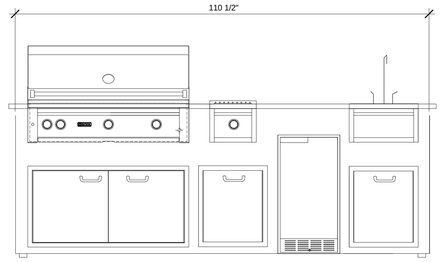
12 SEAT WALL SECTION
SCALE: 3/4" = 1'-0"



13 STONE PIER/COLUMN SECTION
SCALE: 3/4" = 1'-0"

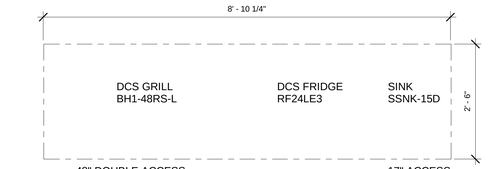


10 ALT. KITCHEN ISLAND ELEVATION - DCS
SCALE 3/4"=1'-0"



CUSTOM KITCHEN ISLAND:
ALUMINUM FRAME AND PERMABASE CLADDING SYSTEM
QUARRY CUT STONE VENEER - CRYSTAL CREEK DRYSTACK LEDGESTONE
NATURAL GRANITE COUNTERTOP AS SELECTED BY OWNER/ARHCITECT.

11 KITCHEN ISLAND ELEVATION
SCALE 3/4"=1'-0"

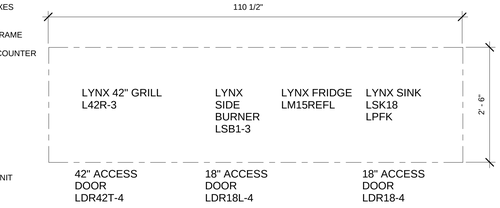


10A ALT. KITCHEN ISLAND PLAN -
SCALE 3/4"=1'-0"

PLUMB AND LEVEL CONCRETE PAD
DRAIN LINE AND SUPPLY LINE FOR SINK
ELECTICAL CONDUIT WITH JUNCTION BOXES
2 GFI BOXES
VENTS FOR CIRCULATION
16 GUAGE GALV. 1" SQ. WELDED STEEL FRAME
1/2" HARDIBACKER BOARD
ADDED SUPPORT FOR NATURAL STONE COUNTER

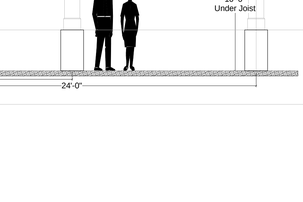
CONVERSION KIT TO PROPANE
ROTISSERIE KIT WITH MOTOR
ISLAND COVER
SINGLE ACCESS DOOR AT SINK
DOUBLE DOOR WITH TOWEL RACK
GRILL
FRIDGE
SIDE BURNER
BAR SINK WITH FAUCET

CUT (2) VENTS IN REAR NEAR BASE OF UNIT
4"X14" 4'-0" APART, COVER VENTS
WITH LOUVERED SS COVERS

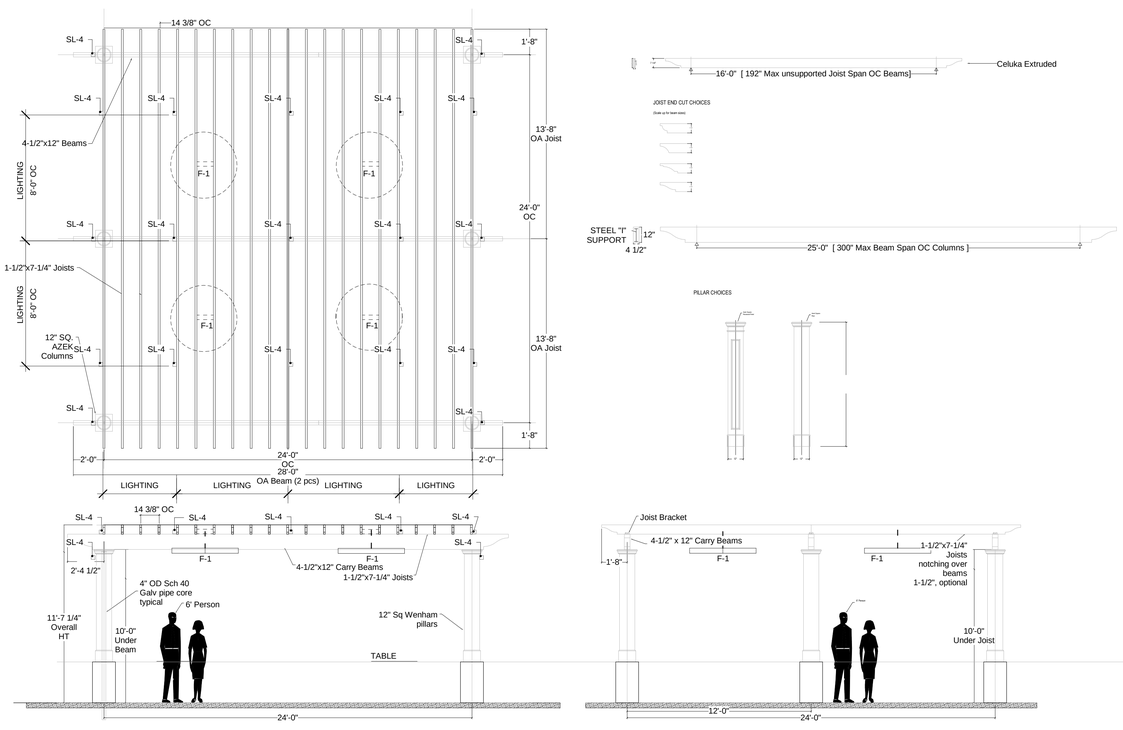


11A KITCHEN ISLAND PLAN - LYNX
SCALE 3/4"=1'-0"

14 SHADE CANOPY DETAILS
1/4" = 1'-0"



CUSTOM PERGOLA



15 PERGOLA PLAN AND ELEVATIONS
1/4" = 1'-0"

Site Furnishings/Materials Schedule

ITEM	QUAN.	DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS
1	5	PLASTI-WOOD TOP 36" ROUND TABLE TOP	DOR-VAL MANUFACTURING LTD.	D2428	COLOR:TEAK
2	1	PLASTI-WOOD TOP 32" ROUND TABLE TOP	DOR-VAL MANUFACTURING LTD.	D2437	COLOR:TEAK
3	6	ALUMINUM TABLE BASE	DOR-VAL MANUFACTURING LTD.	D2441	COLOR: SILVER
4	24	STACKING ARM CHAIR	DOR-VAL MANUFACTURING LTD.	D24122	TEAK WITH SILVER ALUMINUM
5	4	OUTDOOR BENCH 5'	DOR-VAL MANUFACTURING LTD.	GMB01	5' BENCH WITH SILVER MAT POWDERCOATED FRAME, CUSHION COLOR: AIR BLUE SET LEGS ON CONCRETE PAVER BLOCKS (LIGHT TAN COLOR TO MATCH CONCRETE)
6	8	CLUB CHAIR WITH CUSHION	DOR-VAL MANUFACTURING LTD.	D2492	SUNBRELLA FABRIC CUSHION COLOR: AIR BLUE
7	3	USA ACCESSIBLE GARDEN HDPE	GREEN CIRCLE GARDEN	USA HDPE V2	STONE EFFECT MATERIALS
8	1	AZEK VINYL PERGOLA STRUCTURE 24' X 24'	WALPOLE OUTDOORS	CUSTOM	PAINTED FINISH AS SELECTED BY OWNEFORDER WITH APPROVED SHOP DWGS.
9	6	STONE PIERS AT COLUMNS	CUSTOM	-- SEE DETAILS	
10	2	ROLL-FLEX RETRACTABLE CANOPY 12' X 24'	JODIMOR, INC.	CUSTOM	SUNBRELLA FABRIC COLOR: UNITY ASH
11	1	KITCHEN ISLAND STRAIGHT - 9'-2"	GRILLNETIX	CUSTOM	ALUMINUM FRAME TO BE INSTALLED AND FINISHED AS PER DETAILS
11A	1	42" ACCESS DOORS	LYNX	LDR42T-4	42" ACCESS DOOR - LEFT
11B	1	18" ACCESS DOOR - LEFT	LYNX	LDR18L-4	18" ACCESS DOOR - LEFT
12	1	42" LYNX PROFESSIONAL BUILT-IN GAS GRILL- PROPANE	LYNX	L42R-3; CC42	LYNX PROFESSIONAL BUILT-IN GRILL W ROTISSERIE AND COVER
12A	1	LYNX SINGLE SIDE BURNER - PROPANE	LYNX	LSB1-3; CCLSB1	LYNX SINGLE SIDE BURNER AND COVER
13	1	BUILT-IN REFRIGERATOR W/ STAINLESS STEEL FRONT	LYNX	LM15REFL	BUILT-IN REFRIDGERATOR AND SS FRAME
14	1	GOOSENECK PULLDOWN FAUCET WITH COVER	LYNX	LSK18; LPFK; CCLSK18	18" SINK W/ DRAIN, GOOSENECK PULLDOWN FAUCET AND COVER FOR 18" SINK
15	-	SCOFIELD INTEGRAL COLOR CONCRETE	SCOFIELD	C-20	COLOR: LIMESTONE
16	5	12" SQ BRONZE PEDESTRIAN GRATE	URBAN ACCESSORIES	OPCB	RAW NATURAL FINISH: NICKEL BRONZE
17	-	CONCRETE INLET	--	--	SEE CIVIL PLANS
18	1	MANHOLE COVER	URBAN ACCESSORIES	DOUBLE WAVE	RAW NATURAL FINISH: NICKEL BRONZE
19	1	GUARD/HAND RAILING WITH 6' DOUBLE SWING GATE	CUSTOM	CUSTOM	TIE INTO EXISTING; CONTINUOUS CURVED RAILING ALONG WALKWAY W/LIGHTS
20	1	WATER FEATURE	CUSTOM	--	SEE SHEET LA2.2; LEDGE STONE 5.2 TONS; VARIABLE BOULDERS 1 TON; GRAVEL MULCH 2.5 TONS: AS SELECTED BY ARCHITECT
21	1	LARGE FORMAL FALLS	BLUE THUMB	PBFFGKL	SEE DRAWINGS
22	1	LARGE FORMAL FALLS	BLUE THUMB	PBFFLGK	REMOVE PUMP PB1748/ REPLACE W/ PUMP PB1700; SEE DRAWINGS
23	2	WATER WALL SPILLWAY	BLUE THUMB	FSW24-316	SEE DRAWINGS
24	2	AUTOMATIC WATER FILL KIT	BLUE THUMB	PB1342	SEE DRAWINGS
25	2	30 PSI BOOSTER PUMP	BLUE THUMB	30PSI	SEE DRAWINGS
26	1	CUSTOM COVER FOR KITCHEN ISLAND	COVERS AND ALL	CUSTOM	50" X 108" X 30" - 12 OZ, PVC COATED POLYESTER, DRAWSTRAPS, COLOR: BEIGE

Electrical Schedule

SL-1	18	FX JS LED TOP ASSEMBLY COPPER ANTIQUE BRONZE FINISH	FX LIGHTING	JSLEDTAAB	
SL-1	18	FX GRANDE LUZOR ZD 18IN LED RISER COPPER ANTIQUE BRONZE FINISH 4.2W 2700K LED	FX LIGHTING	GZD3LED18RAAB	
SL-2	-	RAIL LIGHTS	TOUCHSTONE ACCENT LIGHTING, INC	POST PIPE SERIES; PP173 12V LED, ORBZ FI; W OPTION 2" PIPE BRACKET EA. POST	
SL-3	4	VE LUXOR ANTIQUE BRONZE 3 LED	FX LIGHTING	VEZD3LEDAB	
SL-4	19	LUXOR NL ALMOND FINISH 3LED FX	FX LIGHTING	NLZD3LEDAL	(13) AT PERGOLA FINISH: ALMOND
SL-4	4	LUXOR NL ANTIQUE BRONZE BRASS 3LED FX	FX LIGHTING	NLZD3LEDBSAB	REPLACE (3) EXISTING FIXTURES; (1) NEW LOCATION AT BUILDING ENTRY
SL-5	3	FX MU LONG SHROUD UP LIGHT ALUMINUM HOUSING BRONZE FINISH 2.4W 2700K LED	FX LIGHTING	MULED35WFLLSBZ	
SL-6	10	FX WS UP LIGHT ALUMINUM HOUSING BRONZE FINISH 2.4W 2700K LED	FX LIGHTING	WSLED35WBZ	
SL-7	6	FX LF WALL LIGHT ZD BRASS HOUSING ANTIQUE BRONZE FINISH 2.W 2700K LED	FX LIGHTING	LFZD1LEDWBSAB	
	1	FX LUXOR ZDC TRANSFORMER 300W CONTROLLER MATTE GREY	FX LIGHTING	LUX300M	CONNECT WITH ETHERNET PORT
--	3	FX LUXOR LOW VOLTAGE CUBE	FX LIGHTING	LCMLV	FOR RAILING LIGHTS
--	2	LUXOR CUBE COMPACT MOD, RELAY 0-10V	FX LIGHTING	LCMRLY010V	CONTROL WATER FEATURE PUMP. MAX LOAD OF CUBE IS 5 AMPS
	500	LOW VOLTAGE LIGHTING WIRE BLACK 12 GAUGE 2 CONDUCTOR 500 FT (SOLD PER FT)	FX LIGHTING	122LV500	
	1	PRO-TRADE BLACK/GRAY WIRE CONNECTOR 100 PC CANISTER	FX LIGHTING	PT-WC3-BKGY-100	
	6	HEXBAFFLE FOR MR BLACK	FX LIGHTING	250015260000	
	31	3 PRONG STAKE FX LIGHTING	FX LIGHTING	250020020000	
F-1	4	EXTERIOR FAN - JAVA 54" CEILING FAN	MINKA-AIRE	F753-BNW	FOR PERGOLA - INSTALLER TO BOX OUT SUPPORTS BETWEEN JOISTS
		WALL OUTLETS			
--	-	POWER TO SHADE AWNING, FANS, KITCHEN ISLAND, OUTLETS			DIRECT LINES FROM CIRCUIT BREAKER
--	-	SOUND SYSTEM	--		BY OWNER
		HOSE BIB; IRRIGATION			BY OWNER

ALL ITEMS REQUIRE SUMITTALS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

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CONSULTANTS

Rydal Park Medical Center Patio Improvements
FOR
Presby's Inspired Life
Jenkintown, Pennsylvania

REVISIONS		
MARK	DATE	DESCRIPTION
	06.10.21	LD Submission

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Landscape Architectural Detail Sheet

JOB NO.
DATE 1.26.21
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PHONE (215) 887-2165 FAX (215) 576-7791

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILL, PA 18936

Stormwater Management Narrative

of

"Rydal Park Medical Center Patio"

Prepared For

Humangood, PA

Abington Township
Montgomery County, Pennsylvania

Owner of Record
Philadelphia Presbytery Homes, Inc.
t/a
Presby's Inspired Life
2000 Joshua Road
Lafayette Hill, PA 19444

Engineers & Surveyors
Charles E. Shoemaker, Inc.
110 Keystone Drive
Montgomeryville, PA 18934

Project No. 24220L
Date: June 10, 2021



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CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS

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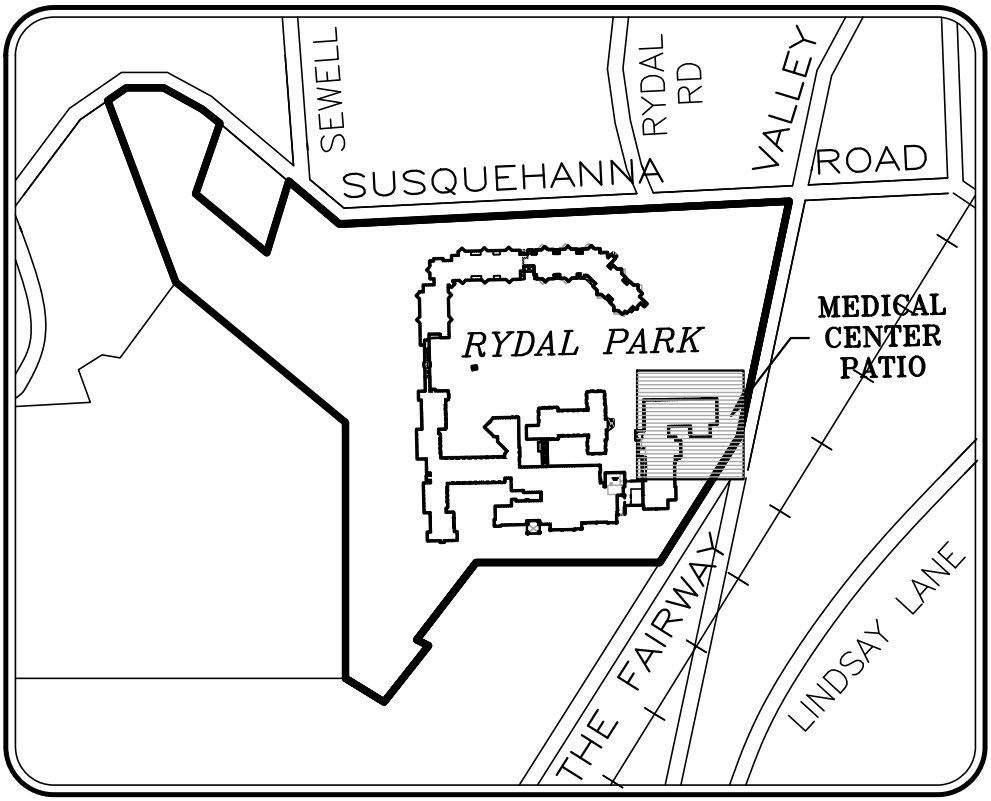
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Infiltration Report	Appendix A

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CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS

GENERAL INFORMATION

Project Name	Rydal Park Medical Center Patio
Site Address	1515 The Fairway Jenkintown, PA 19046
Zoning Criteria	AO, Apartment Office
Tax Map Parcel Number(s)	30-00-66648-00-3
Deed Book – Page(s)	5532-2303
Land Surveyors & Engineers	Charles E. Shoemaker, Inc. 110 Keystone Drive Montgomeryville, PA 18936
Construction Schedule	Construction will commence Spring 2021



LOCATION MAP

SCALE: 1" = 400'

INTRODUCTION

Rydal Park proposes improvements to their life care facility 1515 The Fairway in Abington Township, Montgomery County, Pennsylvania. The tract is already highly improved upon and the project site itself is located in a lawn area between the existing medical center and parking garage, adjacent to a small stream. The property is zoned AO, Apartment Office district.

EXISTING SITE

The site is an existing developed institutional property. The project area is a small lawn area on the south side of the medical center and parking garage, behind an existing retaineing wall, adjacent to a small stream. The project area is relatively flat and site grades generally range from 0% to 2% away from the buildings toward the stream. The site soils are as mapped in the National Cooperative Soil Survey for Montgomery County as Urban Land (UgB). The PADEP Chapter 93: Receiving Water Classification / Statewide Existing Use Listing for this site is TSF-MF (Pennypack Creek Watershed).

Infiltration testing was performed by VW Consultants on November 2, 2020. While an infiltration rate of 0.25"/hr was obtained in the testing, the area is all fill and is very inconsistent. Due to the shallow depth of infiltration test with poor results, the condition of the existing soils, and the scope of the project, infiltration is considered not to be feasible.

IMPROVEMENTS

Following the removal of an existing concrete sidewalk (650 SF), improvements will include a new 2,600 SF (approximate) concrete patio area with extensive landscaping and aesthetic enhancements resulting in a net impervious area increase of 2,071 SF. Stormwater runoff will be managed by a small area drain system that will enter the existing onsite conveyance system. The site disturbance will be limited to approximately 4,000 square feet.

STORMWATER MANAGEMENT

Stormwater runoff impacts will be very minimal as a result of this project. The project is a low traffic, pedestrian area with no vehicular access or potential for hydrocarbon pollution. Section 142-106.A(1) of the Abington Township Stormwater Management Ordinance for the Pennypack Creek watershed requires groundwater recharge and water quality requirements to be met, but since this project proposes less than 5,000 SF of disturbance and less than 5,000 SF of new impervious, this project is exempt from peak rate control. Additionally, as mentioned above in the existing site overview, infiltration is not feasible. Section 142-106.A(3)(c) of the Abington Township Stormwater Management Ordinance for the Pennypack Creek watershed defines an additional exemption from groundwater recharge requirements should infiltration be infeasible. This section requires other BMPs be used to achieve the water quality requirements. Please refer to the BMP list and Water Quality Compliance Table provided later in this report.

PATIO DRAINAGE DESIGN

A series of Nyloplast Drain Basins with water quality inserts is proposed to drain the proposed patio improvements. Drain Basins will connect to the existing stormwater management system via 8" PVC pipes at a minimum 2% slope. The individual pipe capacity is 2.25 CFS and the peak flow (Dekalb Rational 100-year) created by the entirety of the new improvements is 0.49 CFS, therefore each pipe has sufficient capacity to handle its respective drainage area.

Capacity of Circular Pipe using Manning's Equation:

Input Information:

Pipe Diameter = 0.67 ft (8 in)
Manning's n = 0.010
Slope = 0.02 ft/ft

Pipe Full Capacity = 2.251 CFS

Rational Equation:

Q = CIA

C = Weighted Runoff Coefficient
= 0.70 (based on 2,600 SF impervious and 1,400 SF non-impervious)
I = 7.757 in/hr
A = 0.09 Acres

Q = 0.70 * 7.757 in/hr * 0.09 acres
= 0.489 CFS

GENERAL WATER QUALITY TREATMENT

The quality of stormwater runoff is dependent on the type of surfaces the runoff comes in contact with and interval between storm events. Pollutants may include suspended solids, organic carbon matter, bacteria, hydrocarbons, trace metals, thermal impacts and trash.

Criteria for improved water quality includes increasing the length of grass or naturalized surface drainage and increase infiltration to replenish the ground water and reduce volume of runoff entering the streams and rivers.

GENERAL MAINTENANCE AND OPERATION PROCEDURES

Changes in downstream drainages may be too subtle or long in developing to provide adequate warning that the condition of a BMP is deteriorating. Therefore, preventative maintenance is essential. Although general maintenance tasks can be outlined, actual maintenance needs will vary according to specific site conditions. Some of the routine measures of a maintenance program should include visual inspection of the facilities, vegetation management to ensure plant life is flourishing, and removal of debris and litter. Occasionally, non-routine maintenance may be necessary for sediment removal.

Inspections at a minimum should be conducted annually and after any storm larger than the design storm. Most inspections can be carried out by non-technical staff, however, a professional should be consulted periodically to ensure that the needs of the facility are met. The operations and maintenance of all on-site BMP's shall be the responsibility of the owner.

RECYCLING AND DISPOSAL METHODS

Procedures which ensure that the proper measures for the recycling or disposal of materials associated with or from the project site will be undertaken in accordance with Department of Environmental Protection regulations. Individuals responsible for earth disturbance activities must ensure that proper mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality. Measure should be planned and implemented for housekeeping, materials management, and litter control. Wherever possible, recycling of excess materials is preferred, rather than disposal.

TOTAL NEW IMPERVIOUS AREA = 2,071 SF

TOTAL AREA TO BE DISTURBED = 4,000 SF

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION - TSF, MF

STORMWATER MANAGEMENT CALCULATIONS:

FOR NEW IMPERVIOUS AREAS, ABINGTON TOWNSHIP REQUIRES THAT 2" OF RUNOFF BE TREATED FOR WATER QUALITY WITH THE FIRST 1" BEING REMOVED FROM SURFACE WATERS VIA INFILTRATION.

Total new impervious area considered is 2,071 SF

IMPERVIOUS AREA BASED ON PROPOSED PLAN AND LIMIT OF DISTURBANCE:

TOTAL NEW IMPERVIOUS AREA: 2,071 SF (TOTAL PROJECT NEW IMPERVIOUS)

2" x 2,071 SF = 345 CF << MIN. RECHARGE/WATER QUALITY REQUIREMENT(SEE NOTE #3)

V = 0 CF << TOTAL POSSIBLE VOLUME REDUCTION (SEE NOTE #1)

STORMWATER MANAGEMENT NOTES:

1. Infiltration testing was performed by VW Consultants on November 2, 2020. While an infiltration rate of 0.25"/hr was obtained in the testing, the area is all fill and is very inconsistent. Due to the shallow depth of infiltration test with poor results, the condition of the existing soils, and the scope of the project, infiltration is considered not to be feasible.
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POST - CONSTRUCTION STORMWATER BMP's PER PADEP – MS4 REQUIREMENTS

BMP#	TYPE OF BMP	SITE LOCATION OF THE BMP	AGENCY RESPONSIBLE FOR THE BMP	REQUIRED OPERATION / MAINTENANCE PROCEDURES FOR EACH BMP
1	STREET SWEEPING	PROPOSED PATIO ADJACENT TO MEDICAL CENTER AND PARKING GARAGE, SOUTH SIDE OF BUILDINGS	PROPERTY OWNER	PARIO SHOULD BE SWEPT ROUTINELY AND MONITORED FOR SEDIMENT BUILD UP. INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS (REQUIRED). PROJECT AREA WILL BE A LOW TRAFFIC PEDESTRIAN AREA CLOSED TO MOTOR VEHICLES WITH MINIMAL POLLUTANT LOADS. PATIO AREA SHOULD BE FREQUENTLY SWEPT TO REMOVE LITTER, LEAF DEBRIS SEDIMENT, EXCESS SALT, ETC. AND DISPOSED OF PROPERLY. IF POWER WASHING IS NECESSARY, CARE SHOULD BE TAKEN WITH THE WASH WATER TO MINIMIZE SEDIMENT OR PHOSPHATE POLLUTION TO THE STREAM.
2	PROTECT SENSITIVE AREAS	ALL WOODLAND AND STREAM AREAS	PROPERTY OWNER	ALL EXISTING NATIVE WOODLAND AREA AND STREAM ADJACENT TO THE PROJECT SITE SHOULD BE MAINTAINED IN GOOD HEALTH. TREES SHOULD BE MONITORED AND REMOVED AS NECESSARY DEPENDING ON THEIR CONDITION. STREAM SHOULD BE MONITORED FOR EROSION, EXCESS SEDIMENTATION AND DEBRIS WITH NECESSARY CORRECTIVE ACTIONS TAKEN DEPENDING ON THE SITUATION.
3	DRAIN BASIN WITH SNOUT	PATIO	PROPERTY OWNER	INSPECT AND REMOVE ACCUMULATED SEDIMENT AS REQUIRED. SNOUT SHOULD BE INSPECETED 2 TIMES PER YEAR OR AFTER MAJOR STORM EVENTS.

WATER QUALITY COMPLANCE TABLE

SECTIONS OF THE PA STORMWATER BMP MANUAL ARE REFERENCED BELOW

WATER QUALITY EFFECTIVENESS	SECTION	BMP	DESCRIPTION
TSS: PREVENTATIVE TP: PREVENTATIVE NO3: PREVENTATIVE	NON STRUCTURAL BMP 5.4.1	PROTECT SENSITIVE AND SPECIAL VALUE FEATURES	THIS PROJECT AREA HAS ALREADY BEEN IMPROVED AND IS DIRECTLY ADJACENT TO A SMALL TRIBUTARY STREAM AND IS WITHIN 100' OF NATIVE EXISTING TREE CANOPY AND WOODLAND AND WILL REMAIN UNDISTURBED. THIS WILL PROVIDE NATURAL VOLUME REDUCTION AND ENHANCE THERMAL WATER QUALITY BY PROVIDING SHADE TO THE PROPOSED IMPERVIOUS AREA.
TSS: PREVENTATIVE TP: PREVENTATIVE NO3: PREVENTATIVE	NON STRUCTURAL BMP 5.4.2	PROTECT/CONSERVE/ENHANCE RIPARIAN AREAS	
TSS: 40% TP: 0% NO3: 0%	NON STRUCTURAL BMP 5.6.1	MINIMIZE TOTAL DISTURBED AREA – GRADING	PROJECT AREA WILL BE LIMITED TO PROPOSED PATIO AREA AND AREAS IMMDIATELY ADJACENT TO IT. STREAM AND WOODLANDS ADJACENT TO PROJECT AREA ARE TO BE LEFT UNDISTURBED.
TSS: 85% TP: 85% NO3: 50%	NON STRUCTURAL BMP 5.9.1	STREET SWEEPING	PROJECT AREA WILL BE A LOW TRAFFIC PEDESTRIAN AREA CLOSED TO MOTOR VEHICLES WITH MINIMAL POLLUTANT LOADS. PATIO AREA SHOULD BE FREQUENTLY SWEPT TO REMOVE LITTER, LEAF DEBRIS, SEDIMENT, EXCESS SALT, ETC.

Soil Map—Montgomery County, Pennsylvania
(Rydal Patio)



75° 6' 54" W
75° 6' 43" W
40° 6' 31" N
40° 6' 26" N
490200 490220 490240 490260 490280 490300 490320 490340 490360 490380 490400 490420 490440
4439830 4439810 4439790 4439770 4439750 4439730 4439710 4439690 4439670

Map Scale: 1:1,200 if printed on A landscape (11" x 8.5") sheet.

N

0 15 30 60 90 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania
Survey Area Data: Version 15, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 1, 2019—Aug 4, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

10

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UgB	Urban land, 0 to 8 percent slopes	3.2	100.0%
Totals for Area of Interest		**3.2**	**100.0%**

APPENDIX A

1590 Canary Road, Quakertown, PA 18951 | 215-536-7006 | Fax: 215-538-6136

VW Consultants LLC

November 16, 2020

Presby's Inspired Life
c/o Chad Brensinger, P.E., LEED AP
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, PA 19001

Via email to: cbrensinger@ceshoemaker.com

Re: Stormwater Infiltration Testing
Rydal Park
The Fairway & Rydal Road
T.M.P. No. 30-00-66648-00-3
Abington Township, Montgomery County, PA

Dear Mr. Brensinger:

VW Consultants, LLC (VW) completed an evaluation of the above referenced property on November 2, 2020 for the feasibility of stormwater infiltration. Testing was conducted at the two locations marked on the attached Test Pit Location Plan, which is based on the Detailed Grading Plan for Rydal Park, prepared by Charles E. Shoemaker, Inc., last revised 11/5/09. The results of the testing, including soil test pit descriptions and infiltration rates at specified depths, expressed in inches below ground surface (B.G.S.), are summarized at the end of this report. The infiltration rate was established by the double-ring methodology, as described in the current *PADEP Stormwater Best Management Practices Manual (2006)*. Our findings indicate that infiltration of stormwater is marginally feasible as outlined in the summary table at the end of this report.

Project Setting

The project site is an existing commercial property located at 1515 The Fairway, Jenkintown, PA. The test site is currently improved with one commercial building on the south side of the property just north of The Fairway. The test locations were flat and located between the building and Meadow Brook stream. The testing performed by VW was on the south side of the site in support of stormwater management facilities to be utilized for a new pavilion and patio.

Based on a review of a United States Geologic survey map of Pennsylvania, the project site is underlain by the Wissahickon Formation. The Wissahickon formation is typically composed of a mica schist. This rock is characterized by its distinct foliation, which is caused by the preferential orientation of muscovite, feldspar and quartz. The foliation within this formation is typically well-developed, fissile to thin. This rock type is moderately resistant to weathering and the overlying soil mantle is typically thin.

Based on a review of the Web Soil Survey, the site soils have been mapped by the Natural Resource Conservation Service as containing the Urban Land soil series. While the soil profile characteristics and permeability rates of the urban land soil series have not been quantified, the soils are variable

and generally consist of deep profiles similar to the nearby undisturbed soils. Urban Land soils are generally classified as Hydrologic Soil Group D.

Site Soils

The site was evaluated by a professional soil scientist and the soil profiles were described in accordance to the criteria of the USDA-SCS *Soil Survey Manual* Handbook No. 18 (3/2017) and the USDA-NRCS *Field Book for Describing and Sampling Soils* Version 3.0 (9/2012). A copy of the prepared soil profile descriptions is included with this report.

Two test pits were performed on the project site as directed by the project engineer and as shown on the attached Test Pit Location Plan. In the test pits, VW observed fill soils throughout the profile as a result of building construction in the past. The fill soils consisted of a dark brown gravelly loam topsoil that was placed over top of olive brown to very dark grayish brown cobbly loams and silt loams that continued down to test pit completion.

A seasonal high water table, indicated by redoximorphic features, was not observed in the fill soils down to test pit completion. A regional groundwater table and hard bedrock were not observed in the test pits down to a completion depth of 5 feet below the existing ground surface. Please see the soil profile descriptions for a more detailed description of the fill soils observed.

At completion, the test pits were backfilled and compacted with the excavated material, and leveled off with the surrounding grades. No additional compaction effort or site restoration was performed.

Infiltration Testing

To establish infiltration rates, two double-ring infiltrometer tests were conducted at each test pit location. All tests were conducted in fill soils at the depth noted on the table below, depth expressed in inches below ground surface (B.G.S.). The test rates were averaged to obtain an average infiltration rate at that depth. The infiltration tests were conducted following the procedure of the current *PADEP Stormwater Best Management Practices Manual (2006)* for both test technique and calculation of the infiltration rate. Please be advised that this calculation, which is consistent with the methodology of the current PADEP Stormwater Manual, is not a soil hydraulic conductivity rate as determined by Darcy's Law.

The table below is a summary of the infiltration test depths and the infiltration rates obtained by VW during the field testing.

Pit No.	Pit Depth (in, BGS)	Observed Redox Features (in, BGS)	Depth to Rock (in, BGS)	Depth to Ground Water (in, BGS)	Infiltration Test Depth (in, BGS)	Infiltration Rate (in/hr.)
SW-1	60	NE	NE	NE	36	0.25
SW-2	60	NE	NE	NE	36	0.25

NE= not encountered

Conclusions and Recommendations

VW observed the site soils and performed infiltration testing at two test pit locations on the subject property. As a result of the site testing, stormwater management facilities proposing infiltration are marginally feasible on the project site within the fill soils observed. Based on the observed soil conditions and infiltration rates obtained during the site testing, shallow-based stormwater management facilities may be designed on the project site that incorporates an underdrain or other

positive-outflow device so that the systems do not remain ponded during wet times of the year. The stormwater management facilities should be designed by a professional engineer at a suitable depth using appropriate engineering practices and with a safety factor reduction from the measured infiltration rate, as applicable. Care should be taken to preserve the soil infiltrative surface during pre- and post-construction of the stormwater management facility.

Our findings are the result of testing conducted in specific locations and conditions. Should conditions contrary to the findings in this report be discovered prior to, during, or after construction of the stormwater control devices, VW must be notified so our recommendations can be reviewed or revised, if necessary. Additionally, if the stormwater management facility location and/or size changes, a VW soil scientist and the project engineer should review the site testing to confirm additional soil testing is not warranted.

Should you have any questions regarding the information included in this report, please contact me at 215-778-5284, or by email at mhostrander@vw-consultants.com.

Respectfully submitted,



VW Consultants, LLC
Matthew C. Hostrander, CPSS
Professional Soil Scientist

Enclosures: soil profile descriptions, infiltration data sheets, test pit location plan

Matthew C. Hostrander, CPSS
Professional Soil Scientist

Date: 11/2/20 Pit # SW-1
Project: Rydal Park
Location: 1515 The Fairway
Abington Township, Montgomery Co., PA
Soil Series Mapped: Urban Land
Soil Series Classified: Urban Land

Limiting Zone 60+" none Slope: 1% Conduct Double Ring Infiltrometer Test at 36"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
Fill	0-15	10YR 3/3	gr l	1 m sbk	friable	none	none	abrupt wavy
Fill	15-60+	2.5Y 3/2	cb l cb sil	1 m sbk 1 th pl	friable firm	none	none	

Township Representative : None Soil Scientist: Matthew C. Hostrander

Notes: Site evaluation for stormwater infiltration. No groundwater encountered. No bedrock encountered.
Weather / Field Conditions: Sunny, 40s, soil moist.
Others Present at Site: Geary Erney of Total Contracting – backhoe provider and operator.

EPIPEDON

SUBSURFACE HORIZON(S)

SOIL ORDER

DRAINAGE CLASS

LANDFORM
Terrace

POSITION

PARENT MATERIAL
Fill

BEDROCK LITHOLOGY
Schist

COARSE FRAGMENTS (% of Vol.)

15-35%	**35-65%**	**>65%**
(gr) gravelly	(vgr) very gravelly	(egr)extr. gravelly
(ch) channery	(vch) very channery	(ech) extr.channery
(cb) cobbly	(vcb) very cobbly	(ecb) extr. cobbly
(fl) flaggy	(vfl) very flaggy	(efl) extr. flaggy
(st) stony	(vst) very stony	(est) extr. stony
(bd) bouldery	(vbd) very bouldery	(ebd) extr. bouldery

TEXTURE
cos - coarse sand
s - sand
fs - fine sand
vfs - very fine sand
lcos - loamy coarse sand
ls - loamy sand
lfs - loamy fine sand
lvfs - loamy very fine sand
cosl - coarse sandy loam
sl - sandy loam
fsl - fine sandy loam
vfsl - very fine sandy loam
l - loam
sil - silt loam
si - silt
scl - sandy clay loam
cl - clay loam
sicl - silty clay loam
sc - sandy clay
sic - silty clay
c – clay

STRUCTURE
Grade
Structureless - 0
Weak - 1
Moderate - 2
Strong - 3
Type
pl - platy
pr - prismatic
cpr - columnar
gr - granular
abk - angular blocky
sbk - subangular blocky
m - massive
s - single grain
Size
vf - very fine
f - fine
m - medium
co - coarse
vc - very coarse
vt - very thin
t - thin
th - thick
vth - very thick

REDOX FEATURES
Abundance
f - Few <2%
c - Common 2-20%
m - Many >20%
Contrast
f - Faint
d - Distinct
p - Prominent

BOUNDARY
Distinctness
Abrupt <1" (thick)
Clear 1-2.5"
Gradual 2.5 -5"
Diffuse >5
Topography
Smooth - boundary is nearly level
Wavy - pockets with width greater than depth
Irregular - pockets with depth greater than width
Broken discontinuous

Matthew C. Hostrander, CPSS
Professional Soil Scientist

Date: 11/2/20 Pit # SW-2
Project: Rydal Park
Location: 1515 The Fairway
Abington Township, Montgomery Co., PA
Soil Series Mapped: Urban Land
Soil Series Classified: Urban Land

Limiting Zone 60+" none Slope: 1% Conduct Double Ring Infiltrometer Test at 36"

Horizon	Depth (In.)	Matrix Color	Texture	Structure	Consistence	Fe Redox Depletions	Fe Redox Concentrations	Boundary
Fill	0-10	10YR 3/3	gr l	1 f sbk	friable	none	none	abrupt wavy
Fill	10-22	2.5Y 4/3	cb l	1 m sbk 1 th pl	friable firm	none	none	abrupt wavy
Fill	22-60+	2.5Y 3/2	cb l cb sil	1 m sbk 1 th pl	friable firm	none	none	

Township Representative : None Soil Scientist: Matthew C. Hostrander

Notes: Site evaluation for stormwater infiltration. No groundwater encountered. No bedrock encountered.
Weather / Field Conditions: Sunny, 40s, soil moist.
Others Present at Site: Geary Erney of Total Contracting – backhoe provider and operator.

EPIPEDON

SUBSURFACE HORIZON(S)

SOIL ORDER

DRAINAGE CLASS

LANDFORM
Terrace

POSITION

PARENT MATERIAL
Fill

BEDROCK LITHOLOGY
Schist

COARSE FRAGMENTS (% of Vol.)

15-35%	**35-65%**	**>65%**
(gr) gravelly	(vgr) very gravelly	(egr)extr. gravelly
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(fl) flaggy	(vfl) very flaggy	(efl) extr. flaggy
(st) stony	(vst) very stony	(est) extr. stony
(bd) bouldery	(vbd) very bouldery	(ebd) extr. bouldery

TEXTURE
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fs - fine sand
vfs - very fine sand
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cosl - coarse sandy loam
sl - sandy loam
fsl - fine sandy loam
vfsl - very fine sandy loam
l - loam
sil - silt loam
si - silt
scl - sandy clay loam
cl - clay loam
sicl - silty clay loam
sc - sandy clay
sic - silty clay
c – clay

STRUCTURE
Grade
Structureless - 0
Weak - 1
Moderate - 2
Strong - 3
Type
pl - platy
pr - prismatic
cpr - columnar
gr - granular
abk - angular blocky
sbk - subangular blocky
m - massive
s - single grain
Size
vf - very fine
f - fine
m - medium
co - coarse
vc - very coarse
vt - very thin
t - thin
th - thick
vth - very thick

REDOX FEATURES
Abundance
f - Few <2%
c - Common 2-20%
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Contrast
f - Faint
d - Distinct
p - Prominent

BOUNDARY
Distinctness
Abrupt <1" (thick)
Clear 1-2.5"
Gradual 2.5 -5"
Diffuse >5
Topography
Smooth - boundary is nearly level
Wavy - pockets with width greater than depth
Irregular - pockets with depth greater than width
Broken discontinuous

1590 Canary Road, Quakertown, PA 18951 | 215-536-7006 | 215-538-6136

Consultants LLC

Double Ring Infiltrometer Test Report

Site:	Rydal Park - SW-1
Municipality:	Abington Township
County:	Montgomery
Date:	11/2/2020

Testing Depth: 36"
(Below Ground Surface)

	Test #1 Drop (in)	**Test #2** Drop (in)
Presoak 1 (30 min)	0.25	0.25
Presoak 2 (30 min)	0.125	0.125

	Test #1	**Test #2**
Interval 1 (min)	30	30
Drop (in)	0.125	0.125
Interval 2 (min)	30	30
Drop (in)	0.125	0.125
Interval 3 (min)	30	30
Drop (in)	0.125	0.125
Interval 4 (min)	30	30
Drop (in)	0.125	0.125
Final Drop in/hr	0.25	0.25

Infiltration Rate= 0.25 in/hr

1590 Canary Road, Quakertown, PA 18951 | 215-536-7006 | 215-538-6136

Consultants LLC

Double Ring Infiltrometer Test Report

Site:	Rydal Park - SW-2
Municipality:	Abington Township
County:	Montgomery
Date:	11/2/2020

Testing Depth: 36"
(Below Ground Surface)

	Test #1 Drop (in)	**Test #2** Drop (in)
Presoak 1 (30 min)	0.25	0.25
Presoak 2 (30 min)	0.125	0.125

	Test #1	**Test #2**
Interval 1 (min)	30	30
Drop (in)	0.125	0.125
Interval 2 (min)	30	30
Drop (in)	0.125	0.125
Interval 3 (min)	30	30
Drop (in)	0.125	0.125
Interval 4 (min)	30	30
Drop (in)	0.125	0.125
Final Drop in/hr	0.25	0.25

Infiltration Rate= 0.25 in/hr

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 181 (2004) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE.
EXCLUDES SATURDAY, SUNDAY & ELECT. HOLIDAYS

SERIAL NO. 20090411706 (Susquehanna Road)
SERIAL NO. 20090411697 (Rydal Road)
SERIAL NO. 20090411658 (The Fairway)

LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING FENCE LINE
- EXISTING UTILITY POLE
- EXISTING CLEAN-OUT
- EXISTING WATER CURB STOP
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY LATERAL
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING COMMUNICATION CONDUIT
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING SIGN
- EXISTING LIGHT STANDARD
- LIMITS OF WETLANDS BOUNDARY
- 100 YEAR FLOOD PLAIN BOUNDARY
- F.E.M.A. FLOODWAY
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED TOP & BOTTOM OF CURB ELEVATION
- PROPOSED PRIMARY ELECTRIC
- PROPOSED FEEDER ELECTRIC
- PROPOSED CABLE COMMUNICATIONS
- PROPOSED GAS SERVICE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM SEWER
- PROPOSED ROOF STORM LEADERS
- PROPOSED CONCRETE WALK
- PROPOSED ADA RAMP @ 12:1 MAX. SLOPE

NO.	DATE	REVISION	BY
1	3/4/09	100% DD PLAN REVIEW	CAT
2	4/13/09	MCA PROGRESS CD SET	CAT
3	5/19/09	MCA PERMIT SET	CAT
4	6/09/09	CMP SET	CAT
5	6/29/09	DOH/COORDINATION	CAT
6	7/28/09	DOH COMMENTS/VALUE ENGINEERING REVISIONS	CAT
7	10/30/09	DOH COMMENTS/VALUE ENGINEERING REVISIONS/ASI#01	CAT
8	11/05/09	DOH COMMENTS/VALUE ENGINEERING REVISIONS/ASI#01	CAT

RECORD OWNER / APPLICANT
Philadelphia Presbytery Homes, Inc.
c/o Presbyterian Senior Care Living
2000 Joshua Road
Lafayette Hill, PA 19444

COUNTY PARCEL NO.s
30-00-48668-004

SITE ADDRESS
1245 SUSQUEHANNA ROAD
JENKINTOWN, PA 19046

BLOCK / UNIT
0677-0JA

DEED BOOK / PAGE
5550/2033

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com

SCALE 1" = 20'

RYDAL PARK

DETAIL GRADING PLAN - LOWER PARKING LEVEL
MEDICAL CENTER ADDITION
Made For
PRESBY'S INSPIRED LIFE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: FEBRUARY 6, 2009
DWG. No. A-10-555
JOB NO. 24220P
SHEET NO. C - M2
Medical Center Addition

NOTES:

1. Boundary information shown taken from deeds and plans of record, Pennsylvania Department of Transportation plans, and field surveys by Charles E. Shoemaker, Inc. during November 1998, June 2000 and September 2008.
2. Topographical information from field surveys performed by Charles E. Shoemaker, Inc. during October 2008.
   U.S.G.S. Benchmark: Square cut on top of northeast corner of downstream bridge wall on most upstream Valley Road bridge over Meadow Brook.
   Elevation = 158.20
3. Flood Plain and Floodway delineation is taken from the "Rydal Park 100-Year Flood Plain Determination" report prepared by Charles E. Shoemaker, Inc., dated July 1, 2000, last revised January 10, 2001 as accepted by F.E.M.A. by map amendment, FIRM No. 420910401E effective March 16, 2001.
   The flood plain upstage of the F.E.M.A. 100-Year flood plain boundary has been extended by utilizing the U.S. Army Corps of Engineers "HEC-RAS" computer model by Charles E. Shoemaker, Inc., December 9, 2008.
4. Soils on-site were plotted from the National Resources Conservation Service, Web Soil Surey 2.1, National Cooperative Soil Survey Soil Map-Montgomery County, Pennsylvania.
5. This site has access to public water from Aqua Pennsylvania, Inc. and public sewage disposal by Abington Township.
6. Wetland boundaries shown were taken from "WETLAND/SOILS MAP" No's C-10, C-11 & C-12 prepared by O'Donnell & Naccarato, Inc. for The Klett Organization Architects, dated November 12, 1990 and last revised June 25, 1991.
7. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ACT 181 (2006) or by physical survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by PA ACT 181 to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1-800-242-1776
8. The property is Zoned "AO" Apartment / Office District operating as a Life Care Facility.

SITE AREA
AREA TO THE ULTIMATE RIGHT-OF-WAY LINES
952,672 SF or 21.8704 Acres

DOH COMMENTS/VALUE ENGINEERING REVISIONS/ASI#01

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

www.pennoni.com

August 17, 2021

ABINT130020

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

RE: LD-21-06-Rydal Park Medical Center Patio
1515 The Fairway, Abington, PA 19046
PARID: 30-00-66648-00-3 / TMID: 30177 034T
Preliminary/Final Minor Land Development Plan Review (1st Submission)

Dear Mr. Manfredi:

As requested, we have reviewed the Preliminary/Final Minor Land Development Plans consisting of nine (9) sheets dated June 10, 2021; and received on July 19, 2021, as prepared by Charles E. Shoemaker, Inc. located at 1007 Edge Hill Road in Abington, PA for the above referenced project.

This project is located within the AO - Apartment-Office Zoning District, Ward 7; and is operating as a Life Care Facility (Continuous Care) - Use E-10, which is permitted by special exception per the Abington Township Comprehensive Use Matrix. As shown in the zoning table on Sheet 2, the existing and proposed lot size is 956,672 SF (approx. 21.96 acres). The project is limited to site work located within the open area, adjacent to and south of the medical center building and behind the retaining wall along the top of the embankment of Meadow Brook.

Under this Application, the Applicant is proposing to remove approximately 650 SF of an existing concrete sidewalk and construct a 2,600 SF patio and a water feature for a net new impervious area of 2,071 SF. As part of the construction of the patio and water feature, the Applicant is also proposing outdoor seating, a pergola structure over the patio, and outdoor grill/kitchen island. In addition, the Applicant is proposing stormwater management bmps in the form of drain basins with water quality inserts and landscaping.

The subject parcel is surrounded by Meadow Brook and The Fairway and Rydal Road to the South; Susquehanna Road to the North and East; and commercial properties to the West. Access to/from the site will be by way of two (2) existing driveway entrances with one intersecting The Fairway and one intersecting Susquehanna Road.

In accordance with Figure 10.2 – Riparian Corridor Analysis Map, the property is located within the 75-foot Riparian Corridor and is a parcel intersecting a Riparian Corridor; and therefore, subject to the provisions of Article XV - Riparian Corridor Conservation District.

Based on the FEMA flood insurance rate map (FIRM), panel no.42091C0401G, effective March 2, 2016, portions of the parcel are located within flood Zone AE, regulatory floodway; Zone AE - special flood hazard areas with base flood elevations defined and subject to inundation by the 1% annual chance flood (100-year

flood); Zone X – areas of 0.2% annual chance flood (500-year flood); as well as areas in Zone X that are outside the flood areas. Based on the Applicant's 100-year floodplain delineation as shown on Sheet 3, the proposed area of disturbance would be located outside the 100-year floodplain boundary at elevation 161.2' due to the existing top of retaining wall elevation of about 161.8'. The property would be subject to Article XIV – Floodplain Conversation Overlay District. However, based on the Detail Grading Plan, dated February 6, 2009 and last revised on November 5, 2009, as provided by the Applicant's engineer as part of the medical center land development application, it was determined, based on the elevations shown on the plans, that the proposed site improvements are located outside the FEMA floodplain boundaries. Therefore, there is no concern with the floodplain conservation overlay district requirements for the area of the proposed site improvements.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 6	06/10/21	-----
Overall Site Plan	2 of 6	06/10/21	-----
Enlarged Existing Features Plan	3 of 6	06/10/21	-----
Enlarged Grading Plan	4 of 6	06/10/21	-----
Enlarged Erosion Control Plan	5 of 6	06/10/21	-----
Aerial Exhibit	6 of 6	06/10/21	-----
Landscape Architectural Site Plan	LA 1.1	01/26/21	06/10/21
Landscape Architectural Planting Plan	LA 1.2	01/26/21	06/10/21
Landscape Architectural Detail Sheet	LA 2.1	01/26/21	06/10/21
Landscape Architectural Detail Sheet	LA 2.2	01/26/21	06/10/21

VARIANCES RECEIVED

The Applicant has been granted the following variances by the Zoning Hearing Board at their regularly scheduled meeting held on April 20, 2021, Application number 21-03:

1. **§1503.A.1** – Uses Permitted by Right - To allow the construction of the patio within the Riparian Corridor Conservation District.
2. **§1503.B.1** – Uses Permitted by Right – To allow the construction of the patio within the Riparian Corridor Conservation District.
3. **§1504.A** – Uses Specifically Prohibited – To allow the construction of the patio within the Riparian Corridor Conservation District.
4. **§1504.G** – Uses Specifically Prohibited – To allow the removal of existing trees to allow for the construction of the proposed patio within the Riparian Corridor Conservation District.
5. **§1504.H** – Uses Specifically Prohibited – To allow the removal of existing trees to allow for the construction of the proposed patio within the Riparian Corridor Conservation District.
6. **§2103.A Use A-16.4** – Nonresidential Accessory Structure – To allow for the construction of the proposed patio closer than fifteen (15) feet from the existing building located on site.

The variances have been granted subject to the following conditions:

1. The Applicant will work with the Township Engineer to provide wheelchair pull-overs at appropriate locations along the proposed walkways and sidewalks.
2. The development and use of the subject property shall be in substantial conformance with the evidence presented at the Hearing.

WAIVERS REQUESTED

From the land development application (page 13), the Applicant is requesting the following waivers:

1. **Per §146-11.A.(4) – Property Identification Plans –** the property identification plans shall contain 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.
   The Applicant is requesting a partial waiver from the requirement to provide tax parcel numbers, owner's names and approximate acreage information within 400 feet of the project site. Property owner, tax parcel numbers and approx. acreage of all parcels abutting the subject property has been provided.
   We support this partial waiver due to the limited size and scope of the project.

2. **Per §146-11.B.(3) – Existing Features Plan** - The location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.
   The Applicant is requesting a partial waiver since they have provided landowner and property line information beyond the subject parcel property line as shown on Sheet 2, as well as an aerial image of the site on Sheet 6.
   We would support this partial waiver due to the limited size and scope of the project, contingent that the Applicant increase the scale of the aerial image to include at least a 400 feet dimension beyond the subject site and label the 400 feet distance on the plan.

3. **Per §146-11.B.(7) – Existing Features Plan –** the existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights.
   The Applicant is requesting a partial waiver from the requirement to show all public and private utilities within 400 feet of the project site. The Applicant indicted that an aerial photo exhibit has been provided showing surrounding features within 400 feet of the subject property. However, it appears that the aerial is only showing the immediate area adjacent the property boundary.
   We would support this partial waiver due to the limited size and scope of the project, contingent that the Applicant increase the scale of the aerial image to include at least a 400 feet dimension beyond the subject site and label the 400 feet distance on the plan.

4. **Per §146-11.J. – Recreational Facilities Plans –** The Applicant is not proposing recreational facilities under this application.
   We support this waiver since recreational facilities are not required within the AO – Apartment Office Zoning District nor Use E-10 – Life Care Facility (Continuous Care).

5. **Per §146-11.K. – Sewer Modules -** Sewage facilities planning modules for subdivision and land development, as required by Chapter 711 of the Pennsylvania Sewage Facilities Act, as amended,[6] shall be provided on forms published by the Pennsylvania Department of Environmental Resources (DER).
   The Applicant is proposing a sink in the kitchen island and water feature as part of the site amenities. A drain line connecting to a sewer line for the sink and water feature will be needed. The Applicant has indicated that the proposed improvements are not anticipated to increase the use of the facility. Based on the intended limited usage of the proposed sink, and periodic draining of the water feature; and the anticipated sewer flows to the existing facility's sewer system would be minimal.
   We would support this waiver, contingent concurrence from the Township sewer department.

6. **Per §146-11.M.(1).(a) – Sanitary Sewer Availability –** A letter certifying the availability of public sanitary sewer facilities from the appropriate utility, if applicable.
   Since the Applicant anticipates connection to the existing sewer line for the proposed sink in the

kitchen island and water feature, and due to the anticipated minimal sewer flow from these amenities.
We support this waiver, contingent concurrence from the Township sewer department.

7. **Per §146-11.M.(1).(b) – Documentations –** a letter certifying the availability of a central water supply system from the appropriate utility, if applicable.
The Applicant anticipates connection to the existing water line for the proposed sink in the kitchen island and water feature.
We support this waiver due to the anticipated limited water usage from these amenities.

8. **Per §146-33.C – Drainage Location –** Wherever practicable, storm drains shall be located behind the curb and within the right-of-way of the street. They shall be protected by a cover of at least 24 inches diameter.
The Applicant is proposing storm sewer piping located at about 1.5' below grade.
We support this waiver due to the existing poor infiltration of the site and the type of BMP proposed which requires overflow piping and minimizing disturbance adjacent a steep slope area.

9. **Per §146-33.D – Drainage –** storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum internal diameter of fifteen (15) inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer.
The Applicant is proposing to use eight (8) inch PVC piping as part of the stormwater management system to convey the stormwater runoff.
We support this waiver since these pipes will essentially serve as overflow pipes discharging from each drain basin.

10. **Per §146-39.A.(1) – Shade Trees.** Placement - Shade trees shall be provided by the subdivider/land developer and planted approximately five feet inside the lot lines paralleling the right-of-way line. The trees shall be placed to provide an approximate average spacing of one tree per 50 feet or planted in an alternate arrangement consistent with township policy encouraging the use of shade trees in subdivision/land development. The trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities or the operation of streetlights, nor shall they be placed within the clear sight triangle at street intersections.
Per our phone conversation with the Applicant's engineer, this waiver has been withdrawn as the site already has shade trees along the perimeter of the site.

ADDITIONAL WAIVERS

These are additional waivers from our review that the Applicant may wish to consider due to the limited size and scope of the project:

11. **Per §142-302.B.(2).(a) – SWM Plan Contents** – prepare an existing resource and site analysis map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydrologic soil groups, closed topographic depressions and recharge areas.
In addition to the information that is shown on the existing features plan on Sheet 3, the Applicant should include the identification of the steep slope areas; however, the Applicant may wish to consider requesting a partial waiver from this section of the code for the site due to the limited size and scope of the project.

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance

(Chapter 162); Subdivision and Land Development Ordinance (Chapter 146); Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING COMMENTS

12. **Per §2601.H – Lighting Standards –** the Applicant shall confirm if there is any lighting being proposed for this project. If lighting is being proposed, the lighting will have to comply with the standards set forth in §2601.H.1 thru 10. **Per phone conversation with the Applicant's engineer, there are outdoor lighting being proposed and iso-foot candle information will be provided.**

SUBDIVISION & LAND DEVELOPMENT COMMENTS

13. **Per §146-11.A.(10) – Property Identification Plans –** the property identification plans shall contain 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 exemptions which may have been granted for or affecting the site. **The Applicant shall provide the information on the plans as required under this code section.**

14. **Per §146-11.B.(5) – Existing Features Plan –** the existing features plan shall contain the location and dimensions of all existing buildings and man-made structures, or surfaces located on the site, with notation as to which ones will remain and which will be removed. **The Applicant shall indicate which structures and features including but not limited to sidewalks and trees will be removed and which will remain.**

15. **Per §146-11.B.(8).(d).[1]&[2] – Existing Features Plan –** the existing features plan shall contain steep slope delineation by shading and notation of all areas of slope with 15% to 25% and areas greater than 25% slope. **The Applicant shall shade the steep slope areas and denote the steep slope areas.**

16. **Per §146-11.B.(9) – Existing Features Plan –** the existing features plan shall contain soil identification including soil types within the site, based on maps contained in the soil survey of Montgomery County, United Stated Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soils development limitation, i.e., bearing value, depth to bedrock, seasonable water table, etc. A delineation of floodplain soils should also be added to the plan. **The Applicant shall provide the soils information on the plans to comply with this code requirement.**

17. **Per §146-11.F.(4).(a).[5] – Storm Sewer Facilities –** the improvement construction plan shall contain hydraulic and structural design data and calculations for storm sewers. The stormwater report shall include pre and post development calculation for the pipe conveyance of the stormwater. **The Applicant has provided stormwater conveyance calculations for the post development condition based on the additional net new impervious area. The Applicant is required to provide calculations for the existing pre-development condition, as well as, provide pipe conveyance calculations to ensure that the existing storm sewer system, which will be accepting the additional flows will have adequate capacity to accept the added flows. Due to the poor infiltration rates, the Applicant may wish to consider additional stormwater bmps such as a stone trench along the pipe runs to allow for added opportunities to store and slowly dissipate the stormwater runoff.**

18. **Per §146-11.F.(4).(b) – Storm Sewer Facilities – The Applicant has provided storm sewer profiles for the proposed drain basins DB1, DB2, DB4 and DB5. The Applicant shall provide a storm sewer profile for drain basin DB3. The Applicant is showing the inverts in and out of the drain basins to be at the same elevation. However, this does not conform to the water quality drain basin detail**

provided on Sheet 4, and shall be revised to show the outlet pipes of the drain basins to be at a higher discharge elevation leaving the drain basin to allow for the water retention and positioning of the water quality insert in accordance with manufacturer's recommendations.

19. **Per §146-11.G – Utility Plan –** the utility plan shall show the location of all existing and proposed utilities including but not limited to water lines, sanitary sewer lines, gas lines, telephone lines, etc. **Due to the limited size and scope of this project, the Applicant may wish to add this information to the grading and drainage plan. In addition, please clarify if there will be a sanitary drain to receive the soiled water from the sink located in the proposed kitchen island and the water feature.**

20. **Per §146-12 – Record Plan –** a record plan is required to be included in the plan set including all applicable seals per §146-12.B, all applicable acknowledgements per §146-12.C, all applicable approval notations and signatures per §146-12.D, and all applicable recording notations per §146-12.E. **Please provide sufficient space for the signature and seal of the Township Engineer to ensure no text overlaps occur.**

21. **Per §146-37 – Utilities** – a note shall be added on the plans stating all utilities shall be located underground.

22. **Per §146-42.A.(1) – Special Drainage problems, flood-prone areas and watercourses –** The Board of Commissioners may, when it is deemed necessary for the health, comfort, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit subdivision/land development of any portion of the property which lies within the floodplain of any stream or drainage course.

STORMWATER MANAGEMENT COMMENTS

23. **Per §142-106.A.(1) Table 106.1P – Exemptions –** the Applicant is proposing 2,071 SF of new impervious coverage and is disturbing 4000 SF of area; therefore, the Applicant will be required to follow Article III SWM Site Plan Requirements, §142-404 Nonstructural project design, §142-405 Groundwater Recharge, §146-406 Water volume control requirements, and §142-408 Stream bank erosion requirements. The Applicant is exempt from following the specifications of §142-409 Stormwater peak rate control and management.

24. **Per §142-302.B,(1).(m) – SWM Plan Contents –** the following signature block shall be added to the SWM Plan:

    "(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that the WSM site plan meets all design standards and criteria of the Municipal Ordinance No. (number assigned to ordinance)."

25. **Per §142-302.B.(2).(b).[25] – SWM Plan Contents –** A statement signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the municipality, and that a revied erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval shall be added to the plans.

GENERAL COMMENTS

26. The limit of disturbance area shall be delineated on the plans.

27. The Applicant shall confirm the scale of the Existing Features Plan (Sheet 3) and revise accordingly. The scale denotes 1" = 5' but it appears the plan is drawn in a 1" = 10' scale.

28. On the Grading and Drainage Plan (Sheet 4), the Applicant is showing drain basin DB1 to be directly above the existing 24" HDPE storm sewer pipe in the patio area. The Applicant should consider relocating drain basin DB1 to avoid conflict with the existing 24" HDPE storm sewer pipe.

29. Please provide a construction detail for the existing inlets to manhole conversions.

30. Please correct the floodplain boundaries shown on Sheet 2 to match the floodplain boundary shown on Sheet 3.

31. We defer to the Fire Marshal to review this project for any fire related comments.

32. We defer to the EAC/STC to review this project for any environmental and landscaping related comments.

33. We defer to the Township Wastewater Utilities department to review this project for any sewer related comments.

We have received the following documents/permits/reviews:

- Application for Subdivision/Land Development (July 15, 2021)

We have not received the following documents/permits/reviews:

- Montgomery County Planning Commission Review
- Sewer Review letter
- Shade Tree Commission Review
- EAC Review
- Fire Marshal Review
- Financial Escrow
- BMP O&M Agreement
- Legal Descriptions & Exhibits

SUMMARY

Since the zoning comments will be addressed by the Applicant without having to go before the Zoning Hearing Board, we recommend Preliminary/Final Minor Land Development plan approval contingent the Applicant adequately addresses the above referenced comments.

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, Zoning Officer
Timothy G. Clark, Director of Engineering
George R. Wrigley, Director of Wastewater Utilities
John Rohrer, Fire Marshal
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Michael Narcowich, AICP, MCPC
Jennifer S. Kappen, HumanGood Pennsylvania, Applicant
Rick Stoneback, Charles E. Shoemaker Inc., Engineer of Record

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PLANNING COMMISSION MEETING

AGENDA ITEM

August 24, 2021

DATE

AGENDA ITEM NUMBER

Code

DEPARTMENT

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

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

AGENDA ITEM:

PSU text amendment

EXECUTIVE SUMMARY:

Penn State University is requesting amend the Zoning Ordinance of the Township of Abington, providing for and regulation a college/university campus use in the CS Community Service District and amending the official Zoning Map of Abington Township, by rezoning three parcels from the residential low density (R-1) district to the community service (CS) district.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The Committee made a motion to move the agenda item to the Planning Commission in July.
July 27, 2021 - The Planning Commission made a motion to continue the discussion to the August Planning Commission meeting.

RECOMMENDED BOARD ACTIONS:

Consider the request of Penn State University (PSU) for Enactment of Zoning Map and Text Amendments.

Eastburn and Gray, PC
Attorneys at Law

Marc D. Jonas, Esquire
470 Norristown Road, Suite 320
Blue Bell, PA 19422
(215) 542-9345
mjonas@eastburngray.com

June 15, 2021

Via Email (rmanfredi@abington.org)
Richard J. Manfredi, Township Manager
1176 Old York Road
Abington, PA 19001

RE: Penn State - Abington - Request for Enactment of Zoning Map and Text Amendments

Dear Rich:

On behalf of Penn State-Abington, we request that the Township Board of Commissioners set a public hearing date for consideration and enactment of the accompanying zoning map and text amendments.

These amendments have been the subject of several community meetings and input from Township staff.

Please provide us with the date, time, and place of any meeting at which these amendments will be discussed. Please also provide us with communications sent to and received by the Township regarding these proposed amendments.

Very truly yours,

Marc D. Jonas, Esq.

MDJ/rab

Enclosures: Zoning Map and Text Amendments

Cc: Thomas Hecker, Township Commissioner (thecker@AbingtonPA.gov)
Michael P. Clarke, Esq. (mclarke@rudolphclarke.com)
Margo DelliCarpini, Ph. D. (med6086@psu.edu)

TOWNSHIP OF ABINGTON
ORDINANCE NO._____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ABINGTON TOWNSHIP, BY REZONING THREE PARCELS FROM THE RESIDENTIAL LOW DENSITY (R-1) DISTRICT TO THE COMMUNITY SERVICE (CS) DISTRICT

WHEREAS, the Board of Commissioners of the Township of Abington is empowered to amend the Zoning Ordinance and Zoning Map regulating the use and control of land within the Township; and,

WHEREAS, the Board of Commissioners of the Township of Abington has determined that it is in the interest of the health, safety and welfare of the residents of the Township to rezone three parcels of property within the Township and identified below from the Residential Low Density (R-1) District to the Community Service (CS) District; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the rezoning of these three parcels from the Residential Low Density (R-1) District to the Community Service (CS) District is consistent with the community development goals and directives for Abington Township, and the general purpose and intent set forth in The Revised Abington Township Zoning Ordinance; and

WHEREAS, all three parcels to be rezoned are bordered by and enclosed within Woodland Road, Cloverly Lane, and School Lane but are zoned in a way which is inconsistent with the 42.19 acre abutting parcel owned by the Pennsylvania State University.

NOW THEREFORE, the Board of Commissioners of the Township of Abington does hereby enact and ordain as follows:

Section 1. The Official Zoning Map of Abington Township , as provided for in section 300.2 of The Revised Abington Township Zoning Ordinance, is hereby amended follows:

a. The parcel known as 1681 Cloverly Lane, being tax parcel number 30-00-09780-00-9, block 003, unit 020, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

b. The parcel known as 1639 Cloverly Lane, being tax parcel number 30-00-09788-00-1, block 003 unit 001, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

c. The parcel known as 1665 Cloverly Lane, being tax parcel number 30-00-09784-00-5, block 003 unit 025, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

Section 2. **Severability.**

If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected.

Section 3. **Conflicting Ordinances Repealed.**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. **Effective Date.**

This ordinance shall become effective and shall be enforced from and after _____, 20___.

ENACTED AND ORDAINED the _____ day of _____, 20___.

TOWNSHIP OF ABINGTON

Attest:

_____ By: _____

Richard Manfredi, Secretary

John L. Spiegleman, President
Board of Commissioners

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TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWNSHIP OF ABINGTON, PROVIDING FOR AND REGULATING A COLLEGE/UNIVERSITY CAMPUS USE IN THE CS COMMUNITY SERVICE DISTRICT

WHEREAS, the Board of Commissioners of the Township of Abington has the authority pursuant to section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10601, and section 1502.1 of The First Class Township Code, 53 P.S. §56502.1, to enact and amend land use ordinances;

WHEREAS, the Township of Abington is home to highly respected educational institutions of higher learning which significantly contribute to and enhance the vibrancy, appeal, and culture of the Township;

WHEREAS, section 900.A of the Zoning Ordinance states that the intent of the CS Community Service District is to "[p]rovide for the education, medical, municipal, religious, and recreational needs of the Township community…."

WHEREAS, the Zoning Ordinance does not expressly provide for a college or university campus use that recognizes the uniqueness of these institutions and promotes the redevelopment of land currently used for college or university purposes within the Township; nor does the Zoning Ordinance provide appropriate design and regulatory standards for college and university facilities that will mutually benefit the Township and the institution;

WHEREAS, the CS Community Service District of the Township seeks to provide for the educational needs of the Township community, allowing reasonable and measured growth of facilities and physical plant, while addressing the compatibility with nearby properties by minimizing potential impacts caused by traffic, noise, and lighting;

WHEREAS, permitting reasonable and controlled development of current college and university facilities will help to ensure the vitality of these institutions and provide continuing and significant community and economic benefits to the Township; and

WHEREAS, the Board of Commissioners has determined that the amendment of the zoning ordinance is appropriate and necessary to promote the development and redevelopment of land used for college and university purposes in the Township.

NOW, THEREFORE, the Board of Commissioners does hereby ENACT and ORDAIN as follows:

Section 1. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by the addition of Use E-18, *University Campus*, as a permitted use in the CS Community Service District

Section 2. Section 902 of the Zoning Ordinance, *Dimensional Requirements* in Community Service Districts, shall be amended to read as follows:

SECTION 902. DIMENSIONAL REQUIREMENTS: *See Figure 9.4 CS Community Service District: Dimensional Requirements.*

A. The Dimensional Requirements for a Use E-18 University Campus shall be as follows:

1. The maximum building coverage shall be 25%.
2. The maximum impervious coverage shall be 45%.
3. The minimum green area shall be 55%.
4. The maximum building height shall be 45 feet, subject to the exceptions set forth in section 2601.G, *Height Exceptions*. Building height may be increased to 55 feet, if the front or other yard setback along a public street exceeds 100 feet, if fire access lanes are provided for the structure, consistent with recommendations of the township fire marshal, and if a high-intensity buffer is

used along property lines adjacent to a residential zoning district. For properties greater than 25 acres, new building facades may exceed a length of 160 feet provided that they include minimum 10-foot deep horizontal building offsets at least once every 100 horizontal feet of façade length. However, in no case shall a new building façade exceed a length of 300 feet.

5. The site must have direct access to a public street.

B. Where any dimensional or other requirements in the zoning ordinance, *e.g.*, *Figure 9.4 CS Community Service District: Dimensional Requirements,* conflict with the dimensional requirements set forth in this section and section 2103.E-18, the specific requirements of this section and section 2103.E-18 shall apply.

Section 3. Section 2103.E of the Zoning Ordinance, *Community Service Uses (Institutional Uses)*, shall be amended by the addition of a new Use E-18, *University Campus*, which shall read as follows:

Use E-18: University Campus: A college or university comprising one or more buildings, lots, parcels, facilities and uses that provides academic instruction or support to individuals enrolled therein, and that are authorized to award associate, baccalaureate, or post-baccalaureate degrees. This use shall comprise accessory and ancillary uses to serve the needs of the institution's students, faculty, and staff, including, but not limited to: academic facilities, performance facilities, recreational/athletic facilities, social facilities, eating/dining facilities, administrative facilities, support facilities, health facilities, faculty housing facilities, parking facilities, and retail facilities. A mixture of these uses, including retail, office, or institutional, and residential uses, may be located within the same building without being classified as a Use J-1, Mixed-Use Building. The following additional standards shall apply and shall supersede any conflicting requirements in the Zoning Ordinance:

A. Architectural standards:

1. Building elevations/renderings shall be submitted to determine compliance with these criteria. Views presented shall include those of each new building façade visible from the street, as viewed from the street. Views of new parking areas from the street shall also be provided, where visible from the street.
2. It is recommended that all new buildings and expansions be compatible with the architectural theme of existing buildings and structures on-campus and on abutting streets. Factors for consideration include, but are not limited to:
    a. Colors
    b. Materials
    c. Style and pitch of roof
    d. Use of differentiated materials
    e. Wall-to- window-and-door ratio
    f. Architectural features and trim
    g. Door accentuation
3. Security features, including lighting, shall be non-intrusive relative to nearby residential uses.
4. New mechanical, and HVAC facilities shall be screened from public view, consistent with §2403 Buffers and Screens, Subsection C.
5. New trash, storage, tanks and loading shall not occur within 100 feet of a street.
6. Submission of a master facilities plan is required for two or more new (non-accessory buildings, 80,000 square feet of new floor area, or a new outdoor facility area of at least 2 acres, unless a plan has been submitted within the past 3 years. The master facilities plan shall meet the requirements of a tentative sketch plan. In addition to the requirements of a tentative sketch plan in the SALDO, the applicant shall show:
    a. Proposed driveways and parking areas.
    b. Student and faculty count.
    c. Approximate building heights.
    d. Floor area of existing and proposed buildings.
    e. Proposed timeline for building construction.

f. Building and impervious coverage data.
g. Elevations for building within 300 feet of a residential use (showing façade[s] facing public street or residential use within 300 feet).

7. Setback from residential Uses. The following uses shall be set back at least 100 feet from the lot line of a property on which a residential use is located: (1) organized activities such as graduation ceremonies or camp activities; and (2) active recreation fields or structures.
8. Traffic Study
    a. Purpose. The Traffic Impact Study will enable the Township to assess the impact of the proposed development on the transportation system in the Township. The purpose of the impact study is to insure that proposed developments do not adversely affect the transportation network and to identify any traffic problems associated with access between the site and the existing transportation network. The study's purpose is also to delineate solutions to potential problems and to present improvements to be incorporated into the proposed development.
    b. A Traffic Impact Study shall be prepared by a qualified traffic engineer and/or transportation planner with previous traffic study experience. Procedures and standards for a Traffic Impact Study are as set forth in the SALDO (if such provisions are incorporated to the SALDO at the time of the proposed land development). The applicant may provide funds to the Township to enable the Township to hire a traffic engineer of its choice to conduct the study, if this procedure is deemed appropriate and approved by the Township.
    c. A Traffic Impact Study prepared in accordance with the guidelines of the Pennsylvania Department of Transportation as part of an application for a state highway occupancy permit may be submitted to the Township in fulfillment of this requirement.

d. In preparing the Traffic Impact Study, the most recent edition of the Trip Generation Handbook of the Institute of Transportation Engineers shall be used.
e. A traffic study is required for a new building or other improvement which meets any of these standards:
    (i) It generates an average of 3,000+ trips/day.
    (ii) It generates 100 or more vehicle trips entering or exiting in an hour.
    (iii) It generates 100 or more additional vehicle trips in a redevelopment site.
    (iv) It generates an increase in peak hour traffic greater than 5% of the existing volume in surrounding residential communities.
    (v) Daily trip generation rates are greater than 500 trips per 1,000 s.f. of GLA.

B. Excavation in or disturbance of a steep slope area shall be permitted if the development within that area includes engineered slope stabilization; retaining walls; and/or foundation walls, and provided approval is obtained from the Township engineer. The landowner shall submit an erosion and sedimentation control plan during land development.

C. Existing parking lots shall not be subject to the landscaping requirements of § 2402.A.2. Parking areas on the same lot are not required to be interconnected. A 12-foot buffer is permitted for new vehicle parking located within a yard along a public street and within a screening buffer required by section 2403.B provided that enhancements to the portion less than 15 feet are made by providing 20% more evergreen shrubs and (if applicable) evergreen trees otherwise required for the buffer.

D. There shall be provided one (1) off-street loading berth per building or facility that is erected with a gross floor area over twenty thousand (20,000) square feet where the principal use of the building requires the regular receipt or distribution of materials or merchandise by vehicles.

E. In the event of a conflict or inconsistency between any zoning regulation governing a Use E-18: *University Campus* and any other zoning regulation in the Abington Township Zoning Ordinance, the specific regulation for Use E-18 shall apply and control.

Section 4. Section 2304, *Parking Use Requirements*, subsection E, *Community Service (Institutional) Uses*, shall be amended to add the following:

18. Use E-18: University Campus: A "parking space" shall be at least 9 feet x 18 feet in size. The computation of required parking spaces shall include both on-site and off-site parking spaces. A University Campus use shall have one (1) parking space for every classroom, plus one (1) space for every two and a half (2.5) students who regularly attend classes on campus, plus one (1) space for every ten (10) fixed auditorium seats, plus one (1) space for every three hundred (300) square feet of gross office area. The required number of parking spaces may be reduced by a maximum of thirty percent (30%) if the college or university provides and makes available all of the following:

1. a regularly scheduled shuttle service, which shall include service to a commuter rail station;
2. a ride-share program; and
3. to the extent such programs are readily available, car-share and bike share services.

Section 6. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by changing Use E-14, *School or College – Public/Private*, to Use E-14, *School – Public/Private*.

Section 7. Section 2103.E of the Zoning Ordinance, *Community Service Uses (Institutional Uses)*, Use E-14, *School or College – Public/Private*, shall be amended by amending the name of the use category and the introductory paragraph as follows:

Use E-14: School – Public/Private: A facility, building, lot, parcel, use, or group of facilities, buildings and uses that provides a broad educational curriculum

to individuals enrolled therein, and is licensed by the State Department of Education, including private and public kindergartens, elementary, junior and senior high schools:…

Section 8. Section 2304, *Parking Use Requirements*, subsection E, *Community Service (Institutional) Uses*, subsection 14 shall be amended as follows:

14. **Use E-14: School – Public/Private**: Elementary and secondary schools require 1 parking space for every classroom plus 1 space for every 4 students in tenth grade or higher, plus 1 space for every 10 fixed auditorium seats.

Section 9. 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 10. Severability. In the event that any section, sentence, clause, or word of this ordinance shall be declared illegal, invalid, or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this ordinance.

Section 11. Effective Date. This Ordinance shall be effective as of the date of enactment.

ENACTED and **ORDAINED** this _____ day of _____, 2021.

TOWNSHIP OF ABINGTON

Attest:

_____ By: _____

Secretary John L. Spiegelman, President
Board of Commissioners

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWNSHIP OF ABINGTON, PROVIDING FOR AND REGULATING A COLLEGE/UNIVERSITY CAMPUS USE IN THE CS COMMUNITY SERVICE DISTRICT

WHEREAS, the Board of Commissioners of the Township of Abington has the authority pursuant to section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10601, and section 1502.1 of The First Class Township Code, 53 P.S. §56502.1, to enact and amend land use ordinances;

WHEREAS, the Township of Abington is home to highly respected educational institutions of higher learning which significantly contribute to and enhance the vibrancy, appeal, and culture of the Township;

WHEREAS, section 900.A of the Zoning Ordinance states that the intent of the CS Community Service District is to "[p]rovide for the education, medical, municipal, religious, and recreational needs of the Township community…."

WHEREAS, the Zoning Ordinance does not expressly provide for a college or university campus use that recognizes the uniqueness of these institutions and promotes the redevelopment of land currently used for college or university purposes within the Township; nor does the Zoning Ordinance provide appropriate design and regulatory standards for college and university facilities that will mutually benefit the Township and the institution;

WHEREAS, the CS Community Service District of the Township seeks to provide for the educational needs of the Township community, allowing reasonable and measured growth of facilities and physical plant, while addressing the compatibility with nearby properties by minimizing potential impacts caused by traffic, noise, and lighting;

WHEREAS, permitting reasonable and controlled development of current college and university facilities will help to ensure the vitality of these institutions and provide continuing and significant community and economic benefits to the Township; and

WHEREAS, the Board of Commissioners has determined that the amendment of the zoning ordinance is appropriate and necessary to promote the development and redevelopment of land used for college and university purposes in the Township.

NOW, THEREFORE, the Board of Commissioners does hereby ENACT and ORDAIN as follows:

Section 1. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by the addition of Use E-18, *University Campus*, as a permitted use in the CS Community Service District

Section 2. Section 902 of the Zoning Ordinance, *Dimensional Requirements* in Community Service Districts, shall be amended to read as follows:

SECTION 902. DIMENSIONAL REQUIREMENTS: *See Figure 9.4 CS Community Service District: Dimensional Requirements.*

A. The Dimensional Requirements for a Use E-18 University Campus shall be as follows:

1. The maximum building coverage shall be 25%.
2. The maximum impervious coverage shall be 45%.
3. The minimum green area shall be 55%.
4. The maximum building height shall be 45 feet, subject to the exceptions set forth in section 2601.G, *Height Exceptions*. Building height may be increased to 55 feet, if the front or other yard setback along a public street exceeds 100 feet, if fire access lanes are provided for the structure, consistent with recommendations of the township fire marshal, and if a high-intensity buffer is

used along property lines adjacent to a residential zoning district. For properties greater than 25 acres, new building facades may exceed a length of 160 feet provided that they include minimum 10-foot deep horizontal building offsets at least once every 100 horizontal feet of façade length. However, in no case shall a new building façade exceed a length of 300 feet.

5. The site must have direct access to a public street.

B. Where any dimensional or other requirements in the zoning ordinance, *e.g.*, *Figure 9.4 CS Community Service District: Dimensional Requirements,* conflict with the dimensional requirements set forth in this section and section 2103.E-18, the specific requirements of this section and section 2103.E-18 shall apply.

Section 3. Section 2103.E of the Zoning Ordinance, *Community Service Uses (Institutional Uses)*, shall be amended by the addition of a new Use E-18, *University Campus*, which shall read as follows:

Use E-18: University Campus: A college or university comprising one or more buildings, lots, parcels, facilities and uses that provides academic instruction or support to individuals enrolled therein, and that are authorized to award associate, baccalaureate, or post-baccalaureate degrees. This use shall comprise accessory and ancillary uses to serve the needs of the institution's students, faculty, and staff, including, but not limited to: academic facilities, performance facilities, recreational/athletic facilities, social facilities, eating/dining facilities, administrative facilities, support facilities, health facilities, faculty housing facilities, parking facilities, and retail facilities. The following additional standards shall apply and shall supersede any conflicting requirements in the Zoning Ordinance:

Deleted: A mixture of these uses, including retail, office, or institutional, and residential uses, may be located within the same building without being classified as a Use J-1, Mixed-Use Building.

A. Architectural standards:

1. Building elevations/renderings shall be submitted to determine compliance with these criteria. Views presented shall include those of each new building façade visible from the street, as viewed from the street. Views of new parking areas from the street shall also be provided, where visible from the street.
2. It is recommended that all new buildings and expansions be compatible with the architectural theme of existing buildings and structures on-campus and on abutting streets. Factors for consideration include, but are not limited to:
    a. Colors
    b. Materials
    c. Style and pitch of roof
    d. Use of differentiated materials
    e. Wall-to- window-and-door ratio
    f. Architectural features and trim
    g. Door accentuation
3. Security features, including lighting, shall be non-intrusive relative to nearby residential uses.
4. New mechanical, and HVAC facilities shall be screened from public view, consistent with §2403 Buffers and Screens, Subsection C.
5.
6. Submission of a master facilities plan is required for two or more new (non-accessory buildings, 80,000 square feet of new floor area, or a new outdoor facility area of at least 2 acres, unless a plan has been submitted within the past 3 years. The master facilities plan shall meet the requirements of a tentative sketch plan. In addition to the requirements of a tentative sketch plan in the SALDO, the applicant shall show:
    a. Proposed driveways and parking areas.
    b. Student and faculty count.
    c. Approximate building heights.
    d. Floor area of existing and proposed buildings.
    e. Proposed timeline for building construction.
    f. Building and impervious coverage data.

Deleted: New trash, storage, tanks and loading shall not occur within 100 feet of a street.

g. Elevations for building within 300 feet of a residential use (showing façade[s] facing public street or residential use within 300 feet).

7. Setback from residential Uses. The following uses shall be set back at least ~~100~~ 300 feet from the lot line of a property on which a residential use is located: (1) organized activities such as graduation ceremonies or camp activities; and (2) active recreation fields or structures.
8. Traffic Study
   a. Purpose. The Traffic Impact Study will enable the Township to assess the impact of the proposed development on the transportation system in the Township. The purpose of the impact study is to insure that proposed developments do not adversely affect the transportation network and to identify any traffic problems associated with access between the site and the existing transportation network. The study's purpose is also to delineate solutions to potential problems and to present improvements to be incorporated into the proposed development.
   b. A Traffic Impact Study shall be prepared by a qualified traffic engineer and/or transportation planner with previous traffic study experience. Procedures and standards for a Traffic Impact Study are as set forth in the SALDO (if such provisions are incorporated to the SALDO at the time of the proposed land development). The applicant may provide funds to the Township to enable the Township to hire a traffic engineer of its choice to conduct the study, if this procedure is deemed appropriate and approved by the Township.
   c. A Traffic Impact Study prepared in accordance with the guidelines of the Pennsylvania Department of Transportation as part of an application for a state highway occupancy permit may be submitted to the Township in fulfillment of this requirement.

Commented [NM2]: We are going to keep the requirement in the current use regulations for E-14: School or College – Public/Private

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d. In preparing the Traffic Impact Study, the most recent edition of the Trip Generation Handbook of the Institute of Transportation Engineers shall be used.
e. A traffic study is required for a new building or other improvement which meets any of these standards:
    (i) It generates an average of 3,000+ trips/day.
    (ii) It generates 100 or more vehicle trips entering or exiting in an hour.
    (iii) It generates 100 or more additional vehicle trips in a redevelopment site.
    (iv) It generates an increase in peak hour traffic greater than 5% of the existing volume in surrounding residential communities.
    (v) Daily trip generation rates are greater than 500 trips per 1,000 s.f. of GLA.

B. Existing parking lots shall not be subject to the landscaping requirements of § 2402.A.2. Parking areas on the same lot are not required to be interconnected. A 12-foot buffer is permitted for new vehicle parking located within a yard along a public street and within a screening buffer required by section 2403.B provided that enhancements to the portion less than 15 feet are made by providing 20% more evergreen shrubs and (if applicable) evergreen trees otherwise required for the buffer.

C. There shall be provided one (1) off-street loading berth per building or facility that is erected with a gross floor area over twenty thousand (20,000) square feet where the principal use of the building requires the regular receipt or distribution of materials or merchandise by vehicles.

D. In the event of a conflict or inconsistency between any zoning regulation governing a Use E-18: *University Campus* and any other zoning regulation in the Abington Township Zoning Ordinance, the specific regulation for Use E-18 shall apply and control.

Deleted: <#>Excavation in or disturbance of a steep slope area shall be permitted if the development within that area includes engineered slope stabilization; retaining walls; and/or foundation walls, and provided approval is obtained from the Township engineer. The landowner shall submit an erosion and sedimentation control plan during land development.

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Section 4. Section 2304, *Parking Use Requirements*, subsection E, *Community Service (Institutional) Uses*, shall be amended to add the following:

18. Use E-18: University Campus: A "parking space" shall be at least 9 feet x 18 feet in size. The computation of required parking spaces shall include both on-site and off-site parking spaces. A University Campus use shall have one (1) parking space for every classroom, plus one (1) space for every two and a half (2.5) students who regularly attend classes on campus, plus one (1) space for every ten (10) fixed auditorium seats, plus one (1) space for every three hundred (300) square feet of gross office area. The required number of parking spaces may be reduced by a maximum of thirty percent (30%) if the college or university provides and makes available all of the following:

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3. to the extent such programs are readily available, car-share and bike share services.

Section 6. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by changing Use E-14, *School or College – Public/Private*, to Use E-14, *School – Public/Private*.

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Use E-14: School – Public/Private: A facility, building, lot, parcel, use, or group of facilities, buildings and uses that provides a broad educational curriculum to individuals enrolled therein, and is licensed by the State Department of Education, including private and public kindergartens, elementary, junior and senior high schools:…

Section 8. Section 2304, *Parking Use Requirements*, subsection E, *Community Service (Institutional) Uses*, subsection 14 shall be amended as follows:

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Section 9. 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 10. Severability. In the event that any section, sentence, clause, or word of this ordinance shall be declared illegal, invalid, or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this ordinance.

Section 11. Effective Date. This Ordinance shall be effective as of the date of enactment.

ENACTED and **ORDAINED** this _____ day of _____, 2021.

TOWNSHIP OF ABINGTON

Attest:

_____ By: _____

Secretary John L. Spiegelman, President
Board of Commissioners

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

www.pennoni.com

July 20, 2021

ABINT17000.07

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

RE: The Pennsylvania State University
College/University Campus Use Zoning Text Amendment Review

Dear Mr. Manfredi

We have received a copy of the proposed draft ordinance amending the Abington Township zoning ordinance for regulating a college/university campus use in the CS – Community Service District as provided by the Montgomery County Planning Commission (MCPC) on July 7, 2021.

Per MCPC's request, we completed our review of the steep slopes section of the proposed draft ordinance, section 3.B. Based on our review, we recommend that additional language be added to include disturbance areas that are located within the steep slope conservation overlay district. Should the area of disturbance be located within the steep slope conservation overlay district, the landowner shall comply with the provisions of Article XVI – Steep Slope Conservation District.

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

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

Enclosure(s) – Proposed draft ordinance w/ mark-ups

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Zoning Officer
Timothy G. Clark, Director of Engineering
Michael P. Clarke Esq., Rudolph Clarke, LLC, Township Solicitor
Michael Narcowich, AICP, MCPC

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TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWNSHIP OF ABINGTON, PROVIDING FOR AND REGULATING A COLLEGE/UNIVERSITY CAMPUS USE IN THE CS COMMUNITY SERVICE DISTRICT

WHEREAS, the Board of Commissioners of the Township of Abington has the authority pursuant to section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10601, and section 1502.1 of The First Class Township Code, 53 P.S. §56502.1, to enact and amend land use ordinances;

WHEREAS, the Township of Abington is home to highly respected educational institutions of higher learning which significantly contribute to and enhance the vibrancy, appeal, and culture of the Township;

WHEREAS, section 900.A of the Zoning Ordinance states that the intent of the CS Community Service District is to "[p]rovide for the education, medical, municipal, religious, and recreational needs of the Township community...."

WHEREAS, the Zoning Ordinance does not expressly provide for a college or university campus use that recognizes the uniqueness of these institutions and promotes the redevelopment of land currently used for college or university purposes within the Township; nor does the Zoning Ordinance provide appropriate design and regulatory standards for college and university facilities that will mutually benefit the Township and the institution;

WHEREAS, the CS Community Service District of the Township seeks to provide for the educational needs of the Township community, allowing reasonable and measured growth of facilities and physical plant, while addressing the compatibility with nearby properties by minimizing potential impacts caused by traffic, noise, and lighting;

WHEREAS, permitting reasonable and controlled development of current college and university facilities will help to ensure the vitality of these institutions and provide continuing and significant community and economic benefits to the Township; and

WHEREAS, the Board of Commissioners has determined that the amendment of the zoning ordinance is appropriate and necessary to promote the development and redevelopment of land used for college and university purposes in the Township.

NOW, THEREFORE, the Board of Commissioners does hereby ENACT and ORDAIN as follows:

Section 1. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by the addition of Use E-18, *University Campus*, as a permitted use in the CS Community Service District

Section 2. Section 902 of the Zoning Ordinance, *Dimensional Requirements* in Community Service Districts, shall be amended to read as follows:

SECTION 902. DIMENSIONAL REQUIREMENTS: *See Figure 9.4 CS Community Service District: Dimensional Requirements.*

A. The Dimensional Requirements for a Use E-18 University Campus shall be as follows:

1. The maximum building coverage shall be 25%.
2. The maximum impervious coverage shall be 45%.
3. The minimum green area shall be 55%.
4. The maximum building height shall be 45 feet, subject to the exceptions set forth in section 2601.G, *Height Exceptions*. Building height may be increased to 55 feet, if the front or other yard setback along a public street exceeds 100 feet, if fire access lanes are provided for the structure, consistent with recommendations of the township fire marshal, and if a high-intensity buffer is

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5. The site must have direct access to a public street.

B. Where any dimensional or other requirements in the zoning ordinance, *e.g., Figure 9.4 CS Community Service District: Dimensional Requirements,* conflict with the dimensional requirements set forth in this section and section 2103.E-18, the specific requirements of this section and section 2103.E-18 shall apply.

Section 3. Section 2103.E of the Zoning Ordinance, *Community Service Uses (Institutional Uses)*, shall be amended by the addition of a new Use E-18, *University Campus*, which shall read as follows:

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A. Architectural standards:

1. Building elevations/renderings shall be submitted to determine compliance with these criteria. Views presented shall include those of each new building façade visible from the street, as viewed from the street. Views of new parking areas from the street shall also be provided, where visible from the street.
2. It is recommended that all new buildings and expansions be compatible with the architectural theme of existing buildings and structures on-campus and on abutting streets. Factors for consideration include, but are not limited to:
    a. Colors
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Section 9. 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 10. Severability. In the event that any section, sentence, clause, or word of this ordinance shall be declared illegal, invalid, or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this ordinance.

Section 11. Effective Date. This Ordinance shall be effective as of the date of enactment.

ENACTED and **ORDAINED** this _____ day of _____, 2021.

TOWNSHIP OF ABINGTON

Attest:

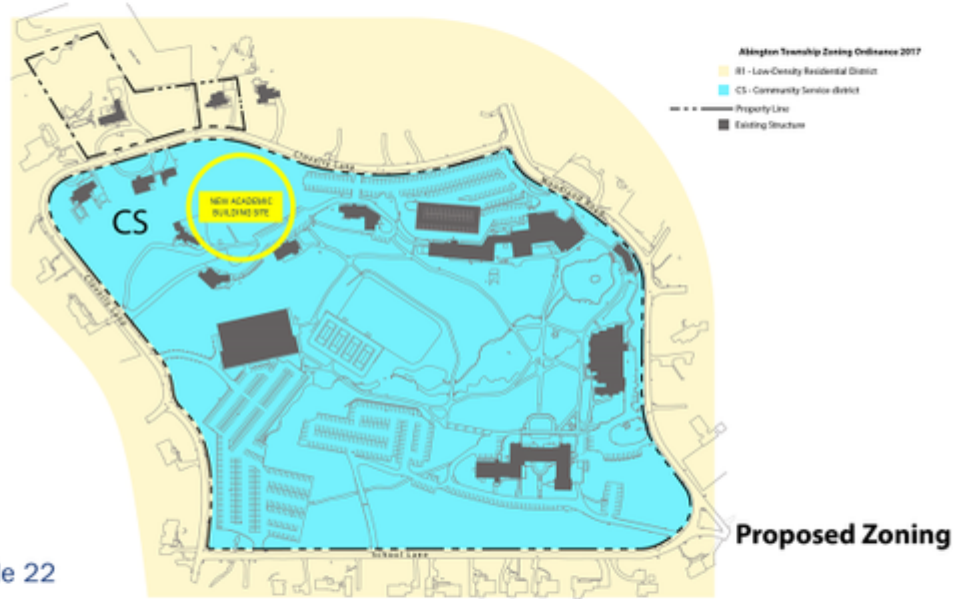
_____ By: _____

Secretary

John L. Spiegelman, President
Board of Commissioners


Abington Township Zoning Ordinance 2017
R1 - Low-Density Residential District
CS - Community Service district
Property Line
Existing Structure
R1
NEW ACADEMIC BUILDING SITE
CS
Existing Zoning

Slide 21



Proposed Zoning

Slide 22

STEEP SLOPE EXHIBIT

PENN STATE ABINGTON CAMPUS

EXISTING CONDITIONS AND OUTLINE OF SCHEMATIC DEVELOPMENT SHOWN

EXISTING BUILDINGS

EXISTING PAVEMENTS

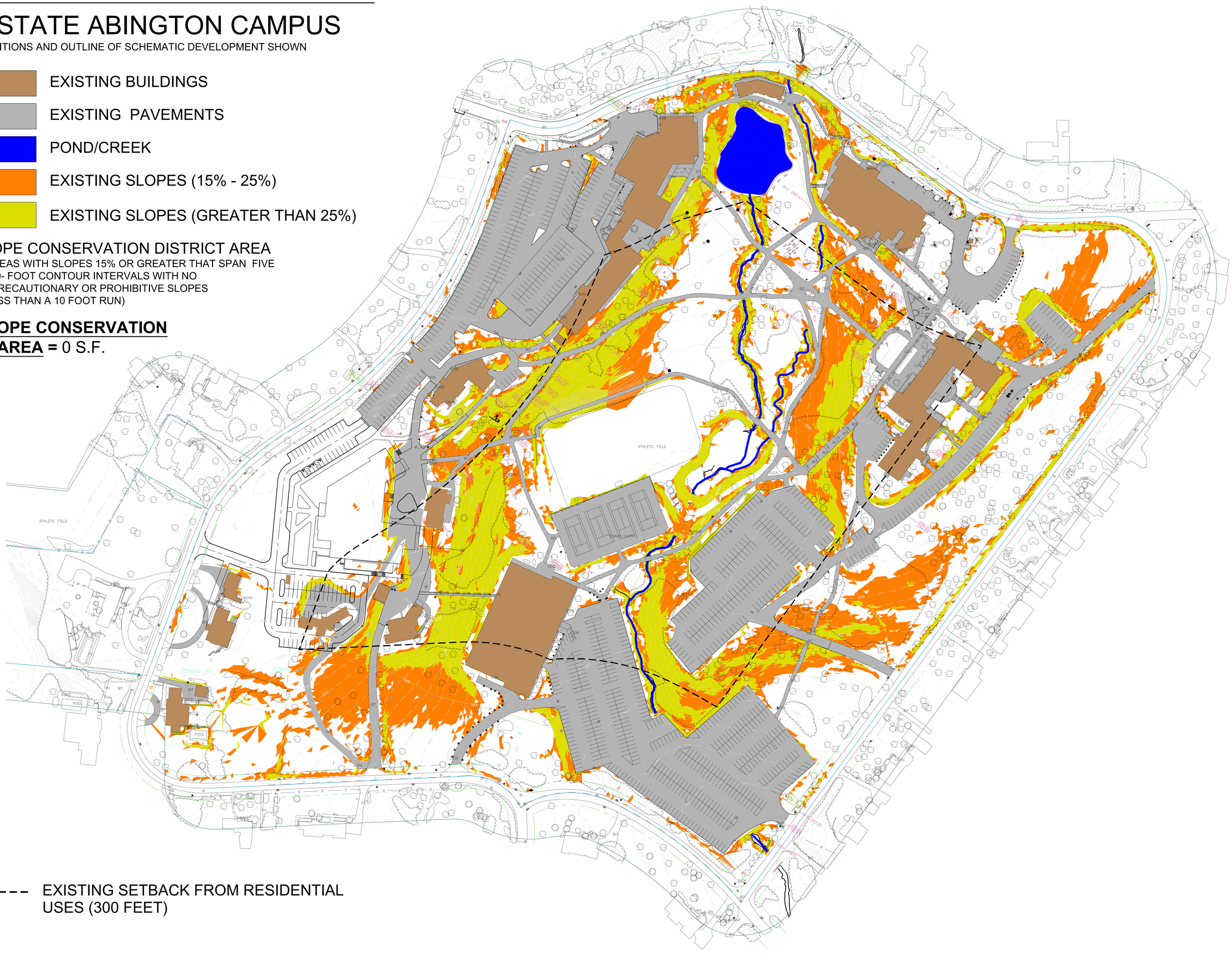
POND/CREEK

EXISTING SLOPES (15% - 25%)

EXISTING SLOPES (GREATER THAN 25%)

STEEP SLOPE CONSERVATION DISTRICT AREA
(DEFINED AS AREAS WITH SLOPES 15% OR GREATER THAT SPAN FIVE CONTIGUOUS 10- FOOT CONTOUR INTERVALS WITH NO PORTIONS OF PRECAUTIONARY OR PROHIBITIVE SLOPES CONTAINING LESS THAN A 10 FOOT RUN)

STEEP SLOPE CONSERVATION DISTRICT AREA = 0 S.F.



EXISTING SETBACK FROM RESIDENTIAL USES (300 FEET)

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TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

Application Number N/A Date July 27, 2021

Name Penn State University - Enactment of Zoning Map and Text Amendments

Address 1600 Woodland Road, Abington, PA 19001

Overview:

Penn State University is requesting to amend the Zoning Ordinance of the Township of Abington, providing for and regulation to a college/university campus use in the CS Community Service District and amending the official Zoning Map of Abington Township, by rezoning three parcels from the residential low density (R-1) district to the Community Service (CS) District.

PLANNING COMMISSION COMMENTS:

Ms. Gauthier clarified that the outstanding issues on the proposed text/map amendments to be further discussed are as follows:

1. Maximum impervious surface change from 40% to 45%
2. The green area reduction from 62% to 55%
3. The Board of Commissioners should be provided with existing data for the entire site including the three parcels proposed to be rezoned, so the maximum impervious surface and green area can be compared
4. Section 3 regarding the J-1 use, decide whether it should be deleted, or the language changed, or specifically exclude use E-5 – Dormitory
5. In Section A-6 – add the parenthesis at the end of "2 acres"
6. Section A-7 – there was discussion regarding 100 ft. setback from the property line rather than making it the standard 300 ft. setback for outdoor events such as graduations, etc.
7. Item B – Excavation – the Township's Engineer language should be included in this section, so more discussion is needed
8. Parking setbacks still need to be clarified regarding the 12 ft. buffer for existing parking versus proposed parking
9. Identify other parcels within the Township that the proposed text amendment could be applied to
10. Regarding the map amendment, the acreage should be included for the proposed parcels to be rezoned such as a clear parcel map and include it as an exhibit

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TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

PLANNING COMMISSION MOTION:

Mr. Rosen made a MOTION, seconded by Mr. Russell to suspend this meeting, and reconvene on August 24, 2021, to address the issues as listed

[X] ADOPTED [ ] DENIED VOTE 8 OF 0

DocuSigned by:
BY: _____ DATE: 8/11/2021
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Lucy Strackhouse, Chair

DocuSigned by:
BY: _____ DATE: 8/10/2021
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Dale Russell, Vice-Chair